

STAFF REPORT
MODIFICATION TO APPROVAL MTA 5-22
3,040 SF CLEAR SPAN TENSION FABRIC STRUCTURE
AT THE COTTAGE GROVE WASTEWATER TREATMENT PLANT
1800 NORTH DOUGLAS STREET

May 18, 2022

PROPOSAL DESCRIPTION

Date application filed: April 18, 2022

Date application complete: April 19, 2022

Owner/Applicant: City of Cottage Grove
Public Works & Development
Faye Stewart, Director
400 E. Main Street, Cottage Grove, OR 97424

Location: Cottage Grove Wastewater Treatment Plant (WWTP)
1800 North Douglas Street
Map: 20-03-28-11 TL: 00100

Present Conditions: Wastewater Treatment Plant

Comp Plan Designation: P – Parks and Open Space

Zoning: PR – Parks and Recreation

Proposal:

The applicant proposes a 3,040 sf (38'x80') clear span tension fabric structure to be located internal to the existing plant between the orbital oxidation ditch and the cake storage building. The clear span structure will be used to store equipment and bio solids. There will be no change in the type of use currently existing on the site and the structure will be accessory to the primary use of the site as a permitted wastewater treatment plant (WWTP). Accessory structures (with a permitted use) are listed in Cottage Grove Municipal Code (CGMC) Table 14.25.110 as permitted in the (PR) Parks and Recreation zoning district. The WWTP has been in place prior to zoning of the property and has received many land use permits for upgrades over the years. This will be a Major Modification to Conditional Use Permit Files: CUP 10-01, CUP 6-03, and CUP 3-08.

COMMENTS RECEIVED:

Comments were received from Eric Mongan, Cottage Grove City Planner on May 3, 2022. The comments are addressed in this staff report and included in the conditions of approval. Reference Exhibit “C” attached.

APPROVAL CRITERIA;

14.46.300 Major Modifications

B. Major Modification Applications; Approval Criteria. *An applicant may request a major modification using a Type II or Type III review procedure, as follows:*

- 1. Upon the Community Development Director determining that the proposed modification is a major modification, the applicant shall submit an application form, filing fee and narrative, and a site plan using the same plan format as in the original approval. The Community Development Director may require other relevant information, as necessary, to evaluate the request.*
- 2. The application shall be subject to the same review procedure (Type II or III), decision making body, and approval criteria used for the initial project approval, except that adding a conditional use to an approved project shall be reviewed using a Type III procedure.*
- 3. The scope of review shall be limited to the modification request. For example, a request to modify a parking lot shall require site design review only for the proposed parking lot and any changes to associated access, circulation, pathways, storm drainage, lighting, trees, and landscaping. Notice shall be provided in accordance with Chapter 14.41.*
- 4. The decision making body shall approve, deny, or approve with conditions an application for major modification based on written findings on the criteria.*

Staff response and findings of fact: Per Table 14.25.110, “Accessory structures (with a permitted use)” are listed as permitted uses in the PR zoning district. The WWTP has been in place prior to zoning of the property and has received many land use permits for upgrades over the years. The most recent upgrades were reviewed and approved by Conditional Use Permit Files: CUP 10-01, CUP 6-03, and CUP 3-08. The proposed 3,040 sf addition will be reviewed as a Type III, Major Modification to the previous approvals.

The following criteria are deemed applicable to this application:

14.25.120 Parks & Recreation District – Setback Yards

A. Purpose. *Setback yards provide separation between park and non-park uses for fire protection/security, building maintenance, sunlight and air circulation, noise buffering, and visual separation.*

B. Applicability. *The setback yard standards in subsections C through G of this section are minimum standards that apply to buildings, accessory structures, mechanical equipment, and other development. In granting a Conditional Use Permit or Master Plan, the planning commission may increase the standard yards if necessary to meet the criteria in Chapter [14.44](#). The planning commission may also decrease the standard yards through the CUP process; provided, that all applicable building and fire safety codes are met and impacts to adjoining properties have been considered.*

C. Front and Street Yard Setbacks. *All front and street-facing yard setbacks shall be a minimum of 15 feet. The front or street-facing yard shall not be used for regular or constant parking of automobiles or other vehicles.*

D. Rear Yard Setbacks. *Building, structures and accessory uses shall be setback not less than 5 feet from the rear property line.*

