



Staff Report
Determination of Compliance
2012 Wrecker Certificate Renewal
Miller Truck Salvage LLC
15015 NW Mill Road

Case# T1-2011-2018

This Staff Report and Determination of Compliance is made pursuant to the requirements specified by Multnomah County Code (MCC) Section 15.200-15.207 Wrecker Certificates. An application for renewal of a Wrecker (Dismantler) Certificate as required by the State of Oregon Department of Motor Vehicles was submitted on December 1, 2011 by Thomas Miller of Miller Truck Salvage LLC, 15015 NW Mill Road.

I. Conditions of Approval:

1. The applicant shall obtain a Business Certificate as a Dismantler of Motor Vehicles (Dismantler Certificate) from the Oregon Department of Transportation. Applications for future Dismantler Certificate renewals shall include a copy of the Dismantler Certificate issued by the Oregon Department of Transportation the prior year.
2. If there are any changes to the property during the year prior to renewal of Dismantler Certificate, applications for future Dismantler Certificate renewals shall include submittal of a site plan, drawn to scale, showing the revisions. Expansion of the dimensions of the wrecking yard shall not occur without prior approval of the County.
3. Taxes shall be kept current prior to approval of future Dismantler Certificate renewals.
4. Any application for a Dismantler Certificate or renewal must be reviewed by staff and presented to the Board of County Commissioners as required under MCC 15.200 et. seq.

II. Applicable Zoning Considerations:

The applicable zoning considerations as specified in MCC 15.202(B)(3), (4) and (5) are addressed below:

A. Compliance with the requirements of Oregon Revised Statutes (ORS) 822.110 (MCC 15.202(B)(3)):

822.110 Dismantler certificate; refusal to issue; duplicate certificate.

- (1) **Except as provided in subsection (2) of this section, the Department of Transportation shall issue a dismantler certificate to any person if the person meets all of the following requirements:**
 - (a) **The person establishes that the area in which the business is located and the place of business to be approved under the dismantler certificate for use in the**

- motor vehicle dismantling business are zoned for industrial use or subject to another zoning classification that permits the type of business conducted by the dismantler.
- (b) The person pays the fee required under ORS 822.700 for issuance of a dismantler certificate.
 - (c) The person completes the application for a dismantler certificate described under ORS 822.115.
 - (d) The person delivers to the department any approvals by local governments required under ORS 822.140.
 - (e) The person delivers to the department a bond or letter of credit that meets the requirements of ORS 822.120.
- (2) The department may refuse to issue a dismantler certificate to a person if:
- (a) The person has previously had a dismantler certificate or identification card revoked, canceled or suspended under ORS 822.145; or
 - (b) The department determines that the application contains false or misleading information.
- (3) The department may issue a duplicate dismantler certificate to a person who has lost or destroyed an original dismantler certificate if the person:
- (a) Has complied with the requirements of this section for issuance of a certificate; and
 - (b) Is within the renewal period of the original dismantler certificate.

Finding: The wrecking yard was determined to be a non-conforming use in the 12/16/91 “Report of Site Inspection” contained in the wrecking yard file on the subject property, a copy of which is kept in the County Land Use Planning Office. The file contains a record of Wrecker (Dismantler) Certificate renewal requests from 1986 forward. Examination of County Land Use inventory maps and zoning maps indicates that the business was in existence on the property in 1975, at which time the property was zoned M-1, which allowed the use. The property was re-zoned in 1997 to MUF-20, a district which does not allow the use; therefore, it became non-conforming at that time.

The applicant has provided a Surety Bond by Contractors Bonding and Insurance Company (CBIC) with a dated effectiveness of January 1, 2012 to December 31, 2014 which has met the requirements of ORS 822.110(1)(e). Compliance with the requirements of ORS 822.110 (1)(b-e),(2), and (3) will be ensured by obtaining a Dismantler Certificate issued by the Oregon Department of Transportation, a condition of this determination..

B. Compliance with the business locational provisions of ORS 822.135 (MCC 15.202(B)(4)):

822.135 Improperly conducting motor vehicle dismantling business; penalty.

(1) A person commits the offense of improperly conducting a motor vehicle dismantling business if the person holds a dismantler certificate issued under ORS 822.110 and the person does any of the following:

- (b) Expands the dimensions of or moves any of the person’s places of business or opens any additional places of business without obtaining a supplemental dismantler certificate by the procedure under ORS 822.125.

