



MULTNOMAH COUNTY OREGON

1162

BOARD OF COUNTY COMMISSIONERS
ROOM 605, COUNTY COURTHOUSE
1021 S.W. FOURTH AVENUE
PORTLAND, OREGON 97204

GLADYS McCOY • Chair • 248-3308
PAULINE ANDERSON • District 1 • 248-5220
GRETCHEN KAFOURY • District 2 • 248-5219
CAROLINE MILLER • District 3 • 248-5217
POLLY CASTERLINE • District 4 • 248-5213
JANE McGARVIN • Clerk • 248-3277

November 1, 1988

Ms. Lorna Stickel, Planning Director
Division of Planning & Development
2115 SE Morrison
Portland, OR

Dear Ms. Stickel:

Be it remembered, that at a meeting of the Board of County Commissioners held November 1, 1988, the following action was taken:

In the matter of the Decisions of the Planning)
Commission of October 10, 1988, Case CS 4-88)

There being no Notice of Review before the Board for the above-entitled matters, and the Board not wanting to review the matters on its own motion, the Chair acknowledged receipt of the decisions.

Very truly yours,

BOARD OF COUNTY COMMISSIONERS

By Barbara E. Jones
Barbara E. Jones
Asst. Clerk of the Board

bj
cc: Assessment & Taxtion
Engineering



MULTNOMAH COUNTY OREGON

[Handwritten initials] # 1 11/1/88

DEPARTMENT OF ENVIRONMENTAL SERVICES
DIVISION OF PLANNING
AND DEVELOPMENT
2115 S.E. MORRISON STREET
PORTLAND, OREGON 97214
(503) 248-3047

BOARD OF COUNTY COMMISSIONERS
GLADYS McCOY • CHAIR OF THE BOARD
PAULINE ANDERSON • DISTRICT 1 COMMISSIONER
GRETCHEN KAFOURY • DISTRICT 2 COMMISSIONER
CAROLINE MILLER • DISTRICT 3 COMMISSIONER
POLLY CASTERLINE • DISTRICT 4 COMMISSIONER

BOARD OF COUNTY COMMISSIONERS

Tuesday, November 1, 1988

9:30 a.m., Room 602

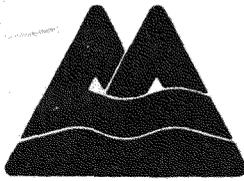
BOARD OF
COUNTY COMMISSIONERS
1988 OCT 25 PM 2:14
MULTNOMAH COUNTY
OREGON

A G E N D A

The following Decision is reported to the Board for acknowledgement by the Presiding Officer:

CS 4-88 Approve, subject to conditions, requested expansion and amendments to the C-S, community service designation, plus approve change in zone designation from EFU to EFU, C-S, community service, for the Open Door Baptist Church and Open Door Christian Academy, in accordance with Applicant's Development Plan, marked as Exhibit 4 of 4, dated August 17, 1988, all for property located at 27710 SE Strebin Road.

915P



MULTNOMAH COUNTY OREGON

Department of Environmental Services/Division of Planning and Development/2115 S.E. Morrison St./Portland, Oregon 97214 • 248-5270

DECISION OF THE
MULTNOMAH COUNTY PLANNING COMMISSION

Meeting of October 10, 1988

IN THE MATTER OF:

CS 4-88, #598

Community Service Request
(Church, School, Multi-Purpose Building
and Regulation-Size Athletic Field Facilities)

Applicant requests an expanded community service designation to amend the original development plan of the subject site and permit use of the property as a church and school, plus allow for a proposed new multi-purpose building and regulation-size athletic field facilities.

Location: 27710 SE Strebin Road

Legal: A portion of Tax Lot '58'
(Described by Attached Metes and Bounds Description)
Plus All of Tax Lot '61', Section 1, 1S-3E
1988 Assessor's Map

Site Size: 14.64 Acres

Size Requested: Approximately 7.44 Acres

Property Owner: Open Door Baptist Church
27710 SE Strebin Road, Troutdale, 97060

Applicant: Same

Comprehensive Plan: Exclusive Farm Use

Present Zoning: EFU, C-S, Exclusive Farm Use,
Community Service District

Exclusive Farm Use District has a minimum lot size as specified by this Chapter.

Community service designation shall be for the specific use or uses approved together with the limitations or conditions as determined by the approval authority.

PLANNING COMMISSION

DECISION: Approve, subject to conditions, requested expansion and amendments to the C-S, community service, designation for "Open Door Baptist Church" and "Open Door Christian Academy", for the above described property, in accordance with Applicant's Development Plan, marked as Exhibit 4 of 4, dated August 17, 1988, based on the following Findings and Conclusions.

222.98

39.09 Ac

'10'
.90 Ac.

454

'11'
12.84 Ac

north



CASE:..... CS 04-88

SITE IDENT:..... Tax Lots 58 & 61

LOCATION:..... SE 1/4 Sec 1, TLS, R3E

SZM's SHOWN:..... 598 & 604 (FE Zone Bk)

MAP SCALE:..... 1 inch to 200 feet

BASE MAP:..... 1987 County Assessor

100'

'2'
0.23 Ac

UF-20

EFU

'27'
39.09 Ac

S E STREBIN ROAD

'18'
48 Ac.

EFU

Tax Lot 61
EFU, CS

EFU

'63'
15.26 Ac

Tax Lot 58
EFU

Sectional Zoning Map Number 598

Sectional Zoning Map Number 604

Sectional Zoning
Map Boundary

EFU, CS

'172'

2.03 Ac.

assessed in Sec 12

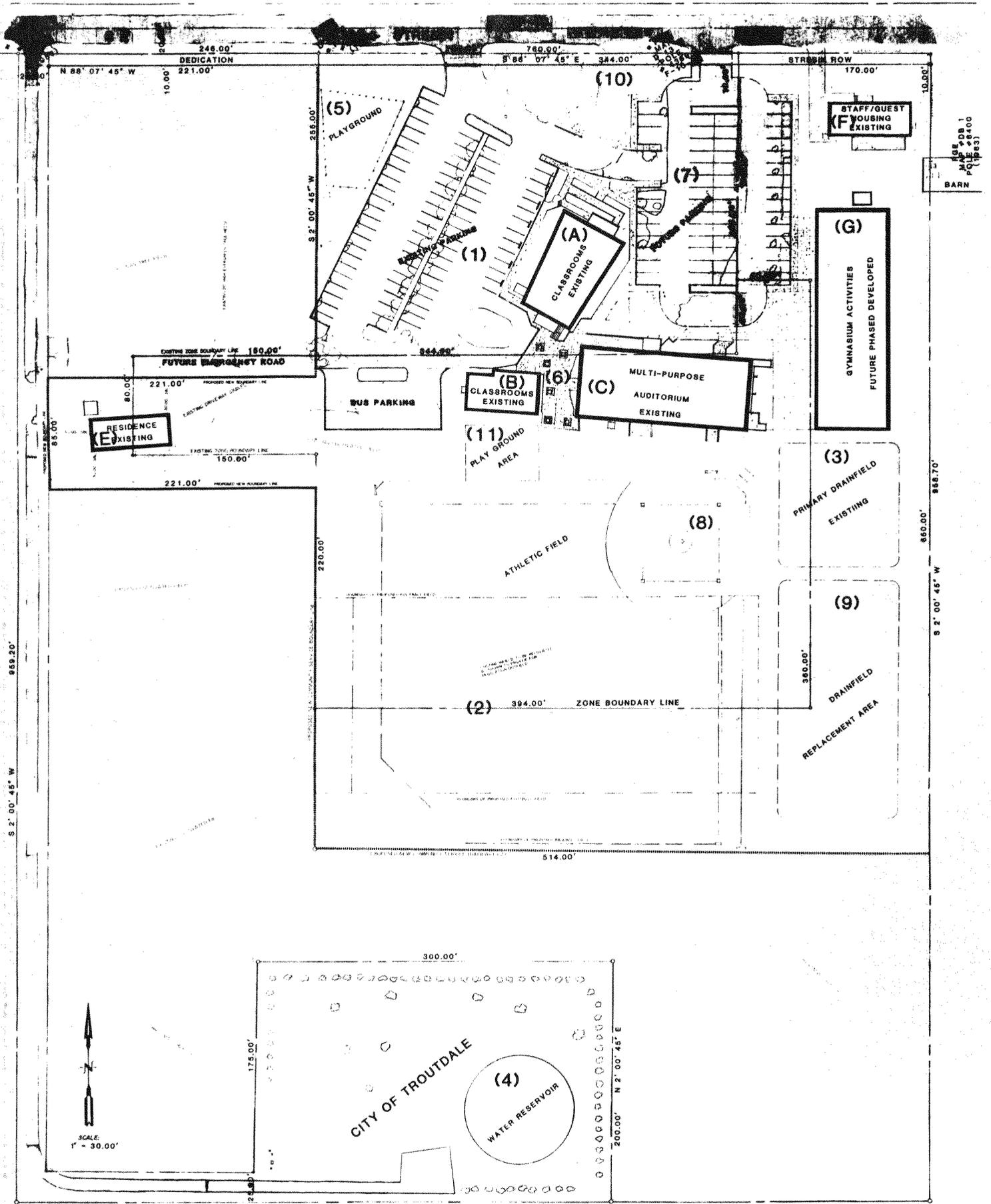
'2'
18.96 Ac

EFU

170
20.07 Ac

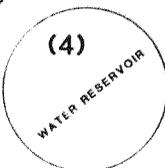
EFU

'4'
20.39 Ac



SCALE:
1" = 30.00'

CITY OF TROUTDALE



(4)
WATER RESERVOIR

ZUNDEL DESIGN
DESIGN - PLANNING CONSULTANT
3565 SE FIRST STREET
GRESHAM, OREGON 97080
(503) 867-1543

EXHIBIT "C"
DEVELOPMENT PLAN

CS 4-88

OPEN DOOR BAPTIST CHURCH
LEGAL DESCRIPTION ADDRESS
TAX LOTS #68 & 61 ROUTE 2 BOX 984
SEC 1, T18, R3E, W.M. 27710 SE STREBIN ROAD
MULTNOMH COUNTY, OREGON TROUTDALE, OREGON 97080
(503) 661-0606

**DESCRIPTION OF COMMUNITY SERVICE BOUNDARY LINE EXTENSION
FOR OPEN DOOR BAPTIST CHURCH**

Beginning at a point 195 feet south of the south Strebin Road right of way line, along the present eastern boundary line of the existing Community Service Zone, that point being also 60 feet north of the present south boundary line; thence eastward parallel to the said existing Community Service Zone south boundary line a distance of 50 feet thence southward parallel to said eastern boundary line, a distance of 36 feet, thence westward parallel to said south boundary line a distance of 394 feet, thence northward in line with the present western Community Service boundary line a distance of 220 feet, thence westward parallel with said Community Service south boundary line a distance of 150 feet, thence northward parallel with said western boundary line a distance of 80 feet, thence eastward in line with the present Community Service South boundary line a distance of 150 feet to a point being the intersection of the present south and west Community Service Zone boundaries.

The above boundary extension encompasses 3.06 Acres.

