



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: November 26, 2019

CASE FILE NO.: Z0353-19-D

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

LOCATION: 12E28BB12600

ADDRESS: 8864 SE 82nd Ave, Happy Valley, OR 97086

APPLICANT(S): Symons Engineering

OWNER(S): Washman LLC and Rodgers Land Company, LLC

TOTAL AREA: Approximately 1.27 acres

ZONING: CC (Corridor Commercial, ZDO Section 510)

COMMUNITY PLANNING ORG: Southgate CPO

PROPOSAL: Construction of a 7,367 sq. ft. car wash facility with a self-serve design equipped with 27 vacuum stations and a drive through car wash station. Proposed project to also include, 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, 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 site is located on the east side of SE 82nd Avenue, between Cornwall Ave and Lindy Street. It is abutted to the north, west, and south by commercially zoned and developed properties. To the east are properties zoned for, and developed as, medium density and single-family residences. The properties along SE 82nd have an emerging character emphasizing durable materials, architectural detailing and articulation, and proximity to the street.

On January 28, 2019, a public hearing was held before the Planning Commission to consider files Z0375-18-CP and Z0376-18-ZAP. During the public testimony period of that hearing, a member of the public requested the record be left open to provide more time for the Planning Commission to receive testimony. Subsequent to that request, the written record was left open for a total of three weeks for submission of additional written testimony and the public hearing was continued to February 25, 2019 for deliberation and decision only.

At the February 25, 2019 hearing, the Planning Commission engaged in deliberations and ultimately voted 5 to 3 to recommend denial of the proposal in Z0375-18-CP and Z0376-18-ZAP. The board of County Commissioners also voted to deny the zone change/comprehensive plan amendment. As such, the current proposal subject of this Design Review application does not include the property (8220 SE Cornwell Avenue) previously proposed for a zone/comp plan amendment.

This revised proposal is for the construction of a 7,367 sq. ft. car wash facility with a drive-through design, equipped with 27 vacuum stations and a drive through car wash station. Proposed project to also include site improvements such as new site access, circulation, parking, landscaping and signage.

A pre-application conference was held on this project on May 8, 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

A significant number of public comments were received in regards to this proposal, largely in opposition and/or expressing concerns about the project's impacts. The topics raised, insofar as they are germane to the standards of the Clackamas County Zoning and Development Ordinance are summarized below. The full set of public comments received at the time this staff recommendation was issued are available as an appendix to this document.

Traffic Impacts:

The applicant was required to submit a Traffic Impact Study from a professional traffic engineering firm as a portion of their application. That study was reviewed by the staff of the Oregon Department of Transportation as well as Clackamas County's Engineering Division, who in turn provided Planning Staff with findings and recommended conditions of approval to ensure that the development complies with Clackamas County's Zoning and Development Ordinance as well as county roadway standards. To the extent practicable these issues have been addressed through recommended conditions of approval.

Noise/Light/Dust:

Many public comments related to the potential off-site impacts of a new commercial development of this type so close to a residential neighborhood. Though it's important to note that the proposed use is a permitted primary use in the zone, Clackamas County's Zoning and Development Ordinance does provide a pathway for improved buffering between notably disparate uses, particularly to shield residential development from the impacts of adjacent commercial development. To that end, staff is recommending a condition of approval that the applicant expand the proposed CMU wall along the eastern boundary of the property along the entire boundary line, increase the height of that wall to not less than ten feet, and plant fairly rapidly growing evergreen trees along that wall to help attenuate sound, dust, and light trespass. These issues are addressed through a recommended condition of approval.

Property Dispute:

County staff was made aware of a property dispute between the owners of the subject property and an adjacent parcel. It is important to note that the development plan, as submitted to the county, follows the boundaries of the subject property as recorded with the Clackamas County Assessor's office. This essentially renders this dispute a matter between the private parties. That being said, the applicant has generated an alternate site plan demonstrating that the site could be developed under a scenario where the neighboring property prevailed in their claim to a portion of the property. A dispute between private parties is not a relevant consideration under the Zoning and Development Ordinance.