E. Side Yard Setbacks. *Each development shall maintain a side yard of not less than 5 feet. Side yards shall not be used for the regular or constant parking of automobiles or storage of boats, trailers, furniture, accessory buildings, etc.*

F. Riparian Setbacks. *Structures shall not be located closer than 50 feet from the ordinary high water line or 25 feet from the top of the river bank of a Class I stream, whichever is greater. The Planning Commission may allow a lesser setback if documentation is provided that existing riparian vegetation does not and has not extended into the setback area within the last year.*

G. Floodway. *No new structures shall be permitted within the floodway of the Coast Fork of the Willamette River, the Row River, or Silk Creek.*

Staff response and findings of fact: The applicant has provided a site plan (Exhibit B) that demonstrates compliance with all of the setback standards listed above. The new structure is located in the center portion of the facility and will be greater than 200' to the fence line in any direction. The top bank of the Coast Fork Willamette River is approximately 275' from the proposed structure. There are no wetlands inside the WWTP fenced area. The development area is located within a special flood hazard area (zone AE) but not within a floodway. A Floodplain Development Permit will be required with the building permit application. This proposal meets all of the standards of the PR zone, therefore, these criteria are met.

14.25.130 Parks & Recreation District – Lot Coverage

Maximum lot coverage, including all impervious surfaces, shall not exceed 40 percent. This lot coverage may be exceeded through a conditional use or Master Plan permit.

Staff response and findings of fact: The subject property is a municipal wastewater treatment plant that was approved by conditional use permit, therefore the lot coverage standard does not apply and can be exceeded. The proposed new structure will be located in an area that is currently used for exterior storage of equipment. The WWTP campus is 19.32 acres with approximately 5% coverage. The addition of the 3,040 sf structure will not exceed the maximum 40% lot coverage standard. If you consider the WWTP, North Regional Park and Middlefield Golf Course are all city property, contiguous to each other, the 40% standard is easily met.

14.25.140 Parks & Recreation District – Site Layout and Design

A. Applicability. Section 14.25.140 is intended to provide flexibility in development while providing for compatibility of parks and recreation uses through the application of discretionary standards. Parks and recreation uses and developments shall be oriented on the site to minimize adverse impacts (e.g., noise, glare, dust, parking, traffic, vibration, etc.) and to provide compatibility with adjacent uses to the extent practicable.

The following standards shall apply to all development in the Parks & Recreation District that are subject to Site Design Review or require a Conditional Use Permit, including those reviewed as part of a Master Planned Development.

B. Development Compatibility.

- 1. Mechanical equipment, lights, parking and other components of a parks or recreation use that are outside enclosed buildings shall be located away from adjacent residential areas to the maximum extent practicable; and*
- 2. The City may require a landscape buffer, or other visual or sound barrier (fence, wall, landscaping, or combination thereof), to mitigate adverse impacts that cannot be avoided; and*
- 3. Protection and enhancement of water quality shall be required. No dumping of yard or household waste, no use of chemical pesticides or herbicides in wetlands, riparian areas or near water, and no dumping of hazardous waste will be allowed; and*
- 4. The architectural standards in Section 14.23.170 shall be met for all buildings over 2,000 square feet in footprint. For the purpose of meeting the build-to line standards in subsection 14.23.170.B(4), the build-to line is parallel to all abutting street property lines at a distance of 60 feet from the street property line; and*

5. *Master signage plans shall be created for uses requiring Conditional Use or Master Planned Development approval; and*

6. *New or expanding uses that require either Conditional Use or Master Planned Development approval shall ensure that site access and internal and external circulation patterns meet the requirements of Section 14.31.*

Staff response and findings of fact: Not applicable. There will be no mechanical equipment or lights on the building that face a residential zone. Adverse impacts are not expected as this project will just be used to add additional weather protected storage space directly adjacent to the existing cake storage building. This project is located greater than 200 feet from any wetland or stream riparian area and will not dump any waste. The proposed addition is greater than 2,000 sf thus the architectural standards are applicable, however, due the industrial nature of this facility as a waste water treatment plant, they may not be appropriate. The applicant has requested the Planning Commission to waive the architectural standards for this structure because it is a conditionally approved, secure facility, that is generally not open to the public and will not need to meet human and pedestrian scale requirements. The Planning Commission will need to determine if building an architecturally significant structure to store equipment and bio-solids at the sewer plant is a wise use of public funding. This new structure will not require any change to site access or internal and external circulation patterns, thus no master plan or conditional use permit will be required with this project. These criteria are satisfied.