CS 4-88

Metes and Bounds Legal Description for Tax Lot '58', Section 1, 1S-3E

Conditions of Approval.

Prior to issuance of building or land use permits:

1. Obtain design review approval for proposed site improvements. Contact Mark Hess at 248-3043 for assistance.
2. Fulfill Engineering Services requirements and obtain required permits for work within the SE Strebin Road right-of-way. Contact John Dorst at 248-3582 for assistance.
3. Limit annual school enrollment to 150 students, unless a greater number is approved by the Planning Commission upon a determination that all required services are available.

Findings of Fact.

1. Request Summary.

Applicant proposes to expand the C-S, community service, uses and boundary of Open Door Baptist Church and school at 27710 SE Strebin Road.

The church and school facilities currently occupy a tract of land known as Tax Lot '61' and a portion of Tax Lot '58', Section 1, 1S-3E. The proposal would apply a C-S designation to approximately 7.44 acres. Previous County approvals (in 1976 and 1981) applied a C-S designation to 5.06 acres; this request would add approximately 2.38 acres.

2. Background Information.

In 1976, the County applied a C-S designation to Tax Lot '61' (2.0 acres). The decision (CS 12-76) permitted development of a 3,200-square foot church/classroom building (identified by (A) on the site plan), and a 73-space parking lot.

In 1981 the County approved a 3.06-acre addition to the C-S designation, expanding the use onto Tax Lot '58'. The 1981 decision (CS 12-76a) permitted a 7,500-square foot "multi-purpose" building (identified by (C) on the site plan), for use as a gymnasium, auditorium and Sunday School classes. The 1981 approval included a baseball field ((2) on the site plan), a septic drainfield ((3) on the site plan) southeast of the multi-purpose building, 19 additional parking spaces, a community garden plot (which was never developed) and a caretaker residence ((E) on the site plan).

Several facilities on the site have been developed since 1981 without County approvals or in locations differing from the approved site plan:

1. A 4,000-square foot playground, with structures and equipment west of the existing parking lot ((5) on the site plan);

2. A 1,400-square foot classroom building west of the multi-purpose building ((B) on the site plan).
3. A courtyard and patio ((6) on the site plan) with trees, lights and benches between the multi-purpose building and the smaller classroom building;
4. The drainfield ((3) on the site plan) location and drainfield replacement area extends beyond the C-S boundary approved in 1981;
5. The caretaker's residence ((E) on the site plan) extends beyond the C-S boundary approved in 1981;
6. A gravel parking area east of the original church/classroom building along with gravel approach to SE Strebin Road was not indicated on the approved site plan.

The requested C-S amendment would modify and expand the C-S boundary to accurately reflect existing and proposed facilities associated with the church and school. The following section further details the applicant's request.

3. Details of Request by the Applicant.

- A. Modify legal description (Metes and Bounds) of Community Service property to bring existing and proposed facilities into compliance with the zoning and Comprehensive Plan.

The primary requirement for the additional property is to provide adequate space for a septic tank drainfield replacement area (which if required must be built up approximately 30 inches above the existing grade) and to facilitate re-orientation of the athletic field sufficient to provide a facility capable of supporting regulation athletic activities, and bring the existing caretaker's residence into compliance with the Code

- B. Amend the development plan as shown on Exhibit "C" to include staff/guest housing (F), a gymnasium structure (G), a future paved parking area (7), re-orient and enlarge the athletic field (8) to regulation athletic size and allocate land for a drainfield replacement area (9).

The church/school often has guest speakers, missionaries, and parishioners requiring short-term interim housing. The existing staff/guest housing facility (F) meets this need.

The existing residence, which was originally approved as a caretaker/security housing, would still be allowed as a replacement residence to the original residence (pre-dating the church use) which was destroyed.

Unexpected growth of the church and school requires that the existing auditorium (C) be used as a classroom and church auditorium. Due to the general climate, parishioners and parents of children in the school request a facility for indoor athletic and/or play activities to provide adequate weather protection. The campus style arrangement as proposed is convenient to the main multi-purpose building and provides east wind protection for individuals using the new parking lot while maintaining a minimum impact on current and future agricultural uses.

The request to add land to accommodate the drainfield replacement area is needed should the primary drainfield fail; a public sewer system is not available.

The applicant has experienced criticism because the athletic field is not regulation sized. This is especially apparent when playing baseball and football. In response, the applicant proposes re-orienting the ball diamond adjacent and south of the multi-purpose building, allowing the athletic program to grow while containing the development of other improvements and structures to areas which will minimize the amount of land lost to long-term agricultural uses.

The applicant proposes to dedicate 10 feet of right-of-way (new right-of-way line 30 feet south of centerline). Further, the applicant proposes to enter into an agreement to participate in future right-of-way improvements through recorded deed restrictions.

4. Zoning Considerations.

A. The subject properties are zoned EFU, Exclusive Farm Use with a C-S, Community Service overlay on Tax Lot '61' and a portion of Tax Lot '58'. MCC 11.15.2012 lists "private schools" and "churches" as permissible Conditional Uses in EFU districts when approved through C-S provisions (MCC .7005-.7030).

B. MCC .7015 specifies Approval Criteria for Community Service uses. Applicant must demonstrate that the proposal:

- "(1). Is consistent with the character of the area;
- (2). Will not adversely affect natural resources;
- (3). Will not conflict with farm or forest uses in the area;
- (4). Will not require public services other than those existing or programmed for the area;
- (5). Will be located outside a big game winter habitat area as defined by the Oregon Department of Fish and Wildlife or that agency has certified that the impacts will be acceptable;
- (6). Will not create hazardous conditions;

- (7). Will satisfy the applicable policies of the Comprehensive Plan; and
- (8). Will satisfy such other applicable Approval Criteria as are stated in this Section.

C. Applicant offers the following findings in response to the criteria cited above. Staff comments and supplemental findings are subheaded within this Section:

(1). Consistency with Area Character:

"The application is consistent with the development which has been approved. The only new building requested is the phase developed gymnasium activities building which will provide a weather-protected facility for recreation. The intensity of the overall use of the total facility will not increase because of the new building, but instead provide adequate support for the stated use. The size and scale of the proposed new building was determined by land available and the scale of existing structures".

Staff Comments:

The surrounding character is typified by productive farm land with isolated farm residences. The Troutdale City Limits lies approximately 1/4 mile north of the subject site; land north of SE Strebin Road (currently farmed) lies within the Metropolitan Urban Growth Boundary (UGB). A water reservoir for the City of Troutdale stands just south of the church/school site on Tax Lot '172'.

(2). Affect on Natural Resources.

"There is no known adverse affect regarding mineral or aggregate resources, energy resources, watersheds, fish and wildlife habitat, trees, wetlands or other natural resources".

(3). Farm and Forest Uses.

"The proposed new building (G) is located on the site to minimize any impacts to cultivated agricultural land, and consolidate building structures into a campus. The proposed new athletic field, while requiring the use of additional land which could be otherwise farmed, offers the future options of reverting to agriculture should the applicants not remain at this location".

Staff Comments.

The church use causes only occasional (one or two days per week) impact on the area. The school use has a more sustained impact, though its small scale minimizes adverse effects to the area; applicant indicates the school employs ten instructors and 105 full-time students. Condition #3 limits the school enrollment to 150 students to assure the school's effects remain at a scale consistent with the agricultural and low density residential character of the area.

(4). Public Services.

"All following public services exist and are adequate to support the proposal:

Electrical	Sanitation
Gas	Telephone
Water	Fire
Storm	Police"

Staff Comments.

Public services to the site are adequate at the scale proposed. Condition #3 limits the school to 150 students to maintain a facility scaled to existing public services (i.e., streets, police, etc.)

(5). Big Game Winter Habitat.

Staff Comments.

The site is located outside a big game winter habitat area as defined by the Oregon Department of Fish and Wildlife.

(6). Hazardous Conditions.

"Due to the growth which the applicant's church and school have enjoyed, traffic has increased as well. However, SE Strebin Road and SE Troutdale Road are designed and constructed to standards capable of supporting the present and projected traffic activities. The application, as revised, provides for adequate parking and pedestrian needs with safe circulation patterns. The future relocation of the playground (11) will provide additional security for children.

The application creates no known or possibly hazardous conditions."

Staff Comments.

Condition #1 requires Design Review approval for site improvements. Parking layout and pedestrian circulation are reviewed as part of design review. This process should correct any hazardous conditions in the site plan. Condition #3 would limit the school size to 150 students. This cap will avoid significant growth of the school and therefore minimize associated traffic increases.

(7). Comprehensive Plan Policies.

Policy No. 9 - Agricultural Land Use.

"In accordance with Policy No. 9, Multnomah County limited prior approvals to the subject site based on Policies A-E, and implementing strategies A and B. Consistent with these prior approvals, applicant's proposal was developed recognizing the intent to preserve the best agricultural lands from inappropriate and incompatible development, while employing criteria and siting standards designed to assure the conservation (to the maximum extent possible) of the natural resource base, maximizing land uses for both the applicant and farmers leasing the balance of the property."

The applicant's proposal complies with size requirements in MCC 11.15.2184(A). The area requirements are based on regulation athletic field sizes and to provide parking facilities on site and therefore avoid unsafe conditions on SE Strebin Road. The proposed use has negligent impacts on nearby properties.

Policy No. 13 - Air, Water and Noise Quality.

Air Quality.

"Applicant's proposal has negligible impact on the air quality of the site or surrounding area."

Water Quality.

"Water is provided for the subject development via a private well, and fire protection is supported by a new hydrant located at the northwest corner of the property which was installed by the City of Troutdale."

Noise Impacts.

"The campus-style development plan will not only provide for security, but physical barriers to the east, south and the mature hedge of trees to the west act to limit any noise levels to below those which would impact the quality of life. The proposed clustering of buildings creates a buffer to isolate any land uses which may cause negative impacts as noise generators".

Policy No. 14 - Development Limitations.

"The subject property is level, well-drained, and according to the S.C.S. Soils Inventory, has a slope less than eight percent. Further, there has been no physical evidence of any soil erosion. The site is not within any known floodplain boundaries, high seasonal water tables, and earth slides, movement or slumping. Design criteria of surface drainage is served by a positive connection of all surface water run-off to the existing storm drain catch basin and ditch near the northeast corner of the site. To further reduce any surface water run-off, the developed site is landscaped and maintained, while the agricultural fields are farmed in a manner to retain as much of the natural rainfall as possible".

Policy No. 15 - Areas of Significant Concern.

"There is no known record of inventory deocumenting a specific value of the subject site relevant to the following terms: economic value, recreational value, historical value, educational, ecological, scientific significance, public safety, municipal watersheds, flood water storage, river banks, slopes, natural area or archeological value. Concerning the scenic value, views and vistas of the area and aesthetic design of the clustered proposal limits physical development to the minimum of land necessary to meet the applicant's needs. Further, by self-imposing height restrictions, exterior colors and installing and maintaining landscaping the development has minimized any impacts. The applicant is not aware of any remonstrance concerning this issue."

Policy No. 16 - Natural Resources.