AGENCY COMMENT

Engineering Division Facts and Findings

1. The applicant has proposed construction of a 7,367 square foot carwash facility on the east side of SE 82nd Avenue, north side of SE Lindy Street and south side SE Cornwell Street. 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 Roadway Standards Chapter 4 pertaining to surface water management.
2. SE 82nd Avenue is classified as a principal arterial roadway and is under the jurisdiction of the Oregon Department of Transportation (ODOT). SE Lindy Street and SE Cornwell Street are classified as local roadways. Clackamas County has adopted roadway standards that pertain to the structural section, construction characteristics, minimum required right-of-way widths and access standards for minor 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 82nd 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 82nd Avenue. The applicant will be required to dedicate approximately 21 feet of right-of-way along the entire SE 82nd Avenue frontage to provide a minimum 51-foot one half right-of-way width.
5. The applicant will be required to dedicate approximately 5 feet of right-of-way along the entire site frontage of SE Lindy Street and SE Cornwell Street to provide a minimum one-half right-of-way width of 30 feet from the right-of-way centerline, consistent with the commercial local roadway cross section.
6. Consistent with ZDO Section 1007, 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 82nd 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. 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. Primary access is proposed from SE Lindy Street, which has signalized access to SE 82nd Avenue. A gated emergency/maintenance entrance is proposed on the SE Cornwell Street frontage.
8. The applicant will be required to provide adequate on-site circulation for all vehicles anticipated to use the on-site parking and maneuvering areas. The proposed site driveway is located toward the east property line approximately 160 feet east from the SE Lindy Street/SE 82nd Avenue intersection. Vehicles will circulate through the site in a counter clockwise direction, travelling through the carwash building and vacuum stalls area, and then exit to the SE Lindy Street driveway. The proposed parking and maneuvering areas appear to provide adequate access. 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.
9. 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.
10. ZDO Subsection 1007.09 requires that an adequate transportation system is in place concurrent with development. The traffic impact study by Clemow Associates, dated July 31, 2019 indicates that the intersections within the influence area of the proposed development will operate within county and ODOT standards.

Oregon Department of Transportation Facts and Findings

ODOT supports the County's implementation of the Clackamas Regional Center Plan and recommends the applicant be required to donate right of way necessary for half street improvements and the construction of half street improvements including the planter strip, sidewalk, curb cuts and bike lane. In order to construct the sidewalk and bike lane, the signal pole at Lindy St will need to be relocated and replaced. As discussed with the applicant, ODOT's Bicycle and Pedestrian Program is

willing to cover the cost of replacing the signal pole provided the applicant does the design and builds the foundation to meet ADA standards.

The half street cross section for 82nd Ave provided in the application shows a specific location for the sawcut. The location of the sawcut will be determined in consultation with ODOT. Additionally, the half street cross section identifies a 21ft dedication. ODOT only accepts right of way in fee so the 21ft must be donated to ODOT.

All alterations within the State highway right of way are subject to the ODOT Highway Design Manual (HDM) standards. Alterations along the State highway but outside of ODOT right-of-way may also be subject to ODOT review pending its potential impact to safe operation of the highway. If proposed alterations deviate from ODOT standards a Design Exception Request must be prepared by a licensed engineer for review by ODOT Technical Services. Preparation of a Design Exception request does not guarantee its ultimate approval. Until more detailed plans have been reviewed, ODOT cannot make a determination whether design elements will require a Design Exception.

Note: Design Exception Requests may take up to 3 months to process.

All ODOT permits and approvals must reach 100% plans before the District Contact will sign-off on a local jurisdiction building permit, or other necessary requirement prior to construction.

Sustainability Division Facts and Findings

1. The applicant has indicated that they will construct a refuse and recycling enclosure in the south east corner of the property. Plans indicate that the enclosure measures 20'x 11'4", and accommodates two, 3 yard containers for garbage and recycling, in addition to one, 95 gallon roll cart for glass. The enclosure is accessible from both SE Lindy Street and 82nd Avenue.
2. A "No Parking" sign will be posted on the enclosure in a prominent location, to ensure access to the enclosure by the collector. The materials used for construction of the enclosure and pad, will align with the requirements of section 1021.03.
3. The design and siting of the enclosure are being coordinated with Emily Murkland of Clackamas County's Sustainability & Solid Waste program, with input from Sunset Garbage.