Finding: Staff has found no evidence or indication that the dimensions of the wrecking yard have been expanded beyond that of the existing Dismantler Certificate. The applicant has submitted a site plan clearly identifying the dimensional boundaries of the wrecking yard (fenced and/or screened areas) in relation to property lines and setbacks. A site visit conducted by land use staff on December 13, 2011 confirmed the existing dimensions of the wrecking yard. Expansion of the dimensions of the wrecking yard shall not occur without prior approval of the County.

(g) Fails to keep the premises on the outside of the establishment clear and clean at all times.

Finding: The Land Use Planning staff took photos on December 13, 2011 demonstrating the area outside the establishment is clear and clean. Photos are contained in the permanent case file. There has been no indication since that time of the establishment not being kept clear and clean.

(h) Conducts any wrecking, dismantling or altering of vehicles outside the building, enclosure or barrier on the premises of the business.

Finding: Based on staff's field inspection on December 13, 2011, no dismantling or altering of vehicles outside the fenced area of the business was evident. Furthermore, there has been no indication since then that the dismantling or altering of vehicles has taken place outside the premises of the business.

(i) Stores or displays any motor vehicles or major component parts or conducts the motor vehicle dismantling business outside of the building, enclosure or barrier of the place of business.

Finding: Based on staff's field inspection on December 13, 2011, no activities related to the business were evident outside of the fenced area. Furthermore, there has been no indication since then that any business activities have taken place outside the fenced premises of the business.

(k) Except as otherwise provided in this paragraph, fails to keep the business hidden or adequately screened by the terrain or other natural objects or by plantings, fences or other appropriate means so as not to be visible from the main traveled way of the highway in accordance with the rules of the Director of Transportation. This paragraph does not apply to a business that is:

(A) Located in an area zoned for industrial use under authority of the laws of this state; or

(B) A business established before June 30, 1967.

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(L) Expands or moves any place of business approved under a dismantler certificate or opens any additional locations for the business without obtaining a supplemental certificate under ORS 822.125 or obtaining an additional dismantler certificate.

Finding: The site visit conducted by staff on December 13, 2011 confirmed that both natural vegetation and a site obscuring fence screen vehicles from St. Helens Highway (Highway 30).

A vegetated berm and vegetation separates the property from the Highway to the South. Together, these elements provide the screening required by this criterion.

C. Compliance with zoning regulations (MCC 15.202(B)(5)):

Finding: The wrecking yard was determined to be a non-conforming use in the 12/16/91 “Report of Site Inspection” contained in the wrecking yard file on the subject property, a copy of which is kept in the Land Use Planning Office. The file contains a record of Wrecker (Dismantler) Certificate renewal requests from 1986 forward. Examination of department land use inventory maps and zoning maps indicates that the business was in existence on the property in 1975, at which time the property was zoned M-1, which allowed the use. The property was re-zoned in 1997 to MUF-20, a district which does not allow the use, therefore it became non-conforming at that time. There are currently no active land use violations or pending compliance investigations for the subject property.

III. Notification:

Notice of this application was sent to the Multnomah County Sheriff on December 8, 2011. The County Sheriff’s Office approved the background checks confirmed by email received on December 9, 2011. A copy of the Sheriff’s email is contained in the permanent case file.

The previous Wrecker (Dismantler) Certificate renewal was approved with a condition that taxes shall be kept current prior to approval of future Dismantler Certificate renewals. No outstanding taxes are associated with the property according to Multnomah County Division of Assessment, Records and Taxation office on December 15, 2011.

IV. Recommendation:

The staff of the Land Use Planning Section respectfully recommends that the above Dismantler Certificate renewal be approved, based upon findings that the business satisfies the applicable requirements contained in MCC 15.200-15.207, ORS 822.110, and ORS 822.135 and continues to retain a non-conforming status.

Dated this 20th day of December, 2011.



By: George A. Plummer, *Planner*
For: Karen Schilling, *Planning Director*