"The applicant does not have nor has any evidence become available that the proposal will affect the long-range availability or use of any mineral and aggregate sources, energy resource, domestic water supply, watersheds, fish habitats, wildlife habitat, or ecologically and scientifically significant natural areas."

Policy No. 19 - Community Design.

"In conjunction with the purpose and goal of this Policy, the applicant has submitted a master development plan and understands that no permits for construction and/or development will be issued prior to fulfilling of any conditions or restrictions which might be imposed as a result of the design review provisions. The development plan is especially sensitive to climate, privacy, active outdoor areas, topograh, vegetation, drainage, handicapped, safety, and security."

Staff Comments.

Condition #1 requires design review approval prior to issuance of building permits.

Policy No. 22 - Energy Conservation.

"The proposed site currently is serviced by resources capable of supporting the development."

Staff Comments.

The proposed expansion of community service uses has a negligible impact on energy resources or energy conservation. The uses are located near growing residential areas (in Troutdale) and also serve rural areas south and east of the site; the location may provide some residents religious and educational services within shorter driving distances.

Policy No. 31 - Community Facilities and Uses.

"The existing development and need for the proposed expansion is clear evidence that the facility provides a range of community services in a location and scale which reinforces the community identity. The church and school offer a place of worship, learning and competitive athletics for residents of the vicinity. Since all the required facilities are available to the subject site, an efficient use of existing facilities exists which provides the area residents an alternative to the standard school system and thus becomes an integral segment of the long-range effort for unified development and facilities planning.

In accordance with the services provided as a church, school, and athletic field, the facility is classified as "minor community" in scale. Consistent with this policy and scale, the average site slope is less than ten percent and vehicular access standards are served by direct access to SE Strebin Road, which is a collector street with no routing through local neighborhood streets. Additionally, the facility has been located where clear vision along SE Strebin Road exists. The existing and projected traffic counts do not exceed SE Strebin Road's capacities. The proposal is of such a size which can accommodate the present and future use and is of a shape and site layout which maximizes user convenience, energy conservation, pedestrian and bicycle access to and within the site.

The site historically has proven to be a compatible development with adjacent properties and the community, while providing for the siting and expansion of a community facility."

"The applicant's proposal is consistent with the capital improvement policies because it does not require any additional expenditures to meet the facilities needed."

Policy No. 37

"In accordance with prior approvals of the subject facility, Findings of Fact and Conclusions of Engineering and Planning staff, and Hearings Officers reports, the applicant's site has been found capable of providing a Department of Environmental Quality (DEQ) approved subsurface sewage disposal system.

The existing private well has provided an adequate water system. The development of the City of Troutdale's water reservoir offers a reliable alternative should the private well fail.

All indications are that since 1976, no adverse effects to the water quality in adjacent streams, ponds, lakes or drainage ways on adjoining lands have been noted.

The site is provided electrical service by Portland General Electric, and telephone serviced by General Telephone."

Staff Comments.

Since the site lies beyond the Urban Growth Boundary, water from the City of Troutdale reservoir would only be available to the subject property through an "Extraterritorial Extension" approved by the Portland Metropolitan Area Boundary Commission.

Conclusions.

1. Except as modified and supplemented herein, the applicant has demonstrated the proposal's consistency with applicable Approval Criteria and Comprehensive Plan Policies.
2. The school size should be limited to minimize adverse effects on surrounding roads and agricultural areas. Condition No. 3 allows some growth in enrollment, but limits the total school size to 150 students.

Signed October 10, 1988

By *Ruth Spetter, ps*
Ruth Spetter, Chairperson

October 20, 1988

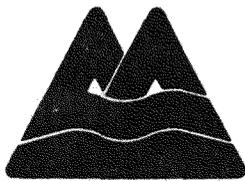
Filed with Clerk of the Board

Appeal to the Board of County Commissioners

Any person who appears and testifies at the Planning Commission hearing or who submits written testimony in accord with the requirements on the prior Notice, and objects to their recommended Decision, may file a Notice of Review with the Planning Director on or before 4:30 p.m., on Monday, October 31, 1988 on the required Notice of Review Form which is available at the Planning and Development Office at 2115 SE Morrison Street.

The Decision in this item will be reported to the Board of County Commissioners for review at 9:30 a.m. on Tuesday, November 1, 1988 in Room 602 of the Multnomah County Courthouse. For further information, call the Multnomah County Division of Planning and Development at 248-3043.

0911P



MULTNOMAH COUNTY OREGON

Department of Environmental Services/Division of Planning and Development/2115 S.E. Morrison St./Portland, Oregon 97214 • 248-5270

DECISION OF THE
MULTNOMAH COUNTY PLANNING COMMISSION

Meeting of October 10, 1988

IN THE MATTER OF:

CS 4-88, #598

Community Service Request
(Church, School, Multi-Purpose Building
and Regulation-Size Athletic Field Facilities)

Applicant requests an expanded community service designation to amend the original development plan of the subject site and permit use of the property as a church and school, plus allow for a proposed new multi-purpose building and regulation-size athletic field facilities.

Location: 27710 SE Strebin Road

Legal: A portion of Tax Lot '58'
(Described by Attached Metes and Bounds Description)
Plus All of Tax Lot '61', Section 1, 1S-3E
1988 Assessor's Map

Site Size: 14.64 Acres

Size Requested: Approximately 7.44 Acres

Property Owner: Open Door Baptist Church
27710 SE Strebin Road, Troutdale, 97060

Applicant: Same

Comprehensive Plan: Exclusive Farm Use

Present Zoning: EFU, C-S, Exclusive Farm Use,
Community Service District

Exclusive Farm Use District has a minimum lot size as specified by this Chapter.

Community service designation shall be for the specific use or uses approved together with the limitations or conditions as determined by the approval authority.

PLANNING COMMISSION

DECISION: Approve, subject to conditions, requested expansion and amendments to the C-S, community service, designation for "Open Door Baptist Church" and "Open Door Christian Academy", for the above described property, in accordance with Applicant's Development Plan, marked as Exhibit 4 of 4, dated August 17, 1988, based on the following Findings and Conclusions.

222.98

39.09 Ac

'10'
90 Ac.



CASE:..... CS 04-88
SITE IDENT:..... Tax Lots 58 & 61
LOCATION:..... SE 1/4 Sec 1, TLS, R3E
SZM's SHOWN:..... 598 & 604 (FE Zone Bk)
MAP SCALE:..... 1 inch to 200 feet
BASE MAP:..... 1987 County Assessor

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'11'
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UF-20

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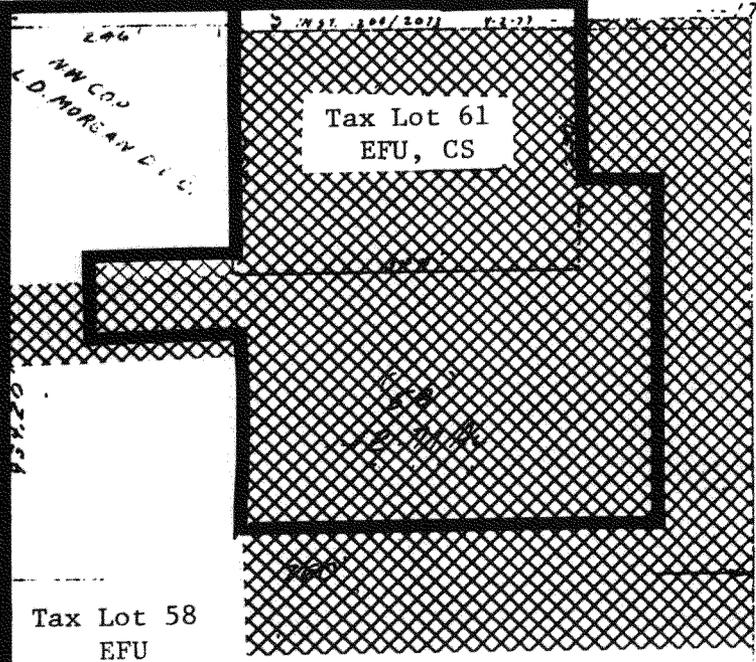
'27'
39.09 Ac

100'
'2'
0.23 Ac

S E STREBIN ROAD

'18'
48 Ac.

EFU



Tax Lot 61
EFU, CS

294'
NW COR
L.D. MOREAN D.L.C.

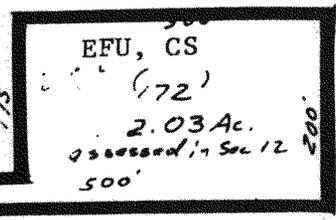
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'63'
15.26 Ac

Tax Lot 58
EFU

Sectional Zoning Map Number 598
Sectional Zoning Map Number 604

Sectional Zoning
Map Boundary



EFU, CS
'72'
2.03 Ac.
assessed in Sec 12
500'

'2'
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EFU

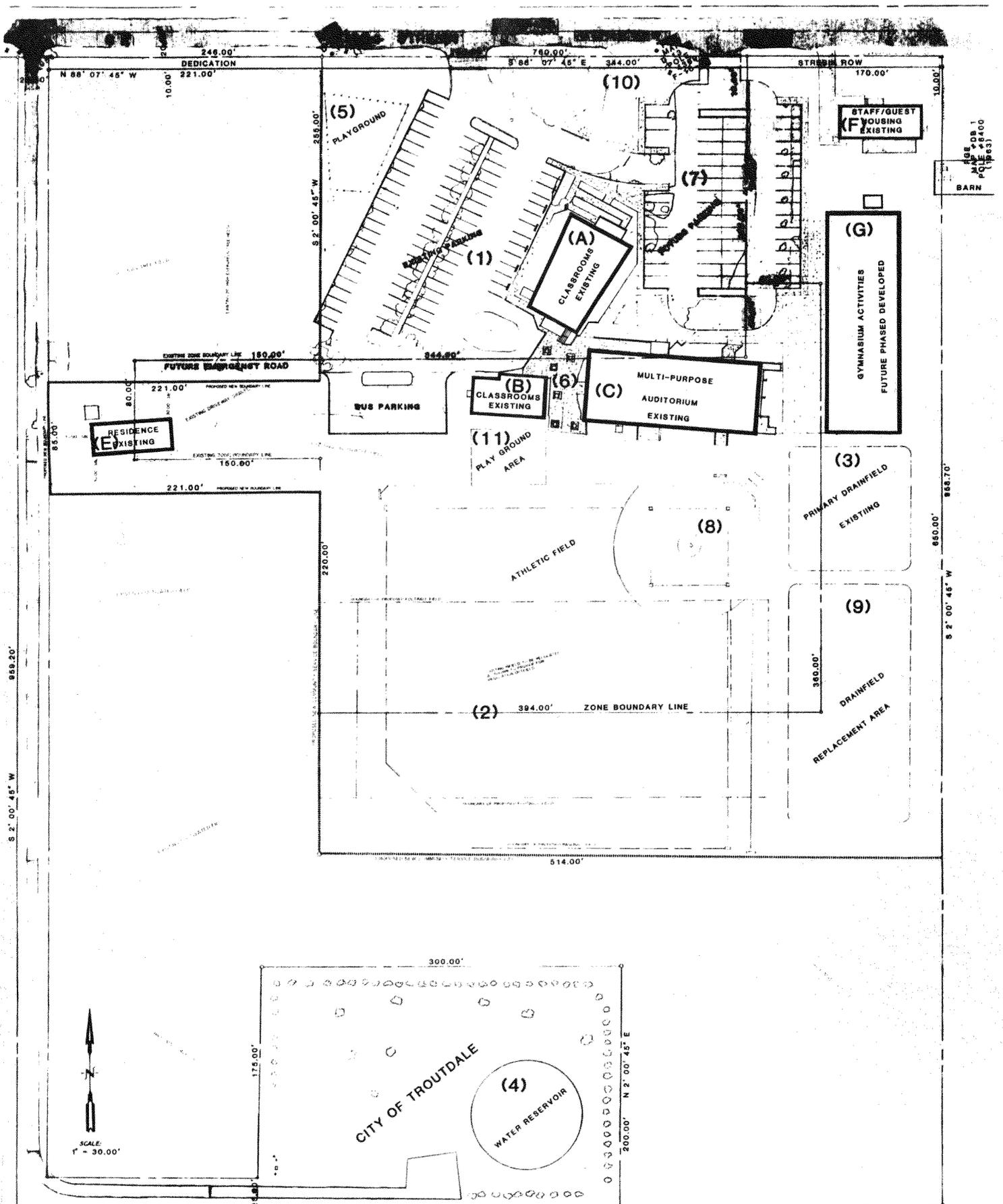
170
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'4'
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293.8