C. *Buffering & Other Yard Requirements.*

1. *Buffering.* *The approval body shall require landscaping, fences, walls or other buffering that exceed the landscaping standards in Chapter 14.32 when it finds through Site Design Review (Chapter 14.42), Conditional Use Permit review (Chapter 14.44), and/or Master Planned Development review (Chapter 14.45), as applicable, that more or different buffering is necessary to mitigate adverse noise, light, glare, and/or aesthetic impacts to adjacent properties.*

2. *Pedestrian Access.* *Interconnectivity between neighborhoods and/or park and pedestrian facilities shall be emphasized in design. The approval body may require the construction of pedestrian access ways through required buffers to ensure pedestrian connections within large developments or connecting to public sidewalks, walkways, or multi-use pathways. The design of access ways shall conform to Section 14.31.300.*

Staff response and findings of fact: This project will not require any landscape buffering because it is not expected to create any negative impacts to adjacent properties and it is located near the center of the existing WWTP campus. Pedestrian paths will not be required internal to the WWTP campus because it is a secure industrial facility. There are pedestrian paths outside of the facility in North Regional park and Middlefield Golf Course. No further pedestrian access will be required. These criteria have been satisfied.

14.25.150 Parks & Recreation District – Building and Structure Height

The maximum allowable height of buildings and structures in the PR districts is 30 feet, except that taller buildings and structures are allowed when approved as part of a Conditional Use Permit or Master Plan, provided they conform to the R/R-1 height step-down.

Staff response and findings of fact: The proposed height of the clear span structure is 20'. This criterion is met.

Chapter 14.35 – Surface Water Management

14.35.100 Erosion Prevention

A. Purpose. *The purpose of this chapter is to restrict the discharge of sediments or other construction-related materials, including hazardous substances as identified in Section 13.08.150, into the city stormwater system to:*

- 1. Prevent or minimize, to the maximum extent practicable, negative impacts to adjacent properties, water quality, and stormwater-related natural resource areas resulting from construction activities; and*
- 2. Maintain the capacity of the city stormwater system by minimizing sedimentation.*

B. When Standards Apply.

- 1. When Standards Apply. Unless otherwise provided, the standards in this chapter apply to all construction activities that result in any one or all of the following:*
 - a. Land disturbance, including, but not limited to, clearing, grading, grubbing, logging, excavating, filling, and storing of materials;*
 - b. Structural development or demolition, including, but not limited to, buildings, bridges, roads, and other infrastructure;*
 - c. Impervious surfaces, including, but not limited to, parking lots, driveways, walkways, and patios; or*
 - d. Dewatering.*
- 2. Exempt Activities. Notwithstanding the foregoing, the following activities shall be exempt from the provisions of this section:*
 - a. Actions by a public utility, the city, or any other governmental agency to remove or alleviate an emergency condition, restore utility service, or reopen a public thoroughfare to traffic; or*

- b. *Actions by any other person when the city determines, and documents in writing, that the actions are necessary to remove or alleviate an emergency condition, restore utility service, or reopen a public thoroughfare to traffic.*

Staff response and findings of fact: The proposed project is not an exempt activity and would be considered structural development, therefore, the erosion prevention standards do apply.

- C. **Compliance.** *Regardless of whether a permit is required under subsection E of this section, no person shall engage in any construction activity covered by subsection (B)(1) of this section in a manner that can potentially impact water quality, adjacent properties or stormwater-related natural resource areas except as allowed by this code. All persons shall implement erosion prevention and sediment control measures designed to meet the outcomes below. Failure to meet those outcomes shall subject the person to the same enforcement provisions as those applicable to a permit holder under subsection F of this section.*
- D. **Expected Outcomes.** *All persons conducting construction activities covered in subsection B of this section shall employ, to the maximum extent practicable, erosion prevention and construction site management practices that will achieve during both the construction period and wet weather season the following outcomes:*
 1. *Adjacent properties, water features, and related natural resource areas are kept free of deposits or discharges of soil, sediment or construction-related material from the site except those that would occur through natural processes from an undisturbed site;*
 2. *Vegetation in water features, related natural resource areas, and associated bank and/or riparian areas adjacent to construction sites are preserved or protected from impacts that exceed those that occur through natural processes on an undisturbed site;*
 3. *Public rights-of-way, the city stormwater system and related natural resource areas, private streets and private stormwater drainage systems that discharge to the city stormwater system are kept free of mud, soil, sediment, concrete washout, trash, or other similar construction-related material. Direct deposit, dropping, dumping, erosion, tracking, or other discharge by construction vehicles of materials shall not occur in excess of those that occur through natural processes from an undisturbed site. Any such discharges that occur shall be prevented from entering water features or the city stormwater system and removed not later than the end of the day in which the discharge occurred, or as directed by the city. During the wet weather season corrective action shall be taken immediately for such discharges;*
 4. *Soils and stockpile areas shall not be exposed to precipitation or stormwater runoff without the provision of secondary containment, perimeter controls, and other approved BMPs;*