Clackamas River Water Facts and Findings

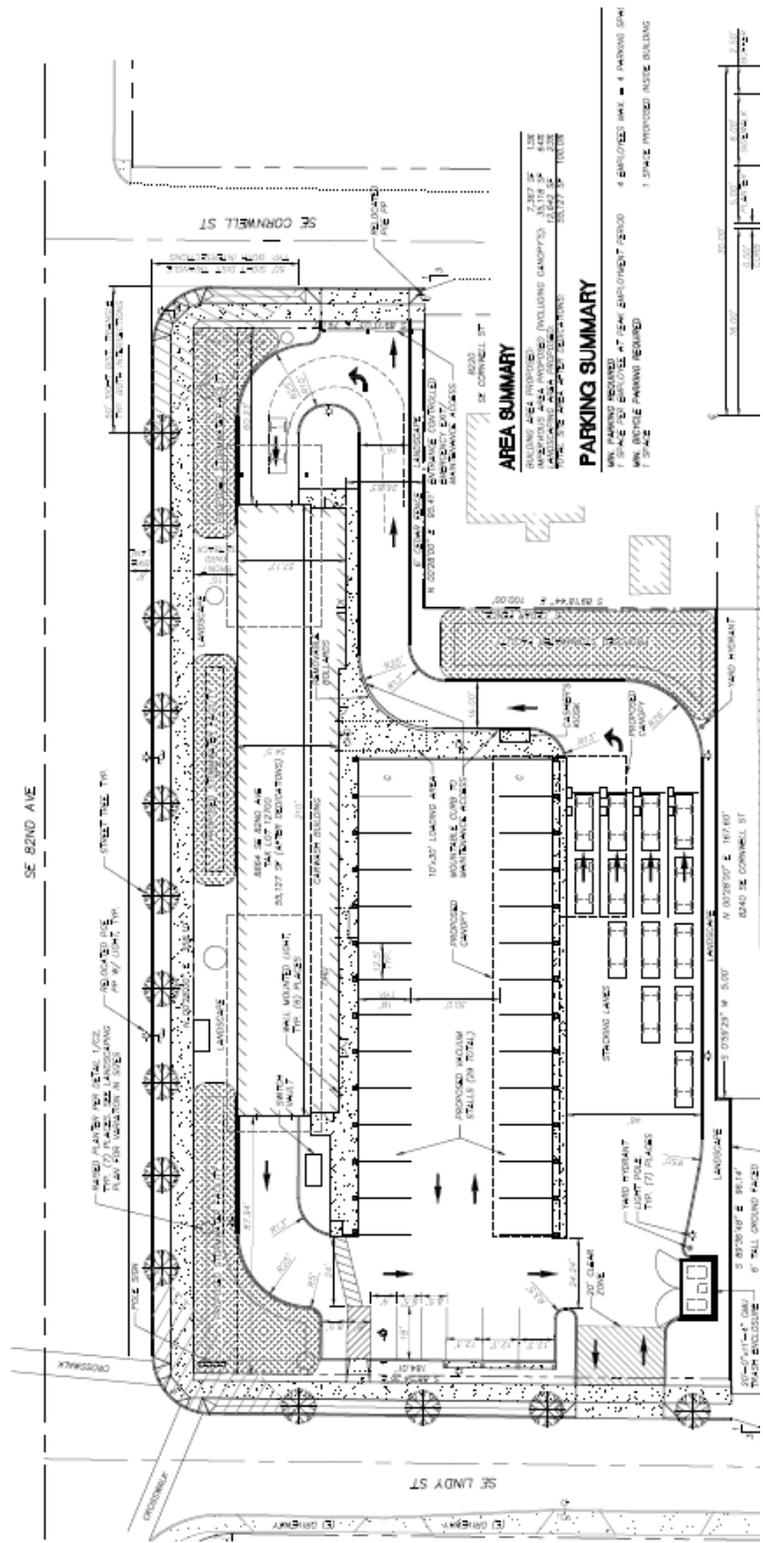
1. CRW currently has available the following infrastructure available within the public right-of-way to serve the site:
 - a. 10-inch cast iron waterline located within SE 82nd Ave;
 - b. 25-feet of 8-inch ductile iron waterline located within SE Lindy Street
 - c. 4-inch cast iron waterline located within SE Lindy Street;
 - d. 38-feet of 8-inch ductile iron waterline located within SE Cornwell Avenue.
 - e. 4-inch steel waterline located within SE Cornwell Avenue
2. CRW currently is serving the site with the following services:
 - a. 3/4-inch domestic meter form SE 82nd Ave serving 8864 SE 82nd Ave.
3. Water Distribution Design & Infrastructure Requirements:
 - a. CRW reserves the right to require a water main replacement if a development or redevelopment does not meet current water system standards or would demand more capacity for consumption or fire suppression than existing water mains could adequately supply. CRW shall have the sole authority for making the determination of existing mainline capacity and the demand for capacity to the development or redevelopment.