1784.6' - - 533'



ZUNDEL DESIGN
 DESIGN - PLANNING CONSULTANT
 3565 SE FIRST STREET
 GRESHAM, OREGON 97080
 (503) 867-1543

EXHIBIT "C"
DEVELOPMENT PLAN

CS 4-88

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LEGAL DESCRIPTION ADDRESS
 TAX LOTS #58 & 61
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 MULTNOMH COUNTY, OREGON
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 27710 SE STREBIN ROAD
 TROUTDALE, OREGON 97060
 (503) 861-0606

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FOR OPEN DOOR BAPTIST CHURCH**

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CS 4-88

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2. Background Information.

In 1976, the County applied a C-S designation to Tax Lot '61' (2.0 acres). The decision (CS 12-76) permitted development of a 3,200-square foot church/classroom building (identified by (A) on the site plan), and a 73-space parking lot.

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Several facilities on the site have been developed since 1981 without County approvals or in locations differing from the approved site plan:

1. A 4,000-square foot playground, with structures and equipment west of the existing parking lot ((5) on the site plan);

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4. The drainfield ((3) on the site plan) location and drainfield replacement area extends beyond the C-S boundary approved in 1981;
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The requested C-S amendment would modify and expand the C-S boundary to accurately reflect existing and proposed facilities associated with the church and school. The following section further details the applicant's request.

3. Details of Request by the Applicant.

- A. Modify legal description (Metes and Bounds) of Community Service property to bring existing and proposed facilities into compliance with the zoning and Comprehensive Plan.

The primary requirement for the additional property is to provide adequate space for a septic tank drainfield replacement area (which if required must be built up approximately 30 inches above the existing grade) and to facilitate re-orientation of the athletic field sufficient to provide a facility capable of supporting regulation athletic activities, and bring the existing caretaker's residence into compliance with the Code

- B. Amend the development plan as shown on Exhibit "C" to include staff/guest housing (F), a gymnasium structure (G), a future paved parking area (7), re-orient and enlarge the athletic field (8) to regulation athletic size and allocate land for a drainfield replacement area (9).

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Unexpected growth of the church and school requires that the existing auditorium (C) be used as a classroom and church auditorium. Due to the general climate, parishioners and parents of children in the school request a facility for indoor athletic and/or play activities to provide adequate weather protection. The campus style arrangement as proposed is convenient to the main multi-purpose building and provides east wind protection for individuals using the new parking lot while maintaining a minimum impact on current and future agricultural uses.

The request to add land to accommodate the drainfield replacement area is needed should the primary drainfield fail; a public sewer system is not available.

The applicant has experienced criticism because the athletic field is not regulation sized. This is especially apparent when playing baseball and football. In response, the applicant proposes re-orienting the ball diamond adjacent and south of the multi-purpose building, allowing the athletic program to grow while containing the development of other improvements and structures to areas which will minimize the amount of land lost to long-term agricultural uses.

The applicant proposes to dedicate 10 feet of right-of-way (new right-of-way line 30 feet south of centerline). Further, the applicant proposes to enter into an agreement to participate in future right-of-way improvements through recorded deed restrictions.

4. Zoning Considerations.

A. The subject properties are zoned EFU, Exclusive Farm Use with a C-S, Community Service overlay on Tax Lot '61' and a portion of Tax Lot '58'. MCC 11.15.2012 lists "private schools" and "churches" as permissible Conditional Uses in EFU districts when approved through C-S provisions (MCC .7005-.7030).

B. MCC .7015 specifies Approval Criteria for Community Service uses. Applicant must demonstrate that the proposal:

- "(1). Is consistent with the character of the area;
- (2). Will not adversely affect natural resources;
- (3). Will not conflict with farm or forest uses in the area;
- (4). Will not require public services other than those existing or programmed for the area;
- (5). Will be located outside a big game winter habitat area as defined by the Oregon Department of Fish and Wildlife or that agency has certified that the impacts will be acceptable;
- (6). Will not create hazardous conditions;

- (7). Will satisfy the applicable policies of the Comprehensive Plan; and
- (8). Will satisfy such other applicable Approval Criteria as are stated in this Section.

C. Applicant offers the following findings in response to the criteria cited above. Staff comments and supplemental findings are subheaded within this Section:

(1). Consistency with Area Character:

"The application is consistent with the development which has been approved. The only new building requested is the phase developed gymnasium activities building which will provide a weather-protected facility for recreation. The intensity of the overall use of the total facility will not increase because of the new building, but instead provide adequate support for the stated use. The size and scale of the proposed new building was determined by land available and the scale of existing structures".

Staff Comments:

The surrounding character is typified by productive farm land with isolated farm residences. The Troutdale City Limits lies approximately 1/4 mile north of the subject site; land north of SE Strebin Road (currently farmed) lies within the Metropolitan Urban Growth Boundary (UGB). A water reservoir for the City of Troutdale stands just south of the church/school site on Tax Lot '172'.

(2). Affect on Natural Resources.

"There is no known adverse affect regarding mineral or aggregate resources, energy resources, watersheds, fish and wildlife habitat, trees, wetlands or other natural resources".

(3). Farm and Forest Uses.

"The proposed new building (G) is located on the site to minimize any impacts to cultivated agricultural land, and consolidate building structures into a campus. The proposed new athletic field, while requiring the use of additional land which could be otherwise farmed, offers the future options of reverting to agriculture should the applicants not remain at this location".

Staff Comments.

The church use causes only occasional (one or two days per week) impact on the area. The school use has a more sustained impact, though its small scale minimizes adverse effects to the area; applicant indicates the school employs ten instructors and 105 full-time students. Condition #3 limits the school enrollment to 150 students to assure the school's effects remain at a scale consistent with the agricultural and low density residential character of the area.

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"All following public services exist and are adequate to support the proposal:

Electrical	Sanitation
Gas	Telephone
Water	Fire
Storm	Police"

Staff Comments.

Public services to the site are adequate at the scale proposed. Condition #3 limits the school to 150 students to maintain a facility scaled to existing public services (i.e., streets, police, etc.)

(5). Big Game Winter Habitat.

Staff Comments.

The site is located outside a big game winter habitat area as defined by the Oregon Department of Fish and Wildlife.

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"Due to the growth which the applicant's church and school have enjoyed, traffic has increased as well. However, SE Strebin Road and SE Troutdale Road are designed and constructed to standards capable of supporting the present and projected traffic activities. The application, as revised, provides for adequate parking and pedestrian needs with safe circulation patterns. The future relocation of the playground (11) will provide additional security for children.

The application creates no known or possibly hazardous conditions."

Staff Comments.

Condition #1 requires Design Review approval for site improvements. Parking layout and pedestrian circulation are reviewed as part of design review. This process should correct any hazardous conditions in the site plan. Condition #3 would limit the school size to 150 students. This cap will avoid significant growth of the school and therefore minimize associated traffic increases.

(7). Comprehensive Plan Policies.

Policy No. 9 - Agricultural Land Use.

"In accordance with Policy No. 9, Multnomah County limited prior approvals to the subject site based on Policies A-E, and implementing strategies A and B. Consistent with these prior approvals, applicant's proposal was developed recognizing the intent to preserve the best agricultural lands from inappropriate and incompatible development, while employing criteria and siting standards designed to assure the conservation (to the maximum extent possible) of the natural resource base, maximizing land uses for both the applicant and farmers leasing the balance of the property."

The applicant's proposal complies with size requirements in MCC 11.15.2184(A). The area requirements are based on regulation athletic field sizes and to provide parking facilities on site and therefore avoid unsafe conditions on SE Strebin Road. The proposed use has negligent impacts on nearby properties.

Policy No. 13 - Air, Water and Noise Quality.

Air Quality.

"Applicant's proposal has negligible impact on the air quality of the site or surrounding area."

Water Quality.

"Water is provided for the subject development via a private well, and fire protection is supported by a new hydrant located at the northwest corner of the property which was installed by the City of Troutdale."

Noise Impacts.

"The campus-style development plan will not only provide for security, but physical barriers to the east, south and the mature hedge of trees to the west act to limit any noise levels to below those which would impact the quality of life. The proposed clustering of buildings creates a buffer to isolate any land uses which may cause negative impacts as noise generators".

Policy No. 14 - Development Limitations.

"The subject property is level, well-drained, and according to the S.C.S. Soils Inventory, has a slope less than eight percent. Further, there has been no physical evidence of any soil erosion. The site is not within any known floodplain boundaries, high seasonal water tables, and earth slides, movement or slumping. Design criteria of surface drainage is served by a positive connection of all surface water run-off to the existing storm drain catch basin and ditch near the northeast corner of the site. To further reduce any surface water run-off, the developed site is landscaped and maintained, while the agricultural fields are farmed in a manner to retain as much of the natural rainfall as possible".

Policy No. 15 - Areas of Significant Concern.

"There is no known record of inventory documenting a specific value of the subject site relevant to the following terms: economic value, recreational value, historical value, educational, ecological, scientific significance, public safety, municipal watersheds, flood water storage, river banks, slopes, natural area or archeological value. Concerning the scenic value, views and vistas of the area and aesthetic design of the clustered proposal limits physical development to the minimum of land necessary to meet the applicant's needs. Further, by self-imposing height restrictions, exterior colors and installing and maintaining landscaping the development has minimized any impacts. The applicant is not aware of any remonstrance concerning this issue."

Policy No. 16 - Natural Resources.

"The applicant does not have nor has any evidence become available that the proposal will affect the long-range availability or use of any mineral and aggregate sources, energy resource, domestic water supply, watersheds, fish habitats, wildlife habitat, or ecologically and scientifically significant natural areas."

