



CITY OF TROUTDALE

"Gateway to the Columbia River Gorge"

NOTICE OF DECISION

July 28, 2011

City of Troutdale Police Department
Attn: Chief Scott Anderson
141 SE Dora Avenue
Troutdale, Oregon 97060

File 11-039 Troutdale Community Police Facility

Dear Chief Anderson:

The Troutdale Planning Commission met on July 27, 2011 and approved the City's application for Site and Design Review to construct the City of Troutdale Community Police Facility with a Special Variance from all the standards of Appendix A of the Troutdale Development Code, Tree Removal and a Single-Lot Partition Plat to consolidate three tax lots into one lot of record, with 14 conditions.. Attached is a copy of the signed Findings of Fact and Final Order for case file 11-039. Please note that the staff report dated July 20, 2011 is adopted as the Findings but it is not attached to this decision. If you need a copy, please let me know.

Changes to the draft Final Order agreed to by the Planning Commission include: the addition of a finding pertaining to public testimony from Frank Windust; deletion of draft condition number 6; deletion of draft condition number 7f; and a correction to the prefix for Kendall Court from SE to SW in draft condition number 12a. Those changes required renumbering of conditions 7 through 15 as 6 through 14.

This decision may be appealed to the Troutdale City Council by 5:00 p.m. Monday, August 8, 2011, pursuant to section 16.280 of the Troutdale Development Code (TDC). The notice of appeal must indicate the basis for the appeal pursuant to section 16.290 of the TDC. A filing fee of \$3,650.00 must be included with the notice of appeal. All affected parties have the right to file a notice of appeal prior to the closing of the appeal period. Should you have any questions on the decision or appeal procedure, please contact me at (503) 674-7228.

Sincerely,

A handwritten signature in black ink that reads "Elizabeth A. McCallum". The signature is written in a cursive style.

Elizabeth A. McCallum
Senior Planner

Enclosure

cc: w/enc.

Frank Windust, citizen
Paul Frankenburger, Consultant
Erich Mueller, Finance Director, City of Troutdale
Charlie Warren, Public Works Director, City of Troutdale
Travis Hultin, Chief Engineer, City of Troutdale
Joanna Valencia, Multnomah County Transportation Planner
Gresham Fire and Emergency Services



CITY OF TROUTDALE

"Gateway to the Columbia River Gorge"

**COMMUNITY
DEVELOPMENT
DEPARTMENT**

Fax: (503) 667-0524

Planning Division

(503) 674-7228

**BEFORE the PLANNING COMMISSION
of the CITY of TROUTDALE
ADOPTION of FINDINGS of FACT & FINAL ORDER
FILE 11-039 TROUTDALE COMMUNITY POLICE FACILITY
TYPE III SITE and DESIGN REVIEW, SPECIAL VARIANCE,
TREE REMOVAL & SINGLE-LOT PARTITION PLAT**

FILE NO.: 11-039

NAME OF PROJECT: Troutdale Community Police Facility

APPLICANT: City of Troutdale
Paul Frankenburger, representative

OWNER: City of Troutdale

STAFF: Elizabeth A. McCallum, Senior Planner

REQUEST: Site and Design Review to construct the City of Troutdale Community Police Facility with a Special Variance from all the standards of Appendix A of the Troutdale Development Code, Tree Removal and a Single-Lot Partition Plat to consolidate three tax lots into one lot of record.

LOCATION: 234 SW Kendall Court and 223 S Buxton Road

TAX MAP & TAX LOT: Multnomah County Tax Assessor's Tax Map Number 1N3E25CB Tax Lots: 02602, 02700 and 02800

PLAN DESIGNATION: C--Commercial

ZONE DESIGNATION: CBD—Central Business District

OVERLAY ZONING: Town Center

FINDINGS OF FACT:

1. The staff report of July 20, 2011, is hereby adopted as the findings in this matter.
2. Frank Windust raised issues at the hearing about parking and access to the surrounding sites.

ORDER:

Based upon the foregoing a single-lot partition plat (lot consolidation of Tax Lots 2602, 2700 and 2800 on Tax Assessor's Map 1N3E25CB), Site and Design Review, a Special Variance from all the standards of Appendix A of the Troutdale Development Code and tree removal to construct the Troutdale Community Police Facility are approved subject to compliance with the following conditions of approval.