5. *Earth slides, mudflows, earth sloughing, or other earth movement which may leave the property shall not occur in excess of those that occur through natural processes on an undisturbed site;*
6. *No discharge into the city stormwater system or related natural resource areas of construction-related contaminants resulting from activities such as, but not limited to, cleaning or washing of equipment, tools, or vehicles shall occur; and*
7. *No hazardous substances, such as paints, thinners, fuels, and other chemicals shall be released onto the site, onto adjacent properties, or water features, the city stormwater system, or related natural resource areas.*

Staff response and findings of fact: Erosion prevention and sediment control will be required as part of the proposed development. There are no sensitive lands within 200' of the project area. No Sediment or other pollutants are allowed to enter any sensitive lands, or the city storm water system. Mud, soil, and debris shall not be tracked out onto the public right of way and must be maintained on site.

E. Erosion Prevention Permit.

1. Permit Required. *Except as otherwise provided in subsection (E)(6) of this section, no person shall commence any construction activity without first obtaining from the city one of the erosion prevention permits listed below if the construction activity:*
 - a. *Is located in a designated sensitive land area; and/or*
 - b. *Is located within the public right-of-way and requires permits from the Cottage Grove engineering department; and/or*
 - c. *Requires a building permit or sewer/water line permit from the Cottage Grove public works and development department.*

Construction activity that disturbs more than one acre of land must obtain a 1200C permit from the Department of Environmental Quality (DEQ).

2. Permit Classifications. *The public works and development director or his designee may issue the following types of permits, either of which will meet the requirements of subsection (E)(1) of this section:*
 - a. Individual Permit. *A person, property owner, or easement holder of record may obtain an individual permit for each construction activity on the same development site, or for multiple construction activities proposed in connection with a development project on the same development site, including utility work, public improvements, private infrastructure, structures, and other site improvements.*

- b. *Annual Permit.* A person, property owner, or easement holder of record may obtain an annual permit for minor recurring activities occurring on one or more development sites.
3. Application. The application for an erosion prevention permit shall be accompanied by:
- a. Fee. A fee established by the city council in an amount sufficient to recover the city's administrative costs.
 - b. Erosion Prevention Permit Application. An application form established by the public works and development department, signed by the property owner and applicant.
 - c. Construction site management plan, for individual permits impacting over 4,500 square feet (or 180 cubic feet).
 - 1. The construction site management plan shall identify: potential water quality impacts associated with the proposed construction activities; techniques and methods to be used to prevent and control erosion, sedimentation, and other pollutants associated with construction activity; and the location, design, and construction schedule for all erosion, sedimentation, and other construction site management control measures to be implemented and maintained.
 - 2. If the development site has or will have 60 percent or more impervious lot coverage, the construction site management plan must be prepared by a certified professional(s). The construction site management plan need not be prepared by a certified professional if the development is one single-family dwelling or accessory structure, or one duplex dwelling.
 - 3. The approved construction site management plan shall be kept at the construction site and available for on-site inspection purposes.
 - d. Work, scope and practices for annual permit. No construction site management plan shall be required for an annual permit. Instead, the applicant shall provide a narrative description of the scope of work to be performed and the practices employed for meeting the requirements of this chapter. A copy of the annual permit and narrative shall be kept at the site and available for on-site inspection purposes.
4. Review and Issuance.
- a. The application for the erosion prevention permit shall be reviewed by the city as a Type I permit per Section 14.41.200 and approved or denied, based on compliance with the outcomes identified in this chapter, including specific erosion and sedimentation prevention measures and schedules.