- b. The average system pressure range at the hydrant located at the intersection of SE 82nd Ave and SE Gray Street is approximately 70-76psi. This hydrant is located north of the site approximately 270-feet.
 - c. Additional fire hydrant on SE Lindy Street is required by Clackamas Fire District #1 to meet adequate fire protection. This Fire Department requirement will require the existing 4-inch cast iron waterline to be replaced and in its place construct approximately 110-linear feet of 8-inch waterline from the end of the existing 8-in main located at the intersection of SE 82nd Ave and SE Lindy, within SE Lindy Ave to the southeast property corner to provide adequate water quality and fireflow protection to the development. The cost of any mainline replacement required to serve the redevelopment shall be borne entirely by the Applicant.
 - d. It will be the developer's responsibility to acquire any necessary easements for public 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. The cost of any mainline replacement required to serve the development or redevelopment shall be borne entirely by the Applicant.
 - e. Any block walls or other fencing shall be designed and constructed around the outside of any easement(s), to allow the District direct access to vault(s) and inlet piping from the adjacent right-of-way.
 - f. 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.
 - g. Upon construction plan review there may be additional requirements as set forth by the Water District.
4. Service Connection and System Development Charges:
- a. 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:
 - i. *“Water service will be provided only from pipes or mains located within public streets, alleys or rights-of-way, or within easements furnished CRW, and to property or premises with frontage to such mains...”* This means that all parcels will be required to have frontage along SE 82nd Ave or SE Lindy Ave.
 - ii. *“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 existing waterline within the SE 82nd Ave or SE Lindy Ave.
 - b. All domestic and fire services, and private mains must be installed entirely on the lot for which it serves. Services and private mains will not be allowed to cross property lines or to be placed in a private utility easement.
 - c. Domestic service will require review and approval of Clackamas River Water to ensure adequate sizing based on site demand in accordance with applicable rules and regulations.
 - d. The Customer shall pay for the abandonment of services no longer necessary to serve the property.
 - e. The service for this development will require a backflow assembly (Principal Backflow Prevention Assembly (RP)) directly downstream of the domestic water meter in accordance with Oregon Administrative Rules (OAR) 333-061-0070 thru 071 and all applicable plumbing codes. The owner will furnish and install the backflow device.

Ownership and maintenance will be the property owner's responsibility.

- f. The System Development Charges (SDC) is based on meter size.
 - i. SDC credit will be given for the existing domestic meter(s) if a larger meter is needed.
 - ii. Current SDC credit will be given for the abandoned 1-inch that was located at 8880 SE 82nd Ave.
 - iii. The current 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.
 - iv. The SDC is based on the domestic average and peak demands for your facilities.
 - v. The 2018-2019 CRW Water Rate, Connection & System Development Charges are attached for reference.
5. District Approvals:
 - a. All water infrastructure shall meet the standards of the Clackamas River Water and be reviewed and approved by the Clackamas River Water (Engineering Department) prior to issuance of a Clackamas County Development Permit.
 - b. Professionally engineered waterline plans reviewed and approved by Clackamas River Water.
 - c. 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.
 - d. Upon construction plan review there may be additional requirements as set forth by the Water District.
6. Clackamas County Development Permit:
 - a. 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.
 - b. 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".
 - c. 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.