Policy No. 19 - Community Design.

"In conjunction with the purpose and goal of this Policy, the applicant has submitted a master development plan and understands that no permits for construction and/or development will be issued prior to fulfilling of any conditions or restrictions which might be imposed as a result of the design review provisions. The development plan is especially sensitive to climate, privacy, active outdoor areas, topography, vegetation, drainage, handicapped, safety, and security."

Staff Comments.

Condition #1 requires design review approval prior to issuance of building permits.

Policy No. 22 - Energy Conservation.

"The proposed site currently is serviced by resources capable of supporting the development."

Staff Comments.

The proposed expansion of community service uses has a negligible impact on energy resources or energy conservation. The uses are located near growing residential areas (in Troutdale) and also serve rural areas south and east of the site; the location may provide some residents religious and educational services within shorter driving distances.

Policy No. 31 - Community Facilities and Uses.

"The existing development and need for the proposed expansion is clear evidence that the facility provides a range of community services in a location and scale which reinforces the community identity. The church and school offer a place of worship, learning and competitive athletics for residents of the vicinity. Since all the required facilities are available to the subject site, an efficient use of existing facilities exists which provides the area residents an alternative to the standard school system and thus becomes an integral segment of the long-range effort for unified development and facilities planning.

In accordance with the services provided as a church, school, and athletic field, the facility is classified as "minor community" in scale. Consistent with this policy and scale, the average site slope is less than ten percent and vehicular access standards are served by direct access to SE Strebin Road, which is a collector street with no routing through local neighborhood streets. Additionally, the facility has been located where clear vision along SE Strebin Road exists. The existing and projected traffic counts do not exceed SE Strebin Road's capacities. The proposal is of such a size which can accommodate the present and future use and is of a shape and site layout which maximizes user convenience, energy conservation, pedestrian and bicycle access to and within the site.

The site historically has proven to be a compatible development with adjacent properties and the community, while providing for the siting and expansion of a community facility."

"The applicant's proposal is consistent with the capital improvement policies because it does not require any additional expenditures to meet the facilities needed."

Policy No. 37

"In accordance with prior approvals of the subject facility, Findings of Fact and Conclusions of Engineering and Planning staff, and Hearings Officers reports, the applicant's site has been found capable of providing a Department of Environmental Quality (DEQ) approved subsurface sewage disposal system.

The existing private well has provided an adequate water system. The development of the City of Troutdale's water reservoir offers a reliable alternative should the private well fail.

All indications are that since 1976, no adverse effects to the water quality in adjacent streams, ponds, lakes or drainage ways on adjoining lands have been noted.

The site is provided electrical service by Portland General Electric, and telephone serviced by General Telephone."

Staff Comments.

Since the site lies beyond the Urban Growth Boundary, water from the City of Troutdale reservoir would only be available to the subject property through an "Extraterritorial Extension" approved by the Portland Metropolitan Area Boundary Commission.

Conclusions.

1. Except as modified and supplemented herein, the applicant has demonstrated the proposal's consistency with applicable Approval Criteria and Comprehensive Plan Policies.
2. The school size should be limited to minimize adverse effects on surrounding roads and agricultural areas. Condition No. 3 allows some growth in enrollment, but limits the total school size to 150 students.

Signed October 10, 1988

By *Ruth Spetter, PC*
Ruth Spetter, Chairperson

October 20, 1988

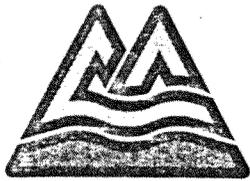
Filed with Clerk of the Board

Appeal to the Board of County Commissioners

Any person who appears and testifies at the Planning Commission hearing or who submits written testimony in accord with the requirements on the prior Notice, and objects to their recommended Decision, may file a Notice of Review with the Planning Director on or before 4:30 p.m., on Monday, October 31, 1988 on the required Notice of Review Form which is available at the Planning and Development Office at 2115 SE Morrison Street.

The Decision in this item will be reported to the Board of County Commissioners for review at 9:30 a.m. on Tuesday, November 1, 1988 in Room 602 of the Multnomah County Courthouse. For further information, call the Multnomah County Division of Planning and Development at 248-3043.

0911P



MULTNOMAH COUNTY OREGON

BOARD OF COUNTY COMMISSIONERS
ROOM 605, COUNTY COURTHOUSE
1021 S.W. FOURTH AVENUE
PORTLAND, OREGON 97204

GLADYS McCOY • Chair • 248-3308
PAULINE ANDERSON • District 1 • 248-5220
GRETCHEN KAFOURY • District 2 • 248-5219
CAROLINE MILLER • District 3 • 248-5217
POLLY CASTERLINE • District 4 • 248-5213
JANE McGARVIN • Clerk • 248-3277

SUPPLEMENTAL AGENDA

TUESDAY, NOVEMBER 1, 1988

Request unanimous consent to consider the following item on Tuesday morning at 9:30 AM to consider the following matter:

Renewal application for Package Store (Change of Ownership) for R.B. Sentry, 3618 SE 122nd with recommendation of approval from Sheriff's Office.

Unanimous consent requested because temporary license expires November 4



MULTNOMAH COUNTY OREGON

DEPARTMENT OF ENVIRONMENTAL SERVICES
DIVISION OF PLANNING
AND DEVELOPMENT
2115 S.E. MORRISON STREET
PORTLAND, OREGON 97214
(503) 248-3047

BOARD OF COUNTY COMMISSIONERS
GLADYS MCCOY • CHAIR OF THE BOARD
PAULINE ANDERSON • DISTRICT 1 COMMISSIONER
GRETCHEN KAFOURY • DISTRICT 2 COMMISSIONER
CAROLINE MILLER • DISTRICT 3 COMMISSIONER
POLLY CASTERLINE • DISTRICT 4 COMMISSIONER

BOARD OF COUNTY COMMISSIONERS

Tuesday, November 1, 1988

9:30 a.m., Room 602

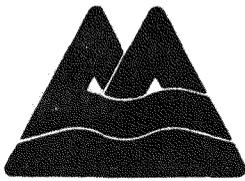
A G E N D A

The following Decision is reported to the Board for acknowledgement by the Presiding Officer:

CS 4-88

Approve, subject to conditions, requested expansion and amendments to the C-S, community service designation, plus approve change in zone designation from EFU to EFU, C-S, community service, for the Open Door Baptist Church and Open Door Christian Academy, in accordance with Applicant's Development Plan, marked as Exhibit 4 of 4, dated August 17, 1988, all for property located at 27710 SE Strebin Road.

915P



MULTNOMAH COUNTY OREGON

Department of Environmental Services/Division of Planning and Development/2115 S.E. Morrison St./Portland, Oregon 97214 • 248-5270

DECISION OF THE
MULTNOMAH COUNTY PLANNING COMMISSION

Meeting of October 10, 1988

IN THE MATTER OF:

CS 4-88, #598

Community Service Request
(Church, School, Multi-Purpose Building
and Regulation-Size Athletic Field Facilities)

Applicant requests an expanded community service designation to amend the original development plan of the subject site and permit use of the property as a church and school, plus allow for a proposed new multi-purpose building and regulation-size athletic field facilities.

Location: 27710 SE Strebin Road

Legal: A portion of Tax Lot '58'
(Described by Attached Metes and Bounds Description)
Plus All of Tax Lot '61', Section 1, 1S-3E
1988 Assessor's Map

Site Size: 14.64 Acres

Size Requested: Approximately 7.44 Acres

Property Owner: Open Door Baptist Church
27710 SE Strebin Road, Troutdale, 97060

Applicant: Same

Comprehensive Plan: Exclusive Farm Use

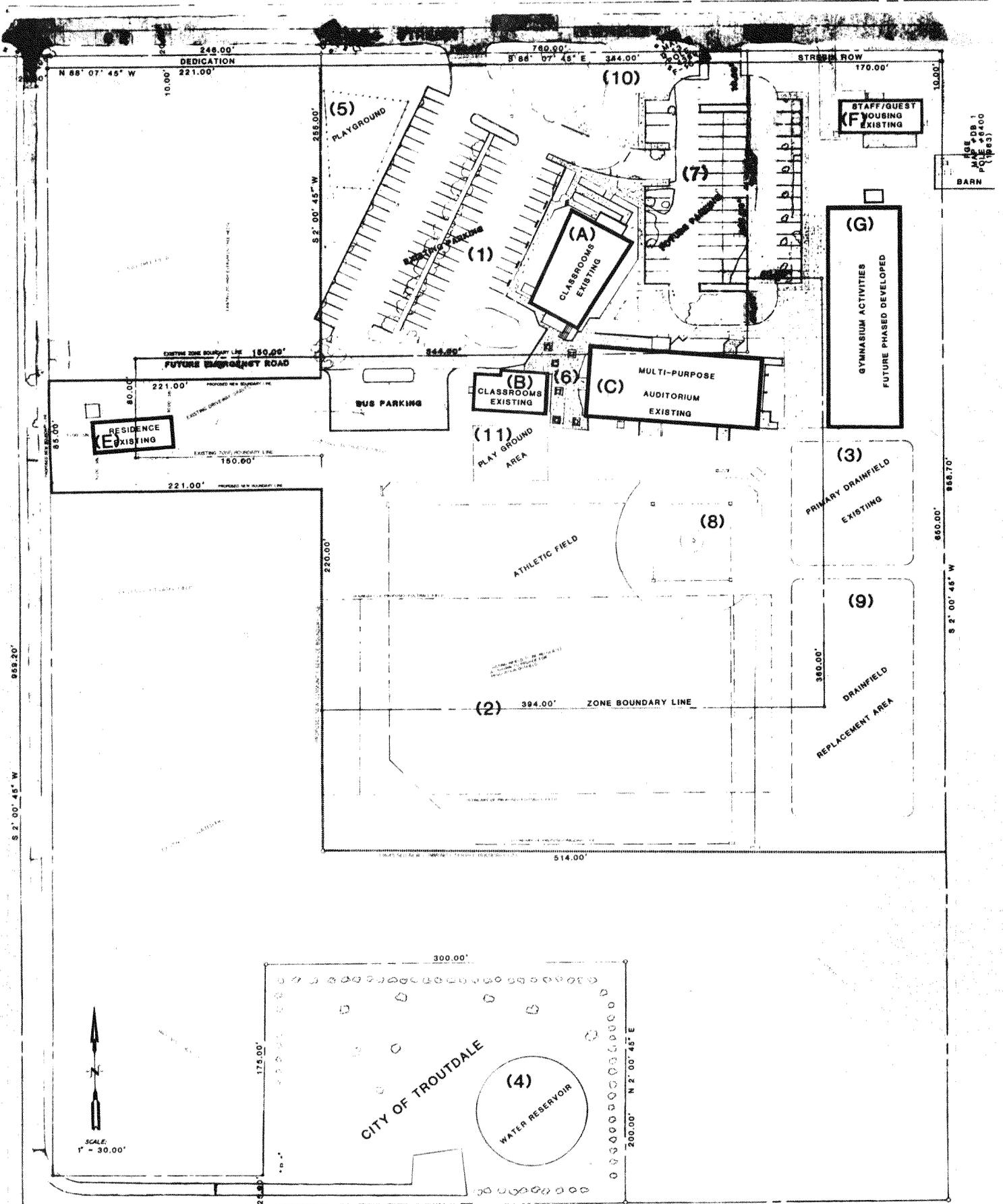
Present Zoning: EFU, C-S, Exclusive Farm Use,
Community Service District

Exclusive Farm Use District has a minimum lot size as specified by this Chapter.