- b. *The erosion and sediment control measures required shall be the minimum required measures needed to meet anticipated construction, site conditions, and weather during construction. During the construction period, erosion and sediment control measures may be required to be upgraded as needed based on the activity and for unexpected storm events and to ensure that sediment and sediment-laden runoff do not leave the site.*

5. Permit Duration.

- a. *An individual erosion prevention permit shall remain in effect for the full period of the construction activity. The public works and development director may extend the duration of the permit for a period of up to, but not to exceed, two years after completion of the construction activity if the manager determines the extension is necessary to ensure that the construction activity has stabilized in accordance with the outcomes identified in the administrative rules.*
- b. *Annual permits may be issued for a full calendar year, and shall expire on or before December 31st of the year issued. Annual permits may not be extended.*

Staff response and findings of fact: The area of land disturbance will be less than 1 acre, therefore, a DEQ 1200C permit will not be required. The applicant will be required to obtain an Individual Erosion Prevention Permit (EPP). The existing building and impervious surface area is less than 60% of the subject property, therefore, a Construction Site Management Plan (CSMP) will be required, however, it will not have to be from a certified professional engineer. An EPP will be required to ensure that best management practices are followed to keep sediment, sediment-laden runoff, and other pollutants from leaving the site.

CONCLUSION

Modification to Approval MTA 5-22, pursuant to Section 14.46.300 Major Modification Criteria and subject to the recommended conditions is supported by the findings of fact that establish compliance with the applicable state and local standards.

STAFF RECOMMENDATION

That MTA 5-22 be **APPROVED** for the proposed 3,040 sf clear span tension fabric structure at the Cottage Grove Wastewater Treatment Plant, pursuant to Section 14.46.300 Major Modification Criteria which are supported by findings of fact and conditions that can establish compliance with applicable state and local standards.

CONDITIONS OF APPROVAL

1. Major modifications to these plans shall be approved by the Planning Commission.

2. Building Permit, Erosion Prevention Permit, and Floodplain Development Permit are required with this project.
3. Prior to beginning any land disturbing activities, submit an Erosion Prevention Permit (EPP) with a Construction Site Management Plan (CSMP). The CSMP shall include the use of Best Management Practices or equivalent measures for storm water management and for preventing erosion and controlling sediment, surface runoff and other pollutants from leaving the site or entering the City storm drain system.

MATERIALS TO BE PART OF THE RECORD

Files: MTA 5-22

EXHIBITS

- A. Application
- B. Site Plan & Elevations
- C. Development Comments

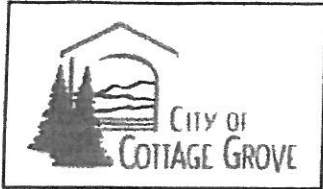


EXHIBIT "A"

File No.: MTA 5-22
Date Submitted by Applicant: 7/18/2022
Date Deemed Complete: 9/19/22

400 Main Street Cottage Grove, OR 97424

TYPE III PERMIT APPLICATION

To: City of Cottage Grove Planning Commission

A. Applicant

- 1. Name: Faye Stewart Phone No.: 541-942-3340
2. Mailing Address: 400 E Main Street, Cottage Grove, OR 97424
3. Email Address: pwdirector@cottagegrove.org
4. Status: Owner Agent

Note: If agent you must have owner's consent and signature.

B. Owner (if not applicant)

- 4. Owner's Name: City of Cottage Grove Phone No.: 541-942-3340
5. Owner's Mailing Address: 400 E Main Street, Cottage Grove, OR 97424

C. Location of Property

- 6. Address/Location: 1800 N Douglas Street, Cottage Grove, OR 97424
7. Map & Tax Lot Number: 20-03-28-11-01003 & 20-03-28-11-00100
8. Present Use: City of Cottage Grove Wastewater Treatment Plant
9. Proposed Use: Add 30'x80' (2,400 sf) Tension Fabric Structure

Handwritten note: 3040sf

D. Request for Consideration

- 10. Type of Land Use Application applying for: Major MTA for SDR
Options: Conditional Use, Greenway Conditional Use, Cottage Industry, Historic Alteration, Land Use District Map changes (no plan amendment required), Master Planned Developments, Site Design Reviews, Subdivisions, Variance (Class C)
11. Is this application filed in association with other land use permit applications? Yes No
12. Reasons for Application: Add tension fabric structure for equipment storage and solids.