Site Plan



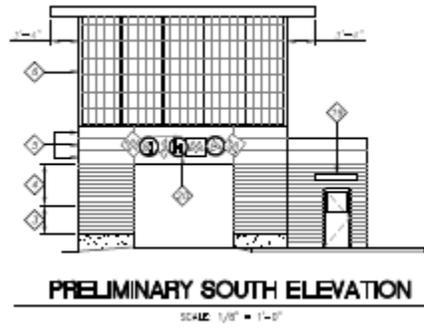
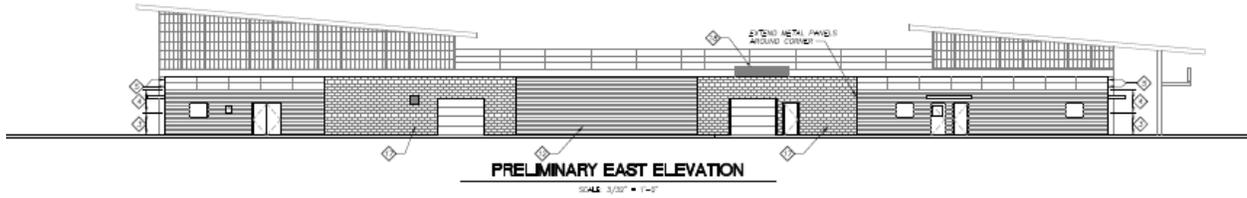
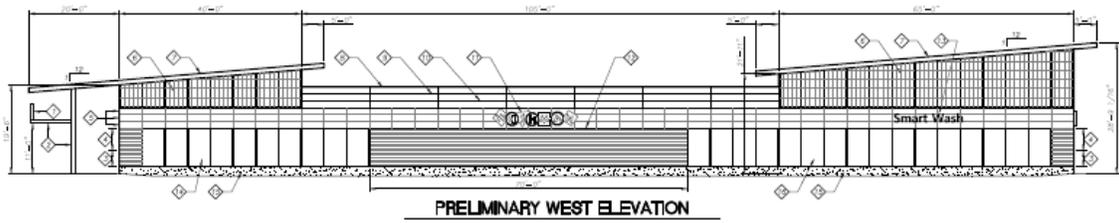
AREA SUMMARY

BUILDING AREA PROPOSED: 2,867 SF
 IMPROVED: 424 PROPOSED (INCLUDING LANDSCAPE) 3,291 SF
 TOTAL: 3,715 SF
 TOTAL: 3,715 SF

PARKING SUMMARY

MIN. PARKING REQUIRED: 4 EMPLOYEES/1000 4 PARKING SPACES
 1 SPACE PER EMPLOYEE AT 75% EMPLOYMENT 2800 4 EMPLOYEES/1000 4 PARKING SPACES
 MIN. BIKE/PEDICARE REQUIRED: 1 SPACE PROPOSED BIKE BUILDING 1 SPACE

Building Elevations



SECTION 2 – RECOMMENDED 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. Approval of this land use permit is based on the submitted revised written narrative and plan(s) filed with the County on August 2, 2019, with revisions submitted on September 9, 2019 and October 24, 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.
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.
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 . 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 building permit, the applicant shall submit a site drawing demonstrating a landscape irrigation system which meets the standards of ZDO 1009.10(M).

2. Prior to the issuance of building permit, the applicant shall submit revised drawings or a memorandum providing that the height of the CMU wall along the eastern edge the property will be extended to the entire property line, increased to 10 feet in height, and have a fast-growing evergreen species planted along its length to ensure proper buffering between the proposed use and adjacent residential development, per ZDO 1009.04(E)(4).
3. 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).
4. 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.

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 82nd 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 dedicate 5 feet of additional right-of-way along the entire SE Lindy Street and SE Cornwell site frontages and verify by a professional survey that a 30-foot wide, one-half right-of-way width exists.
5. The applicant shall design and construct improvements along the entire site frontage of SE 82nd 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 curblines slope is less than one percent.
 - c. Dual Curb ramps shall be constructed at the SE Lindy Street and SE Cornwell Street intersections, designed per ODOT Standard Drawings. The curb radius shall be 20 feet. All curb ramps shall be designed with curb and gutter.

- 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. A signal modification for the SE 82nd Avenue/SE Lindy Street signal shall be approved by ODOT, including but not limited to signal pole locations lane configuration, signal detection and signal phasing.
 - g. Drainage facilities in conformance with Water Environment Services requirements and *Clackamas County Roadway Standards* Chapter 4.
6. The applicant shall design and construct improvements along the entire site frontage of SE Lindy Street and SE Cornwell Street 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 curblin 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. A maximum 28-foot wide concrete driveway approach, 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. Signal loop detection shall be installed on SE Lindy Street, as required by ODOT for the SE Lindy Street/SE 82nd Avenue intersection.
 - g. The applicant shall provide and maintain adequate sight lines for minimum intersection sight distance of 280 feet at the driveway intersection with SE Lindy Street.
 - h. 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.
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) The paths traced by the extremities of trucks and emergency vehicles shall be demonstrated.
 - 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 82nd 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.