Community service designation shall be for the specific use or uses approved together with the limitations or conditions as determined by the approval authority.

PLANNING COMMISSION

DECISION: Approve, subject to conditions, requested expansion and amendments to the C-S, community service, designation for "Open Door Baptist Church" and "Open Door Christian Academy", for the above described property, in accordance with Applicant's Development Plan, marked as Exhibit 4 of 4, dated August 17, 1988, based on the following Findings and Conclusions.



PAGE 008.1
 FILE # 8400
 PLAN # 1563
 BARN



SCALE
1" = 30.00'

ZUNDEL DESIGN
 DESIGN - PLANNING CONSULTANT
 3565 SE FIRST STREET
 GRESHAM, OREGON 97080
 (503) 667-1543

EXHIBIT 'C'
DEVELOPMENT PLAN

CS 4-88

OPEN DOOR BAPTIST CHURCH
LEGAL DESCRIPTION ADDRESS
 TAX LOTS #58 & 61
 SEC 1, T15, R3E, W.M.
 MULTNOMH COUNTY, OREGON
 ROUTE 2 BOX 984
 27710 SE STREBIN ROAD
 TROUTDALE, OREGON 97080
 (503) 661-0606



DESCRIPTION OF COMMUNITY SERVICE BOUNDARY LINE EXTENSION
FOR OPEN DOOR BAPTIST CHURCH

Beginning at a point 195 feet south of the south Strebin Road right of way line, along the present eastern boundary line of the existing Community Service Zone, that point being also 60 feet north of the present south boundary line; thence eastward parallel to the said existing Community Service Zone south boundary line a distance of 50 feet thence southward parallel to said eastern boundary line, a distance of 36 feet, thence westward parallel to said south boundary line a distance of 394 feet, thence northward in line with the present western Community Service boundary line a distance of 220 feet, thence westward parallel with said Community Service south boundary line a distance of 150 feet, thence northward parallel with said western boundary line a distance of 60 feet, thence eastward in line with the present Community Service South boundary line a distance of 150 feet to a point being the intersection of the present south and west Community Service Zone boundaries.

The above boundary extension encompasses 3.06 Acres.

CS 4-88

Metes and Bounds Legal Description for Tax Lot '58', Section 1, 1S-3E

Conditions of Approval.

Prior to issuance of building or land use permits:

1. Obtain design review approval for proposed site improvements. Contact Mark Hess at 248-3043 for assistance.
2. Fulfill Engineering Services requirements and obtain required permits for work within the SE Strebin Road right-of-way. Contact John Dorst at 248-3582 for assistance.
3. Limit annual school enrollment to 150 students, unless a greater number is approved by the Planning Commission upon a determination that all required services are available.

Findings of Fact.

1. Request Summary.

Applicant proposes to expand the C-S, community service, uses and boundary of Open Door Baptist Church and school at 27710 SE Strebin Road.

The church and school facilities currently occupy a tract of land known as Tax Lot '61' and a portion of Tax Lot '58', Section 1, 1S-3E. The proposal would apply a C-S designation to approximately 7.44 acres. Previous County approvals (in 1976 and 1981) applied a C-S designation to 5.06 acres; this request would add approximately 2.38 acres.

2. Background Information.

In 1976, the County applied a C-S designation to Tax Lot '61' (2.0 acres). The decision (CS 12-76) permitted development of a 3,200-square foot church/classroom building (identified by (A) on the site plan), and a 73-space parking lot.

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"The campus-style development plan will not only provide for security, but physical barriers to the east, south and the mature hedge of trees to the west act to limit any noise levels to below those which would impact the quality of life. The proposed clustering of buildings creates a buffer to isolate any land uses which may cause negative impacts as noise generators".

Policy No. 14 - Development Limitations.

"The subject property is level, well-drained, and according to the S.C.S. Soils Inventory, has a slope less than eight percent. Further, there has been no physical evidence of any soil erosion. The site is not within any known floodplain boundaries, high seasonal water tables, and earth slides, movement or slumping. Design criteria of surface drainage is served by a positive connection of all surface water run-off to the existing storm drain catch basin and ditch near the northeast corner of the site. To further reduce any surface water run-off, the developed site is landscaped and maintained, while the agricultural fields are farmed in a manner to retain as much of the natural rainfall as possible".

Policy No. 15 - Areas of Significant Concern.

"There is no known record of inventory documenting a specific value of the subject site relevant to the following terms: economic value, recreational value, historical value, educational, ecological, scientific significance, public safety, municipal watersheds, flood water storage, river banks, slopes, natural area or archeological value. Concerning the scenic value, views and vistas of the area and aesthetic design of the clustered proposal limits physical development to the minimum of land necessary to meet the applicant's needs. Further, by self-imposing height restrictions, exterior colors and installing and maintaining landscaping the development has minimized any impacts. The applicant is not aware of any remonstrance concerning this issue."

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"The applicant does not have nor has any evidence become available that the proposal will affect the long-range availability or use of any mineral and aggregate sources, energy resource, domestic water supply, watersheds, fish habitats, wildlife habitat, or ecologically and scientifically significant natural areas."

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"In conjunction with the purpose and goal of this Policy, the applicant has submitted a master development plan and understands that no permits for construction and/or development will be issued prior to fulfilling of any conditions or restrictions which might be imposed as a result of the design review provisions. The development plan is especially sensitive to climate, privacy, active outdoor areas, topography, vegetation, drainage, handicapped, safety, and security."

Staff Comments.

Condition #1 requires design review approval prior to issuance of building permits.

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"The proposed site currently is serviced by resources capable of supporting the development."

Staff Comments.

The proposed expansion of community service uses has a negligible impact on energy resources or energy conservation. The uses are located near growing residential areas (in Troutdale) and also serve rural areas south and east of the site; the location may provide some residents religious and educational services within shorter driving distances.

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In accordance with the services provided as a church, school, and athletic field, the facility is classified as "minor community" in scale. Consistent with this policy and scale, the average site slope is less than ten percent and vehicular access standards are served by direct access to SE Strebin Road, which is a collector street with no routing through local neighborhood streets. Additionally, the facility has been located where clear vision along SE Strebin Road exists. The existing and projected traffic counts do not exceed SE Strebin Road's capacities. The proposal is of such a size which can accommodate the present and future use and is of a shape and site layout which maximizes user convenience, energy conservation, pedestrian and bicycle access to and within the site.

The site historically has proven to be a compatible development with adjacent properties and the community, while providing for the siting and expansion of a community facility."

"The applicant's proposal is consistent with the capital improvement policies because it does not require any additional expenditures to meet the facilities needed."

Policy No. 37

"In accordance with prior approvals of the subject facility, Findings of Fact and Conclusions of Engineering and Planning staff, and Hearings Officers reports, the applicant's site has been found capable of providing a Department of Environmental Quality (DEQ) approved subsurface sewage disposal system.

The existing private well has provided an adequate water system. The development of the City of Troutdale's water reservoir offers a reliable alternative should the private well fail.

All indications are that since 1976, no adverse effects to the water quality in adjacent streams, ponds, lakes or drainage ways on adjoining lands have been noted.

The site is provided electrical service by Portland General Electric, and telephone serviced by General Telephone."

Staff Comments.

Since the site lies beyond the Urban Growth Boundary, water from the City of Troutdale reservoir would only be available to the subject property through an "Extraterritorial Extension" approved by the Portland Metropolitan Area Boundary Commission.

Conclusions.

1. Except as modified and supplemented herein, the applicant has demonstrated the proposal's consistency with applicable Approval Criteria and Comprehensive Plan Policies.
2. The school size should be limited to minimize adverse effects on surrounding roads and agricultural areas. Condition No. 3 allows some growth in enrollment, but limits the total school size to 150 students.

Signed October 10, 1988

By *Ruth Spetter, pc*
Ruth Spetter, Chairperson

October 20, 1988

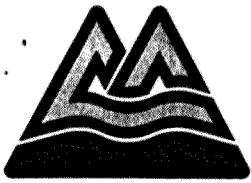
Filed with Clerk of the Board

Appeal to the Board of County Commissioners

Any person who appears and testifies at the Planning Commission hearing or who submits written testimony in accord with the requirements on the prior Notice, and objects to their recommended Decision, may file a Notice of Review with the Planning Director on or before 4:30 p.m., on Monday, October 31, 1988 on the required Notice of Review Form which is available at the Planning and Development Office at 2115 SE Morrison Street.

The Decision in this item will be reported to the Board of County Commissioners for review at 9:30 a.m. on Tuesday, November 1, 1988 in Room 602 of the Multnomah County Courthouse. For further information, call the Multnomah County Division of Planning and Development at 248-3043.

0911P



MULTNOMAH COUNTY OREGON

DEPARTMENT OF ENVIRONMENTAL SERVICES
DIVISION OF PLANNING
AND DEVELOPMENT
2115 S.E. MORRISON STREET
PORTLAND, OREGON 97214
(503) 248-3047

BOARD OF COUNTY COMMISSIONERS
GLADYS McCOY • CHAIR OF THE BOARD
PAULINE ANDERSON • DISTRICT 1 COMMISSIONER
GRETCHEN KAFOURY • DISTRICT 2 COMMISSIONER
CAROLINE MILLER • DISTRICT 3 COMMISSIONER
POLLY CASTERLINE • DISTRICT 4 COMMISSIONER

BOARD OF COUNTY COMMISSIONERS

Tuesday, November 1, 1988

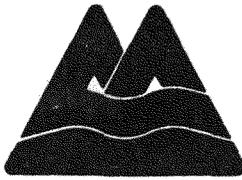
9:30 a.m., Room 602

A G E N D A

The following Decision is reported to the Board for acknowledgement by the Presiding Officer:

CS 4-88 Approve, subject to conditions, requested expansion and amendments to the C-S, community service designation, plus approve change in zone designation from EFU to EFU, C-S, community service, for the Open Door Baptist Church and Open Door Christian Academy, in accordance with Applicant's Development Plan, marked as Exhibit 4 of 4, dated August 17, 1988, all for property located at 27710 SE Strebin Road.

915P



MULTNOMAH COUNTY OREGON

Department of Environmental Services/Division of Planning and Development/2115 S.E. Morrison St./Portland, Oregon 97214 • 248-5270

DECISION OF THE
MULTNOMAH COUNTY PLANNING COMMISSION

Meeting of October 10, 1988

IN THE MATTER OF:

CS 4-88, #598

Community Service Request
(Church, School, Multi-Purpose Building
and Regulation-Size Athletic Field Facilities)

Applicant requests an expanded community service designation to amend the original development plan of the subject site and permit use of the property as a church and school, plus allow for a proposed new multi-purpose building and regulation-size athletic field facilities.