E. Required Information

Narrative Statement: This application must be filed with one copy of a narrative statement that explains how the application satisfies each and all of the relevant criteria and standards in sufficient detail for review and decision-making.

Note: Additional information may be required under the specific application requirements for each approval, e.g., Chapters 4.2 (Land Use Review), 4.3 (Land Divisions), 4.4 (Conditional Use), 4.5 (Master Planned Developments), 4.6 (Modifications), 4.8 (Code Interpretations), 4.9 (Miscellaneous Permits) and 5.1 (Variances).

Plans: Three (3) sets of plans, including one (1) set of plans in a reproducible form that is no larger than 11"x17" in size. Content of plans will vary with application type. Refer to submittal requirements for specific application type.

Neighborhood Meeting verification (for Master Planned Developments, Conditional Uses and Subdivisions). Must include copy of meeting notice and minutes and/or recording of meeting.

Non-refundable application fee.

G. Signature

I hereby request a Type III Permit on the above described real property, which is either owned by or under contract of sale to the applicant, and is located within the City of Cottage Grove, Oregon.

I hereby acknowledge that this application is not considered filed and complete until all of the required information has been submitted as determined by the Community Development Director and all required fees have been paid in full. Once the original application is submitted, Staff has 30 days to determine whether an application is complete. Within 30 days a letter will be mailed to you either deeming the application complete or requesting additional information. If additional information is requested you have 150 days to either: submit the missing information, submit some of the information and written notice that no other information will be provided, or submit a written notice that none of the missing information will be provided. *Once your application is deemed complete* you will be assigned a public hearing date before the Planning Commission and Staff will have 120 days to complete the processing of your application. (ORS 227.178)

	Owner:	Agent:
Signature:	<u>Faye Stewart</u>	_____
Name:	<u>Faye Stewart</u>	_____
Date:	<u>4/18/2022</u>	_____

Office Use Only

Date Application Received:	<u>4/18/22</u>	Initials:	<u>M</u>
Date Application Complete:	<u>4/19/22</u>	Initials:	<u>M</u>
Applicant Notified of Completeness:	<input checked="" type="checkbox"/>		
Fee Paid:	<u>\$840</u>	Receipt No.:	<u>19414</u>
		Initials:	<u>M</u>

APPLICANT NARRATIVE FOR MTA 5-22
3,040 SF TENSION FABRIC ACCESSORY STRUCTURE FOR STORAGE
1800 N DOUGLAS STREET

14.25.110 Land Uses Allowed in the Parks & Recreation District

Table 14.25.110 identifies the land uses that are allowed in the Parks & Recreation District. The specific land use categories are described and uses are defined in Chapters 14.13 and 14.14, and with more specificity in the adopted City of Cottage Grove Master Parks Plan.

TABLE 14.25.110 -- Land Use in Parks & Recreation District (PR)

USE Categories (Examples of uses are in Chapter 14.14; definitions are in Chapter 14.13)	Parks & Recreation (PR)
Residential Categories	
Household Living	
Dwelling for caretaker or watchman	CU
Commercial Categories	
Drive-up/drive-in/drive-through (drive-up windows, kiosks, ATMs, similar uses/facilities), per Section 14.23.180	N
Bed and breakfast inn	N
Educational services, not a school (e.g., tutoring or similar services)	N
Entertainment, major event	CU
Office	
- Primary use	N
- Accessory use	P
Outdoor recreation, commercial	CU
Parking lot (when not an accessory use)	N
Quick vehicle servicing (see also drive-up/drive-in/drive-through uses, per Section 14.23.180)	N
Vehicle repair	N
Retail sales and service	
- Accessory to primary use	CU
Industrial Categories	
Light industrial service	N
Medium/heavy industrial service	N
Light manufacturing and production	N

USE Categories (Examples of uses are in Chapter 14.14; definitions are in Chapter 14.13)		Parks & Recreation (PR)
Medium/heavy manufacturing and production		N
Warehouse and freight movement		N
Self-service storage		N
Waste-related		N
Wholesale sales		N
Institutional Categories		
Basic utilities		P
Colleges		N
Community service, including museums, performing arts facilities or community centers		CU
Family daycare (12 or fewer children) under ORS 657A.250		N
Daycare, adult or child (exceeding 12)		N
Pedestrian amenities		P
Parks and open space		
- Mini parks		P
- Nodal parks on greenway		P
- Neighborhood parks		P
- Natural areas or environmental restoration		P
- Park furnishings, including gazebos, arbors, kiosks, play equipment, picnic tables, benches, bicycle racks, signage		P
- Cultural resources		P
- Interpretive centers of less than one-half acre		P
- Basketball or racketball courts		P
- Public or private climbing walls, BMX tracks, skate parks, and boat ramps		CU
- Dog parks		CU
- Community parks		MP
- Natural resource areas		MP
- Interpretive centers greater than one-half acre in size		MP
- Public airports		MP
- Public or private racetracks or speedways		MP
- Public or private recreation facilities, including golf, swimming, tennis and country clubs		MP