CONDITIONS of APPROVAL:

1. Obtain an NPDES 1200-C permit from the City of Troutdale. Erosion control protection shall be installed in accordance with the plan (drawing G4.0) and with the 1200-C permit prior to grubbing, grading or tree removal on the site. This permit application should be submitted well in advance of commencing construction.
2. Outdoor Lighting.
 - a. The pole-mounted light that is about 30 feet from the residentially zoned property line near the generator in the southwest corner of the fleet parking lot must be reduced in height to no more than 15 feet.
 - b. The flag pole shall be illuminated with a roof- or wall-mounted light fixture that is compliant with the shielding standards of the Code. Submit details of the fixture to the Planning Division for review and approval prior to installing the fixture.
 - c. If after the lights are installed and the shielding as described in the plans does not successfully direct the light downward and limit the direct line of sight of the fixture's lamp when standing or driving outside of the site, the lamps will need changed-out to comply with the standard or modified if possible under the electrical codes.
 - d. Changes to the outdoor lighting fixtures proposed, including those changes identified in conditions 2a and 2b, require review by the Planning staff to insure compliance with the shielding standards of the Code prior to installation.

3. Enlarge the bicycle rack to hold at least four bicycles or to meet the standard with two separate bicycle racks to hold a total of 4 bicycles. One of the racks may be within the fleet parking lot.
4. Lengthen the westerly row of 9 parking spaces in the public parking lot to 18 feet. The additional foot is permitted to be within the 10-foot utility easement on the SW Kendall Court frontage.
5. Landscaping:
 - a. Street trees shall be selected from the current approved list (Attachment 8 of the staff report). Specify the species on a revised landscaping plan.
 - b. Incorporate bio-swales or rain gardens into as many planting areas as possible for the pre-treatment of stormwater runoff prior to discharge to the City's stormwater system.
 - c. Double fencing around the fleet parking area and the south property line is not desired and should be eliminated where possible. An 8-foot high fence is permitted in the Central Business District even where the lot abuts the residential zoning district. A railing on top of the retaining wall in the fleet parking area for safety is allowed.
 - d. Fencing along the Buxton Road property line shall be setback at least five-feet from the property line.
6. Comply with City of Troutdale Construction Standards for Public Works Facilities.
 - a. Developer shall submit a completed System Development Charges worksheet/agreement for the project at least two weeks prior to the anticipated date for receiving building permits and shall pay any applicable system development charges prior to receiving building permits.
 - b. All onsite stormwater collection and conveyance plumbing to the public main shall be sized according to the Uniform Plumbing Code.
 - c. Developer shall correct any sidewalk defects or deficiencies on the site frontages and upgrade the ADA ramps at 2nd/Buxton and 2nd/Kendall to meet current ADA standards in conjunction with construction of the project.
 - d. As possible, include a secure drug take-back drop box that is publically accessible.

- e. Consolidate existing water and sewer service as proposed on the plans due to the lot consolidation.
7. Comply with applicable Fire Codes, including but not limited to the following or as otherwise authorized by the Fire Marshal. Show specific details of compliance on the construction plans submitted for the building permits.
- a. Provide fire flow per Oregon Fire Code Appendix B. Fire flow for commercial buildings varies based on construction type and square footage; indicate on the plans. A 19,532 sq. ft building of type V-B construction would require 3750 gpm at 20 psi. A reduction is allowed with the installation of a sprinkler system. OFC App B Table B105.1. Prior to applying for a building permit, submit a fire hydrant flow test report. The fire flow report will verify that the correct fire flow is available from the nearest fire hydrant. OFC 508.4
 - b. All fire department access roads shall not be less than 20 feet wide on site. Could be more based on the building height. Access roads shall be capable of supporting 75k (documentation from engineer) and shall extend to within 150' of all portions of the building. OFC 503.2.1/ App. D.
 - c. Dead end fire apparatus access roads in excess of 150' shall be provided with an approved turn around. OFC D103.4
 - d. No Parking Fire Lane signs or curb marking will be required on site. The marking will be indicated on the building permit plans. OFC App D-103.6
 - e. The turning radius for all emergency apparatus roads shall be 28' inside and 48' outside radius. OFC 503.2.4
 - f. If a gate is installed across a fire access road, it must meet the requirements of the Gresham Fire Gate Policy. If it is across the "main" access road as determined by the fire official, it will need to be electrically operated. A SUPRA lock box will need to be installed with the card reader. It shall have a toggle switch inside to open the gate. This policy and lock box order forms can be faxed to you if requested. OFC 506.1
 - g. All fire department access roads, watermains and fire hydrants shall operate prior to any combustible building materials arriving on site. OFC 1412.1
 - h. A fire sprinkler and/or fire alarm system may be required per OFC 903 & 907.
8. Comply with applicable building codes. Applications for building, electrical, plumbing, mechanical, low voltage, site development and grading permits are submitted to the