Location: 27710 SE Strebin Road

Legal: A portion of Tax Lot '58'
(Described by Attached Metes and Bounds Description)
Plus All of Tax Lot '61', Section 1, 1S-3E
1988 Assessor's Map

Site Size: 14.64 Acres

Size Requested: Approximately 7.44 Acres

Property Owner: Open Door Baptist Church
27710 SE Strebin Road, Troutdale, 97060

Applicant: Same

Comprehensive Plan: Exclusive Farm Use

Present Zoning: EFU, C-S, Exclusive Farm Use,
Community Service District

Exclusive Farm Use District has a minimum lot size as specified by this Chapter.

Community service designation shall be for the specific use or uses approved together with the limitations or conditions as determined by the approval authority.

PLANNING COMMISSION

DECISION: Approve, subject to conditions, requested expansion and amendments to the C-S, community service, designation for "Open Door Baptist Church" and "Open Door Christian Academy", for the above described property, in accordance with Applicant's Development Plan, marked as Exhibit 4 of 4, dated August 17, 1988, based on the following Findings and Conclusions.

222.98

39.09 Ac

'10'
90 Ac.

north



CASE:..... CS 04-88
SITE IDENT:..... Tax Lots 58 & 61
LOCATION:..... SE 1/4 Sec 1, TLS, R3E
SZM's SHOWN:.... 598 & 604 (FE Zone Bk)
MAP SCALE:..... 1 inch to 200 feet
BASE MAP:..... 1987 County Assessor

454

'11'
12.84 Ac

UF-20

EFU

'27'
39.09 Ac

100'
'2'
0.23 Ac

40

S E STREBIN ROAD

'18'
48 Ac.

EFU

Tax Lot 61
EFU, CS

EFU

'63'
15.26 Ac

Tax Lot 58
EFU

Sectional Zoning Map Number 598

Sectional Zoning Map Number 604

Sectional Zoning
Map Boundary

EFU, CS
'172'
2.03 Ac.
assessed in Sec 12

'2'
18.96 Ac

EFU

EFU

170
20.07 Ac

'4'
20.39 Ac

**DESCRIPTION OF COMMUNITY SERVICE BOUNDARY LINE EXTENSION
FOR OPEN DOOR BAPTIST CHURCH**

Beginning at a point 195 feet south of the south Strebin Road right of way line, along the present eastern boundary line of the existing Community Service Zone, that point being also 60 feet north of the present south boundary line; thence eastward parallel to the said existing Community Service Zone south boundary line a distance of 50 feet thence southward parallel to said eastern boundary line, a distance of 36 feet; thence westward parallel to said south boundary line a distance of 394 feet, thence northward in line with the present western Community Service boundary line a distance of 220 feet, thence westward parallel with said Community Service south boundary line a distance of 150 feet, thence northward parallel with said western boundary line a distance of 80 feet, thence eastward in line with the present Community Service South boundary line a distance of 150 feet to a point being the intersection of the present south and west Community Service Zone boundaries.

The above boundary extension encompasses 3.06 Acres.

CS 4-88

Metes and Bounds Legal Description for Tax Lot '58', Section 1, 1S-3E

Conditions of Approval.

Prior to issuance of building or land use permits:

1. Obtain design review approval for proposed site improvements. Contact Mark Hess at 248-3043 for assistance.
2. Fulfill Engineering Services requirements and obtain required permits for work within the SE Strebin Road right-of-way. Contact John Dorst at 248-3582 for assistance.
3. Limit annual school enrollment to 150 students, unless a greater number is approved by the Planning Commission upon a determination that all required services are available.

Findings of Fact.

1. Request Summary.

Applicant proposes to expand the C-S, community service, uses and boundary of Open Door Baptist Church and school at 27710 SE Strebin Road.

The church and school facilities currently occupy a tract of land known as Tax Lot '61' and a portion of Tax Lot '58', Section 1, 1S-3E. The proposal would apply a C-S designation to approximately 7.44 acres. Previous County approvals (in 1976 and 1981) applied a C-S designation to 5.06 acres; this request would add approximately 2.38 acres.

2. Background Information.

In 1976, the County applied a C-S designation to Tax Lot '61' (2.0 acres). The decision (CS 12-76) permitted development of a 3,200-square foot church/classroom building (identified by (A) on the site plan), and a 73-space parking lot.

In 1981 the County approved a 3.06-acre addition to the C-S designation, expanding the use onto Tax Lot '58'. The 1981 decision (CS 12-76a) permitted a 7,500-square foot "multi-purpose" building (identified by (C) on the site plan), for use as a gymnasium, auditorium and Sunday School classes. The 1981 approval included a baseball field ((2) on the site plan), a septic drainfield ((3) on the site plan) southeast of the multi-purpose building, 19 additional parking spaces, a community garden plot (which was never developed) and a caretaker residence ((E) on the site plan).

Several facilities on the site have been developed since 1981 without County approvals or in locations differing from the approved site plan:

1. A 4,000-square foot playground, with structures and equipment west of the existing parking lot ((5) on the site plan);

2. A 1,400-square foot classroom building west of the multi-purpose building ((B) on the site plan).
3. A courtyard and patio ((6) on the site plan) with trees, lights and benches between the multi-purpose building and the smaller classroom building;
4. The drainfield ((3) on the site plan) location and drainfield replacement area extends beyond the C-S boundary approved in 1981;
5. The caretaker's residence ((E) on the site plan) extends beyond the C-S boundary approved in 1981;
6. A gravel parking area east of the original church/classroom building along with gravel approach to SE Strebin Road was not indicated on the approved site plan.

The requested C-S amendment would modify and expand the C-S boundary to accurately reflect existing and proposed facilities associated with the church and school. The following section further details the applicant's request.

3. Details of Request by the Applicant.

- A. Modify legal description (Metes and Bounds) of Community Service property to bring existing and proposed facilities into compliance with the zoning and Comprehensive Plan.

The primary requirement for the additional property is to provide adequate space for a septic tank drainfield replacement area (which if required must be built up approximately 30 inches above the existing grade) and to facilitate re-orientation of the athletic field sufficient to provide a facility capable of supporting regulation athletic activities, and bring the existing caretaker's residence into compliance with the Code

- B. Amend the development plan as shown on Exhibit "C" to include staff/guest housing (F), a gymnasium structure (G), a future paved parking area (7), re-orient and enlarge the athletic field (8) to regulation athletic size and allocate land for a drainfield replacement area (9).

The church/school often has guest speakers, missionaries, and parishioners requiring short-term interim housing. The existing staff/guest housing facility (F) meets this need.

The existing residence, which was originally approved as a caretaker/security housing, would still be allowed as a replacement residence to the original residence (pre-dating the church use) which was destroyed.

Unexpected growth of the church and school requires that the existing auditorium (C) be used as a classroom and church auditorium. Due to the general climate, parishioners and parents of children in the school request a facility for indoor athletic and/or play activities to provide adequate weather protection. The campus style arrangement as proposed is convenient to the main multi-purpose building and provides east wind protection for individuals using the new parking lot while maintaining a minimum impact on current and future agricultural uses.

The request to add land to accommodate the drainfield replacement area is needed should the primary drainfield fail; a public sewer system is not available.

The applicant has experienced criticism because the athletic field is not regulation sized. This is especially apparent when playing baseball and football. In response, the applicant proposes re-orienting the ball diamond adjacent and south of the multi-purpose building, allowing the athletic program to grow while containing the development of other improvements and structures to areas which will minimize the amount of land lost to long-term agricultural uses.

The applicant proposes to dedicate 10 feet of right-of-way (new right-of-way line 30 feet south of centerline). Further, the applicant proposes to enter into an agreement to participate in future right-of-way improvements through recorded deed restrictions.

4. Zoning Considerations.

A. The subject properties are zoned EFU, Exclusive Farm Use with a C-S, Community Service overlay on Tax Lot '61' and a portion of Tax Lot '58'. MCC 11.15.2012 lists "private schools" and "churches" as permissible Conditional Uses in EFU districts when approved through C-S provisions (MCC .7005-.7030).

B. MCC .7015 specifies Approval Criteria for Community Service uses. Applicant must demonstrate that the proposal:

- "(1). Is consistent with the character of the area;
- (2). Will not adversely affect natural resources;
- (3). Will not conflict with farm or forest uses in the area;
- (4). Will not require public services other than those existing or programmed for the area;
- (5). Will be located outside a big game winter habitat area as defined by the Oregon Department of Fish and Wildlife or that agency has certified that the impacts will be acceptable;
- (6). Will not create hazardous conditions;

- (7). Will satisfy the applicable policies of the Comprehensive Plan; and
- (8). Will satisfy such other applicable Approval Criteria as are stated in this Section.

C. Applicant offers the following findings in response to the criteria cited above. Staff comments and supplemental findings are subheaded within this Section:

(1). Consistency with Area Character:

"The application is consistent with the development which has been approved. The only new building requested is the phase developed gymnasium activities building which will provide a weather-protected facility for recreation. The intensity of the overall use of the total facility will not increase because of the new building, but instead provide adequate support for the stated use. The size and scale of the proposed new building was determined by land available and the scale of existing structures".

Staff Comments:

The surrounding character is typified by productive farm land with isolated farm residences. The Troutdale City Limits lies approximately 1/4 mile north of the subject site; land north of SE Strebin Road (currently farmed) lies within the Metropolitan Urban Growth Boundary (UGB). A water reservoir for the City of Troutdale stands just south of the church/school site on Tax Lot '172'.

(2). Affect on Natural Resources.

"There is no known adverse affect regarding mineral or aggregate resources, energy resources, watersheds, fish and wildlife habitat, trees, wetlands or other natural resources".

(3). Farm and Forest Uses.

"The proposed new building (G) is located on the site to minimize any impacts to cultivated agricultural land, and consolidate building structures into a campus. The proposed new athletic field, while requiring the use of additional land which could be otherwise farmed, offers the future options of reverting to agriculture should the applicants not remain at this location".

Staff Comments.

The church use causes only occasional (one or two days per week) impact on the area. The school use has a more sustained impact, though its small scale minimizes adverse effects to the area; applicant indicates the school employs ten instructors and 105 full-time students. Condition #3 limits the school enrollment to 150 students to assure the school's effects remain at a scale consistent with the agricultural and low density residential character of the area.

(4). Public Services.

"All following public services exist and are adequate to support the proposal:

Electrical	Sanitation
Gas	Telephone
Water	Fire
Storm	Police"

Staff Comments.

Public services to the site are adequate at the scale proposed. Condition #3 limits the school to 150 students to maintain a facility scaled to existing public services (i.e., streets, police, etc.)

(5). Big Game Winter Habitat.

Staff Comments.

The site is located outside a big game winter habitat area as defined by the Oregon Department of Fish and Wildlife.

(6). Hazardous Conditions.

"Due to the growth which the applicant's church and school have enjoyed, traffic has increased as well. However, SE Strebins Road and SE Troutdale Road are designed and constructed to standards capable of supporting the present and projected traffic activities. The application, as revised, provides for adequate parking and pedestrian needs with safe circulation patterns. The future relocation of the playground (11) will provide additional security for children.