USE Categories (Examples of uses are in Chapter 14.14; definitions are in Chapter 14.13)		Parks & Recreation (PR)
- Public or private organized sports fields not on school district property, fairgrounds or arenas		MP
Cemeteries		CU
Religious institutions and houses of worship		CU
Schools		CU
Other Categories		
Accessory structures (with a permitted use)		P
Animals – on leash only, on temporary basis only		P
Community gardens and composting areas		CU
Buildings and structures exceeding the height limits		CU
Wireless telecommunication facilities		N
Rail lines and utility corridors, except those existing prior to effective date of Development Code are allowed		CU
Temporary uses, per standards in Section 14.49.100		
- Special events, approved pursuant to Chapter 10.24		P
Transportation facilities (operation, maintenance, preservation and construction)		P

Finding: The proposed accessory structure is permitted as it is complimentary to an approved existing use.

14.25.120 Parks & Recreation District – Setback Yards

A. Purpose. Setback yards provide separation between park and non-park uses for fire protection/security, building maintenance, sunlight and air circulation, noise buffering, and visual separation.

B. Applicability. The setback yard standards in subsections C through G of this section are minimum standards that apply to buildings, accessory structures, mechanical equipment, and other development. In granting a Conditional Use Permit or Master Plan, the planning commission may increase the standard yards if necessary to meet the criteria in Chapter 14.44. The planning commission may also decrease the standard yards through the CUP process; provided, that all applicable building and fire safety codes are met and impacts to adjoining properties have been considered.

Finding: The standards of criterion C through G are applicable to the proposed accessory structure.

C. Front and Street Yard Setbacks. All front and street-facing yard setbacks shall be a minimum of 15 feet. The front or street-facing yard shall not be used for regular or constant parking of automobiles or other vehicles.

Finding: The proposed location for the 38'*80' accessory structure is approximately 400' from the N Douglas Street right-of-way and between 300'-400' feet from the other exterior boundaries of the wastewater treatment plant. This criterion is met.

D. Rear Yard Setbacks. Building, structures and accessory uses shall be setback not less than 5 feet from the rear property line.

Finding: The proposed storage building location meets setback requirements.

E. Side Yard Setbacks. Each development shall maintain a side yard of not less than 5 feet. Side yards shall not be used for the regular or constant parking of automobiles or storage of boats, trailers, furniture, accessory buildings, etc.

Finding: The proposed storage building location meets setback requirements.

F. Riparian Setbacks. Structures shall not be located closer than 50 feet from the ordinary high water line or 25 feet from the top of the river bank of a Class I stream, whichever is greater. The Planning Commission may allow a lesser setback if documentation is provided that existing riparian vegetation does not and has not extended into the setback area within the last year.

Finding: The proposed location of the accessory structure is approximately 400' from the Coast Fork Willamette River and 500' from the nearest delineated wetland. Riparian setbacks are met with this proposal.

G. Floodway. No new structures shall be permitted within the floodway of the Coast Fork of the Willamette River, the Row River, or Silk Creek.

Finding: The proposed location for the accessory structure is not in the Floodway. This criterion is met.

14.25.130 Parks & Recreation District – Lot Coverage

Maximum lot coverage, including all impervious surfaces, shall not exceed 40 percent. This lot coverage may be exceeded through a conditional use or Master Plan permit.

Finding: The wastewater treatment plant campus is approximately 19.32 acres with existing building and paving coverage of 5% with the addition of the 3,020 sf accessory building the lot coverage will be well within the 40%. This criterion is met.

14.25.140 Parks & Recreation District – Site Layout and Design

A. Applicability. Section 14.25.140 is intended to provide flexibility in development while providing for compatibility of parks and recreation uses through the application of discretionary standards. Parks and recreation uses and developments shall be oriented on the site to minimize adverse impacts (e.g., noise, glare, dust, parking, traffic, vibration, etc.) and to provide compatibility with adjacent uses to the extent practicable.