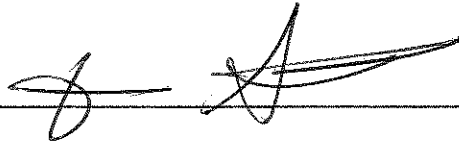
Building and Safety Division. All contractors applying for permits must have either a Metro License or a City of Troutdale business license.

9. Comply with Multnomah County Road Rules:
 - a. Provide additional information on traffic impacts that includes a baseline comparison to the existing police facility. This will need to take a look at the change (delta) between the square footage of the facilities. If you have any questions regarding this, please contact Brian Vincent at (503) 988-5090 extension 29642.
 - b. Submit application for a Road Rules Variance for the proposed access off of S Buxton Road. Multnomah County Road Rules (MCRR) 4.200 requires that double frontage lots will be limited to access from the lower classification street, which in this case is SW Kendall Street or SW 2nd Street. Access is proposed off of SW Kendall and SW 2nd Street which are city streets. A third gated access is proposed off of S Buxton Road, which is a county facility. The access off Buxton is subject to a Road Rules Variance. The applicant will need to submit a Road Rules Variance request per MCRR 16.000. Please contact Joanna Valencia at (503)988-3043 extension 29637 regarding this requirement.
 - c. Note that any work in the right of way, including the removal of trees, or any increase in storm-water drainage from the site to the right of way will require review and a permit from Multnomah County. [MCRR 18.750, DCM 5.1].
 - d. Any deviation from the County Standards, as set forth in the Road Rules or the County's Design and Construction Manual, shall be reviewed through the variance process as described under Road Rules Section 16.000.
10. A separate sign permit for signage is required.
11. Final Partition Plat. Submit five 18 x 24 inch drawings of the final partition plat to the Planning Division for final review and to the County Surveyor prior to preparing the mylars for signatures with these corrections: these shall be submitted at the same time as, or before, submitting for building permits.
 - a. The correct name for SW Kendall Street is SW Kendall Court: make the change on the final plat.
 - b. Specify that the 5-foot slope/ utility/ drainage / sidewalk / landscaping/ traffic control device easement on S Buxton Road frontage is to Multnomah County.
 - c. Prepare dedication documents, as may be required by Multnomah County, to effect the right-of-way dedication on Buxton Road at SW 2nd Street and easement

on the Buxton Road frontage. Contact Pat Hinds at Multnomah County for instructions: (503) 988-5050 Ext. 83712.

- d. The final plat drawing shall be prepared in accordance with the Multnomah County Surveyor's requirements and include the following: upon acceptance of the final plat drawings, three mylars shall be prepared for signatures and submitted to the City of Troutdale Planning Division.
- 12. The proposed development shall be constructed in substantial conformance with the plans submitted as part of this site and design review and specific site plan approval and all conditions imposed by this decision.
- 13. Any other conditions or regulations required by Multnomah County, Gresham Fire and Emergency Services, or to comply with state or federal codes are hereby made a part of this decision.
- 14. The site and design review shall be void after two years, unless substantial completion has taken place. A one-year extension may be requested of the Director prior to expiration of this approval. Additional time extensions beyond one year may be granted by the Planning Commission.

APPROVED THIS 27TH DAY OF JULY 2011



Tanney Staffenson, Planning Commission Chair