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. Oregon Department of Transportation Recommended Conditions:

1. .5ft Curb, 5.5ft planter, 8ft sidewalk, cross walk ramps, 8ft bike lane and roadway widening shall be constructed as necessary to be consistent with local, ODOT and ADA standards.
2. The applicant shall do the design and build the foundation for the relocation of the signal pole at Lindy St and 82nd Ave.
3. 21ft if right of way donated to ODOT as necessary to accommodate the planned cross section shall be provided. The deed must be to the State of Oregon, Oregon Department of Transportation. The ODOT District contact will assist in coordinating the transfer. ODOT should provide verification to the local jurisdiction that this requirement has been fulfilled. The property owner must be the signatory for the deed and will be responsible for a certified environmental assessment of the site prior to transfer of property to the Department.

F. Clackamas Fire District #1 Conditions:

1. The applicant must obtain a stamp of approval from Clackamas Fire District #1 that demonstrates fire apparatus access and water supply requirements will be satisfied.
2. A Fire Access and Water Supply plan for subdivisions and 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 or hydraulic model when applicable and shall be no older than 12 months. Work to be completed by experienced and responsible persons and coordinated with the local water authority. In addition, a pdf version shall be sent directly to CFD#1.

G. Clackamas County Sustainability Conditions:

1. As provided in the Land Use Application and corresponding supplemental documents, the proposed refuse and recycling enclosure can meet the requirements of ZDO 1021.

H. 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 reports.
 - c. Two (2) copies of the geotechnical report, including infiltration testing.
 - d. One (1) Non-residential Questionnaire (available on WES website)
 - e. \$400 sanitary and \$400 stormwater management plan review fees
 - f. EPSC permit application and \$460 erosion control permit fee
5. The sanitary and storm systems shall be complete in all respects, in accordance with the approved plans, prior to Certificate of Occupancy approval by WES, or a performance bond shall be provided by the applicant to guarantee the construction of the infrastructure. WES shall inspect and approve the construction of the sanitary and storm systems in accordance with the approved plans.
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 connect to the Public Sanitary Sewer System. (*Sanitary Standards Section 3.2*)
9. Prior to occupancy, a gravity sanitary sewer service connection shall be provided to the development. The service connection lateral shall be constructed with a clean out at the front edge of the Public Utility Easement (PUE)/Right-Of-Way.
10. Existing service laterals shall be used where feasible, as determined by WES. Unused laterals shall be capped at the property line.
11. Any on-site subsurface sewage disposal system shall be abandoned in accordance with Oregon DEQ and County Soils Department requirements. (*Section 3.2.2*)
12. Any uncovered trash enclosure shall drain to the storm system. Covered trash enclosures shall drain to the sanitary system and be hydraulically separated from the surrounding area.
13. With the first plan submittal, the applicant shall include a Non-Residential Questionnaire (NRQ) with an estimate of the development's discharge load and volume to the public sanitary sewer system.
14. Procedures shall be in place that prevent the discharge of any pollutant, substances, or wastewater that will interfere with the operation or performance of the public sewer system. (RR&S Section 3.1)

For Surface Water, the following conditions shall apply:

15. **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.

16. A geotechnical report prepared by a qualified professional shall be included with the SWM Plan, in accordance with Appendix E of the Stormwater Standards.
 - a. Infiltration tests shall correspond to the location and depth of each proposed infiltration facility. The applicant provided testing results for only 3 of the proposed 6 infiltration facilities.
 - b. The applicant shall provide a site plan that clearly identifies the location of each test pit.
17. The applicant shall submit ODOT approval for any discharge into the SE 82nd Ave storm conveyance system.
18. 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.
19. 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 in Areas with Limited Downstream Capacity (Section 5.4.4.3)** – Additional flow control requirements are necessary in areas with limited downstream capacity that cannot be upgraded, and are in addition to all other water quality and infiltration requirements. Within these designated basins (see maps in Appendix G), onsite detention facilities shall be designed to reduce the 25-year post-developed runoff rate to a 2-year pre-developed discharge rate, AND, from the 2-year post-developed runoff rate to ½ of the 2-year pre-developed rate.
20. The conveyance system shall be sized for a minimum 25-year design storm.
21. The SWM Plan shall demonstrate the development has an acceptable downstream point of discharge to safely convey stormwater runoff from the entire boundary of the development.
22. A Downstream Conveyance Analysis shall be required. The analysis must extend a minimum of 1500' downstream or to the point where the development contributes less than 15% of the upstream drainage area, whichever is greater. WES may modify this condition if requirements for 25-year onsite retention and emergency overflow can be met.
23. 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)
24. 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 will not be required for these facilities.