The application creates no known or possibly hazardous conditions."

Staff Comments.

Condition #1 requires Design Review approval for site improvements. Parking layout and pedestrian circulation are reviewed as part of design review. This process should correct any hazardous conditions in the site plan. Condition #3 would limit the school size to 150 students. This cap will avoid significant growth of the school and therefore minimize associated traffic increases.

(7). Comprehensive Plan Policies.

Policy No. 9 - Agricultural Land Use.

"In accordance with Policy No. 9, Multnomah County limited prior approvals to the subject site based on Policies A-E, and implementing strategies A and B. Consistent with these prior approvals, applicant's proposal was developed recognizing the intent to preserve the best agricultural lands from inappropriate and incompatible development, while employing criteria and siting standards designed to assure the conservation (to the maximum extent possible) of the natural resource base, maximizing land uses for both the applicant and farmers leasing the balance of the property."

The applicant's proposal complies with size requirements in MCC 11.15.2184(A). The area requirements are based on regulation athletic field sizes and to provide parking facilities on site and therefore avoid unsafe conditions on SE Strebin Road. The proposed use has negligent impacts on nearby properties.

Policy No. 13 - Air, Water and Noise Quality.

Air Quality.

"Applicant's proposal has negligible impact on the air quality of the site or surrounding area."

Water Quality.

"Water is provided for the subject development via a private well, and fire protection is supported by a new hydrant located at the northwest corner of the property which was installed by the City of Troutdale."

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Policy No. 37

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Signed October 10, 1988

By *Ruth Spetter, PC*
Ruth Spetter, Chairperson

October 20, 1988

Filed with Clerk of the Board

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0911P

LIQUOR LICENSES

DATE SUBMITTED _____

Unanimous Consent

(For Clerk's Use)

Meeting Date _____

Agenda No. 11/1/88

REQUEST FOR PLACEMENT ON THE AGENDA

Subject: LIQUOR LICENSE

2
1/162

Informal Only* _____
(Date)

Formal Only _____
(Date)

DEPARTMENT Sheriff's Office DIVISION _____

CONTACT Sgt. Ed Hausafus TELEPHONE 255-3600

*NAME(S) OF PERSON MAKING PRESENTATION TO BOARD Sally Anderson

BRIEF SUMMARY Should include other alternatives explored, if applicable, and clear statement of rationale for the action requested.

Application for a PACKAGE STORE (CHANGE OF OWNERSHIP) license for the R.B. Sentry, 3618 SE 122; applicants Roger K, and Barbara J. Holloway with recommendation for approval.

(IF ADDITIONAL SPACE IS NEEDED, PLEASE USE REVERSE SIDE)

ACTION REQUESTED:

- INFORMATION ONLY
- PRELIMINARY APPROVAL
- POLICY DIRECTION
- APPROVAL

INDICATE THE ESTIMATED TIME NEEDED ON AGENDA CONSENT AGENDA

IMPACT:

- PERSONNEL
- FISCAL/BUDGETARY
- General Fund
- Other _____

BOARD OF COUNTY COMMISSIONERS
 1988 OCT 31 PM 12:12
 MULTNOMAH COUNTY OREGON

To Civil Process
11/01/88

RECEIVED
OCT 28 1988

DEPARTMENT OF JUSTICE SERVICES

Gretchen Kefauver
Sally Anderson
10-29-88

SIGNATURES:

DEPARTMENT HEAD, ELECTED OFFICIAL, or COUNTY COMMISSIONER: _____

BUDGET / PERSONNEL _____

COUNTY COUNSEL (Ordinances, Resolutions, Agreements, Contracts) _____

OTHER _____
(Purchasing, Facilities Management, etc.)

NOTE: If requesting unanimous consent, state situation requiring emergency action on back.

DATE SUBMITTED _____

(For Clerk's Use)
Meeting Date _____
Agenda No. _____

REQUEST FOR PLACEMENT ON THE AGENDA

Subject: LIQUOR LICENSE

Informal Only* _____
(Date)

Formal Only _____
(Date)

DEPARTMENT Sheriff's Office DIVISION _____

CONTACT Sgt. Ed Hausafus TELEPHONE 255-3600

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INFORMATION ONLY PRELIMINARY APPROVAL POLICY DIRECTION APPROVAL

INDICATE THE ESTIMATED TIME NEEDED ON AGENDA CONSENT AGENDA

IMPACT:

PERSONNEL

FISCAL/BUDGETARY

General Fund

Other _____

SIGNATURES:

DEPARTMENT HEAD, ELECTED OFFICIAL, or COUNTY COMMISSIONER: Sally Anderson

BUDGET / PERSONNEL _____

COUNTY COUNSEL (Ordinances, Resolutions, Agreements, Contracts) _____

OTHER _____
(Purchasing, Facilities Management, etc.)

NOTE: If requesting unanimous consent, state situation requiring emergency action on back.

BOARD OF COUNTY COMMISSIONERS
MULTI-REGIONAL COUNTY
OREGON
1988 OCT 31 PM 12:18

[Handwritten signatures and initials]
10-28-88



Multnomah County

Sheriff's Office

FRED B. PEARCE
SHERIFF

12240 N.E. GLISAN ST., PORTLAND, OREGON 97230

RECEIVED
(503) 255-3600
OCT 28 1988

DEPARTMENT OF
POLICE SERVICES

MEMORANDUM

TO: CLERK OF THE BOARD

FROM: SERGEANT ED HAUSAFUS, Manager *Ed Hausafus*
Intelligence Unit

DATE: October 27, 1988

SUBJECT: SPECIAL CONSIDERATION OF LIQUOR LICENSE APPLICATION
R.B. SENTRY MARKET, 3618 SE 122nd, PORTLAND,
OWNER: ROGER HOLLOWAY, 3136 NE GLISAN
BUSINESS PHONE: 235-1810 HOME PHONE: 684-9638

Mr. Holloway is requesting special consideration as his temporary license to sell alcoholic beverages expires November 4, 1988. He admits that he waited too long to initiate the process and apologizes. However, he said that the time taken to follow normal channels will likely put his business in receivership if he loses liquor sales. Mr. Holloway has owned the market for only two months, and maintains that the road construction project in front of his business has already cost him \$80,000 in lost business revenue. "If we can't sell alcohol I'm afraid we're through," he said.

Mr. Holloway is appealing for urgent consideration of this matter so that he can minimize his losses when his temporary liquor license expires November 4, 1988.

I have conferred with Sharon Brinkhoff, OLCC Regional Supervisor for Multnomah County who told me that a temporary 90 day license was granted Mr. Holloway last August 4, 1988 pending the transfer of the annual license. There is no provision for an extension of that temporary license she said.

EH/ejl/1638N



Multnomah County
Sheriff's Office

FRED B. PEARCE
SHERIFF

12240 N.E. GLISAN ST., PORTLAND, OREGON 97230 (503) 255-3600

RECEIVED
OCT 28 1988

DEPARTMENT OF
JUSTICE SERVICES

MEMORANDUM

TO: BOARD OF COUNTY COMMISSIONERS
FROM: FRED B. PEARCE *Fred B. Pearce/w*
Sheriff
DATE: October 28, 1988
SUBJECT: LIQUOR LICENSE RENEWAL

Attached is the package store (change of ownership) liquor license renewal for the R.B. Sentry, 3618 SE 122nd, Portland, Oregon. The applicant(s) Roger K. Holloway and Barbara J. Holloway have no criminal record and I recommend that the application be approved.

1641N

Attachment

10-13-88

APPLICATION

STATE OF OREGON
OREGON LIQUOR CONTROL COMMISSION

Return To:

GENERAL INFORMATION

This application form costs \$5.00. A non-refundable processing fee is assessed when you submit this completed form to the Commission (except for Druggist and Health Care Facility Licenses). The filing of this application does not commit the Commission to the granting of the license for which you are applying nor does it permit you to operate the business named below.

No. 19832

(THIS SPACE IS FOR OLCC OFFICE USE)

Application is being made for:

- DISPENSER, CLASS A
- DISPENSER, CLASS B
- DISPENSER, CLASS C
- PACKAGE STORE
- RESTAURANT
- RETAIL MALT BEVERAGE
- SEASONAL DISPENSER
- WHOLESALE MALT BEVERAGE & WINE
- WINERY
- Add Partner
- Additional Privilege
- Change Location
- Change Ownership
- Change of Privilege
- Greater Privilege
- Lesser Privilege
- New Outlet
- Other

OTHER: \$25.00 90-Day Temp #164 Randy Salas

(THIS SPACE IS FOR CITY OR COUNTY USE)

NOTICE TO CITIES AND COUNTIES: Do not consider this application unless it has been stamped and signed at the left by an OLCC representative.

THE CITY COUNCIL, COUNTY COMMISSION, OR COUNTY

COURT OF Multnomah
(Name of City or County)

RECOMMENDS THAT THIS LICENSE BE: GRANTED XX

DATE 11/01/88 DENIED _____

BY Carolyn Miller
(Signature)

TITLE Vice County Chair Pro-Tem

CAUTION: If your operation of this business depends on your receiving a liquor license, OLCC cautions you not to purchase, remodel or start construction until your license is granted.

1. Name of Corporation, Partnership, or Individual Applicants:

- 1) KKH, Inc.
- 2) _____
- 3) _____
- 4) _____
- 5) _____
- 6) _____

(EACH PERSON LISTED ABOVE MUST FILE AN INDIVIDUAL HISTORY AND A FINANCIAL STATEMENT)

2. Present Trade Name POWELL VILLA THRIFTWAY

3. New Trade Name RB SENTRY Year filed 1988
with Corporation Commissioner

4. Premises address 3618 SE 122ND PORTLAND MULTNOMAH OR 97236
(Number, Street, Rural Route) (City) (County) (State) (Zip)

5. Business mailing address 3618 SE 122ND PORTLAND OR 97236
(P.O. Box, Number, Street, Rural Route) (City) (State) (Zip)

6. Was premises previously licensed by OLCC? Yes X No _____ Year 1988

7. If yes, to whom: PERSONS POWELL VILLA THRIFTWAY Type of license: PS

8. Will you have a manager: Yes _____ No X Name _____
(Manager must fill out Individual History)

9. Will anyone else not signing this application share in the ownership or receive a percentage of profits or bonus from the business? Yes X No _____

10. What is the local governing body where your premises is located? MULTNOMAH Co.
(Name of City or County)

11. OLCC representative making investigation may contact: ROGER K. HOLLOWAY (Name)
c/o 3136 NE GLISAN PORTLAND, OR. 423-9638 B. 235-1810
(Address) (Tel. No. — home, business, message)

CAUTION: The Administrator of the Oregon Liquor Control Commission must be notified if you are contacted by anybody offering to influence the Commission on your behalf.

Applicant(s) Signature
(In case of corporation, duly authorized officer thereof)

- 1) Roger K. Holloway / Pres. DATE 7/30/88 4/23/48
- 2) Barbara L. Holloway / Sec. 8/15/48
- 3) _____
- 4) _____
- 5) _____
- 6) _____