25. Street planters shall be designed to meet current WES stormwater standards, including infiltration, water quality, and detention/flow control requirements. A detail for street planters is not currently available in the WES standards, therefore the project engineer shall reference the structural details of City of Portland detail SW-311A (Planter with 2.5' step-out) or provide an acceptable alternative detail from another local jurisdiction, as determined by WES.
 - a. Stormwater facilities shall be designed for the limiting infiltration rate in the vegetated facilities, namely the facility engineered media that is generally assumed to be no greater than 2" per hour (assuming the onsite native infiltration rates are greater).
 - b. Upon completion of the street planters, WES may require the engineer to perform infiltration testing of the facilities to assure the system will perform as designed. If applicable, testing shall be documented in a report stamped and signed by the project engineer and submitted to WES.
26. 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.
27. For publicly maintained stormwater facilities, the following shall apply:
 - a. All publicly maintained stormwater systems must be designed and constructed to public standards and shall be located within a public right-of-way. (Section 5.5.11)
 - b. The developer shall maintain the stormwater facilities for a one-year warranty period; thereafter WES will be responsible for perpetual maintenance of the public stormwater facilities.

For Erosion Control, the following shall apply:

28. All construction sites, regardless of size, shall implement proper erosion prevention and sediment control measures. Erosion control site plans will be required for all development activities that accelerate erosion, including construction, grading, filling, excavating, and clearing.
29. 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, erosion control site plans, and applicable permit fees (\$460 + \$80/acre over 1 acre).

The following WES Fees and Charges shall apply:

30. Sanitary Sewer Plan Review fees shall apply. A \$400.00 minimum shall be due with the first plan submittal.
31. 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.
32. An Erosion Prevention and Sediment Control (EPSC) permit fee shall apply. A \$460.00 minimum permit fee shall be due with the first plan submittal.
33. A Collection Sewer Charge shall apply in the amount of \$3,191.69, due prior to plan approval. This amount applies only to service from Cornwell St. and will be revised if service is taken from Lindy St.
34. Surface Water System Development Charges (Storm SDC's) shall be applied for total impervious surface area, in accordance with WES RR&S. An estimate of the Equivalent Service Units (ESUs) will be determined after the stormwater management plan is reviewed. The final

assignment of the ESUs shall be applied after the building permit application is received by Clackamas County Building Code Division.

- a. Effective August 1, 2019, the surface water SDC rate is **\$211 per 2,500 sqft of impervious surface**. No ESU's have been paid previously, therefore no credits will apply.
35. Sanitary Sewer System Development Charges (Sanitary SDCs) shall be applied in accordance with WES RR&S. An estimate of the Equivalent Dwelling Units (EDUs) will be determined after the civil site plan is reviewed.
 - a. Effective August 1, 2019, the sanitary SDC rate is **\$7,850.00 per EDU**.
 - b. Assignment of EDU's is in accordance with Table VII, Class 27 (Carwash) = 16 EDU's
 - c. An NCRA credit of \$8,800.00 (\$2,200.00 per taxlot) will apply towards the final Sanitary SDC amount.

SECTION 3 – DESIGN REVIEW FINDINGS

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 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 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 “Retail Service – Car Wash” 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.

	Ordinance Standard	Demonstrated Dimension	Complies With Standard
Minimum Lot Size	None	1.27 acres	Complies
Maximum Front Setback	20 feet	20 feet	Complies
Minimum Front Yard Setback	15 feet	20 feet	Complies, per 1005.03(E)(1)
Minimum Rear Yard Setback	15 feet, per footnote 12	27 feet, at northern end of proposed building.	Complies
Minimum Side Yard Setback	15 feet, per footnote 16	63 feet, at northern end of proposed building.	Complies
Maximum Building Floor Space per Use	None	7,630 square 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 been previously developed and historically used as a sales/display lot for recreational vehicles. There is limited natural vegetation and cultivated vegetation planted to support the previous use has not been 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 car wash along with new circulation, landscaping, and other site elements. The proposal is for a single building, making the clustering of buildings impossible. 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 5 foot wide concrete walkway connecting the site to SE Lindy. The site design shows the principle building set at the minimum yard depth, as required by 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. Notable change in the roof plane creates visual interest across a long façade. Human scale and proportion is used in the placement of materials with natural colors and texture closer to the ground plane, while the flush-mounted panels sit higher on the building. This is not, for all intents and purposes, a building with a public entrance. However, each of the two office entrances have 4 foot projecting canopies for weather protection. The central flat roofed portion of the structure is accented by the two segments of pitched roof, one at each end, creating visual variety across the roof. The design uses colors that are appropriate to the commercial context and building forms which are suggestive of mid-century modern design. 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 rural mountain communities, are durable, 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 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 five “Additional Requirements”.

1. The design uses passive heating and cooling techniques to reduce energy consumption, per 1005.06(B).
2. The design includes landscaping totaling 23%, significantly over 11% needed to satisfy the additional requirement of 1005.06(G).
3. The site design will collect rainwater and use it for the irrigation of the catch basins for stormwater infiltration, satisfying the requirement of 1005.06(I).

4. The design uses over-sized catch basins to infiltrate more than the required storm events required by the surface water management agency, virtually eliminating offsite stormwater impact from the development, to satisfy the requirement of 1005.06(J).
5. The site design uses only the minimum number of parking stalls required by the zoning and development ordinance, per 1005.06(R).

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 walkway from SE Lindy. The design is providing additional pedestrian amenities in the form of raised Corten steel planters creating additional articulation and interest in the landscaped areas along SE 82nd Ave. 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 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 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 along SE Lindy and SE 82nd. The SE Cornwall street block face is too short to allow for a street tree and the limited access drive to 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 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 proposed site design will exceed the 10% requirement of the design standard. 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.

ZDO 1009.04(D) provides that, “...buffering shall be used to mitigate adverse visual impacts, dust, noise, or pollution, and to provide for compatibility between dissimilar adjoining uses. Special consideration shall be given to buffering between residential uses and commercial or industrial uses, and in visually sensitive areas.”The proposed commercial use is directly adjacent to a residential community and may have significant operational externalities such as noise trespass.

ZDO1009.04(E)(4) provides that, “Buffering shall be accomplished by... (a) method that provides an adequate buffer considering the nature of the impacts to be mitigated.” Given the significant differences between the proposed use and the adjacent residential area staff feels that the height of the proposed CMU wall along the eastern property boundary should be increased to ten (10) feet.

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: The applicant is proposing the following signage on the site. One freestanding pole sign with two sign faces of 60 square feet each. This sign complies with the dimensional standards of ZDO 1010. The primary building wall of this project is the façade facing SE 82nd Ave. That façade measures 210 feet in length, which would allow for 210 square feet of on building signage. The applicant is proposing 4 signs totaling 137 square feet, meeting the dimensional standards. 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 1 off-street parking spaces for each employee at peak hours of operation. As such 4 employee stalls are provided on site. Commonly, customers will also pause on site after their car wash to towel off their vehicle and use the provided vacuums. This is not a scenario explicitly envisioned by the parking section. However, a significant number of customer spots are provided for customers use temporarily after their car wash. Table 1015-2 provides requirements for bicycle parking totaling 1 parking spot for the site. The design provides 1 spots, inside the building. Per ZDO Table 1015-3, 1 off-street loading zones are required for a development of this size and use. 1 is provided for the site. 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 will construct a refuse and recycling enclosure in the south east corner of the property. Plans indicate that the enclosure measures 20' x 11'4", and accommodates two, 3 yard containers for garbage and recycling, in addition to one, 95 gallon roll cart for glass. The enclosure is accessible from both SE Lindy Street and 82nd Avenue. A "No Parking" sign will be posted on the enclosure in a prominent location, to ensure access to the enclosure by the collector. The materials used for construction of the enclosure and pad, will align with the requirements of section 1021.03. The design and siting of the enclosure are being coordinated with Emily Murkland of Clackamas County's Sustainability & Solid Waste program, with input from Sunset Garbage. As provided in the Land Use Application and corresponding supplemental documents, the proposed refuse and recycling enclosure can meet the requirements of ZDO 1021. The standards are met.

SECTION 4 - SUMMARY OF FINDINGS AND RECCOMENDATION

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 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.

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