The following standards shall apply to all development in the Parks & Recreation District that are subject to Site Design Review or require a Conditional Use Permit, including those reviewed as part of a Master Planned Development.

B. Development Compatibility.

1. Mechanical equipment, lights, parking and other components of a parks or recreation use that are outside enclosed buildings shall be located away from adjacent residential areas to the maximum extent practicable; and

Finding: The proposed accessory structure has no mechanical equipment associated with its use and will be used to store mechanical equipment. This criterion does not apply.

2. The City may require a landscape buffer, or other visual or sound barrier (fence, wall, landscaping, or combination thereof), to mitigate adverse impacts that cannot be avoided; and

Finding: The proposed accessory structure will be used for equipment storage thus providing a visual barrier and reducing the visual impact of the approved existing use as a wastewater treatment plant. This criterion is met.

3. Protection and enhancement of water quality shall be required. No dumping of yard or household waste, no use of chemical pesticides or herbicides in wetlands, riparian areas or near water, and no dumping of hazardous waste will be allowed; and

Finding: The proposed accessory structure will not degrade water quality. This criterion is met.

4. The architectural standards in Section 14.23.170 shall be met for all buildings over 2,000 square feet in footprint. For the purpose of meeting the build-to line standards in subsection 14.23.170.B(4), the build-to line is parallel to all abutting street property lines at a distance of 60 feet from the street property line; and

Finding: The proposed assessor structure is 38'*80' (3,040 sf) and per code Subsection 14.25.140 B 4 is required to meet architectural design standards, however due to the industrial nature of the City wastewater treatment facility and the existing approved Conditional Use Permit the applicant requests the Planning Commission waive the requirements as shown above. The proposed tension fabric structure is not a public facility and therefore meeting human scale requirements and pedestrian scale requirements does not serve the public interest.

5. Master signage plans shall be created for uses requiring Conditional Use or Master Planned Development approval; and

Finding: No signage is proposed or required.

6. New or expanding uses that require either Conditional Use or Master Planned Development approval shall ensure that site access and internal and external circulation patterns meet the requirements of Section 14.31.

Finding: A Conditional Use Permit or Master Planned Development is not required for this proposal.

C. Buffering & Other Yard Requirements.

1. Buffering. The approval body shall require landscaping, fences, walls or other buffering that exceed the landscaping standards in Chapter 14.32 when it finds through Site Design Review (Chapter 14.42), Conditional Use Permit review (Chapter 14.44), and/or Master Planned Development review (Chapter 14.45), as applicable, that more or different buffering is necessary to mitigate adverse noise, light, glare, and/or aesthetic impacts to adjacent properties.

2. Pedestrian Access. Interconnectivity between neighborhoods and/or park and pedestrian facilities shall be emphasized in design. The approval body may require the construction of pedestrian access ways through required buffers to ensure pedestrian connections within large developments or connecting to public sidewalks, walkways, or multi-use pathways. The design of access ways shall conform to Section 14.31.300.

Finding: The proposed location of the accessory structure is in the middle of the existing wastewater treatment plant and the wastewater treatment plant is a secured facility that is not open to the public. This criterion does not apply.

14.25.150 Park & Recreation District – Building and Structure Height

The maximum allowable height of buildings and structures in the PR districts is 30 feet, except that taller buildings and structures are allowed when approved as part of a Conditional Use Permit or Master Plan, provided they conform to the R/R-1 height step-down.

Finding: The proposed height of the accessory structure is 20' and therefore within the 30' maximum height requirement. This criterion is met.

14.25.160 Parks & Recreation District – Master Plan Development Requirement

In order to ensure good planning of large-scale public and/or private parks, the following parks and recreation uses require the approval of a Master Planned Development per Section 14.45:

- Community parks
- Natural Resource areas
- Interpretive centers greater than ½ acre in size
- Public or private racetracks or speedways
- Public or private recreation facilities, including golf, swimming, tennis and country clubs
- Public or private organized sports fields not on school district property, fairgrounds or arenas

Before approving a Master Planned Development, the approval body shall ensure that the proposed development meets the conditions stipulated in sections 14.25.110 through 14.25.150.

Finding: This proposal does not require a Master Planned Development.

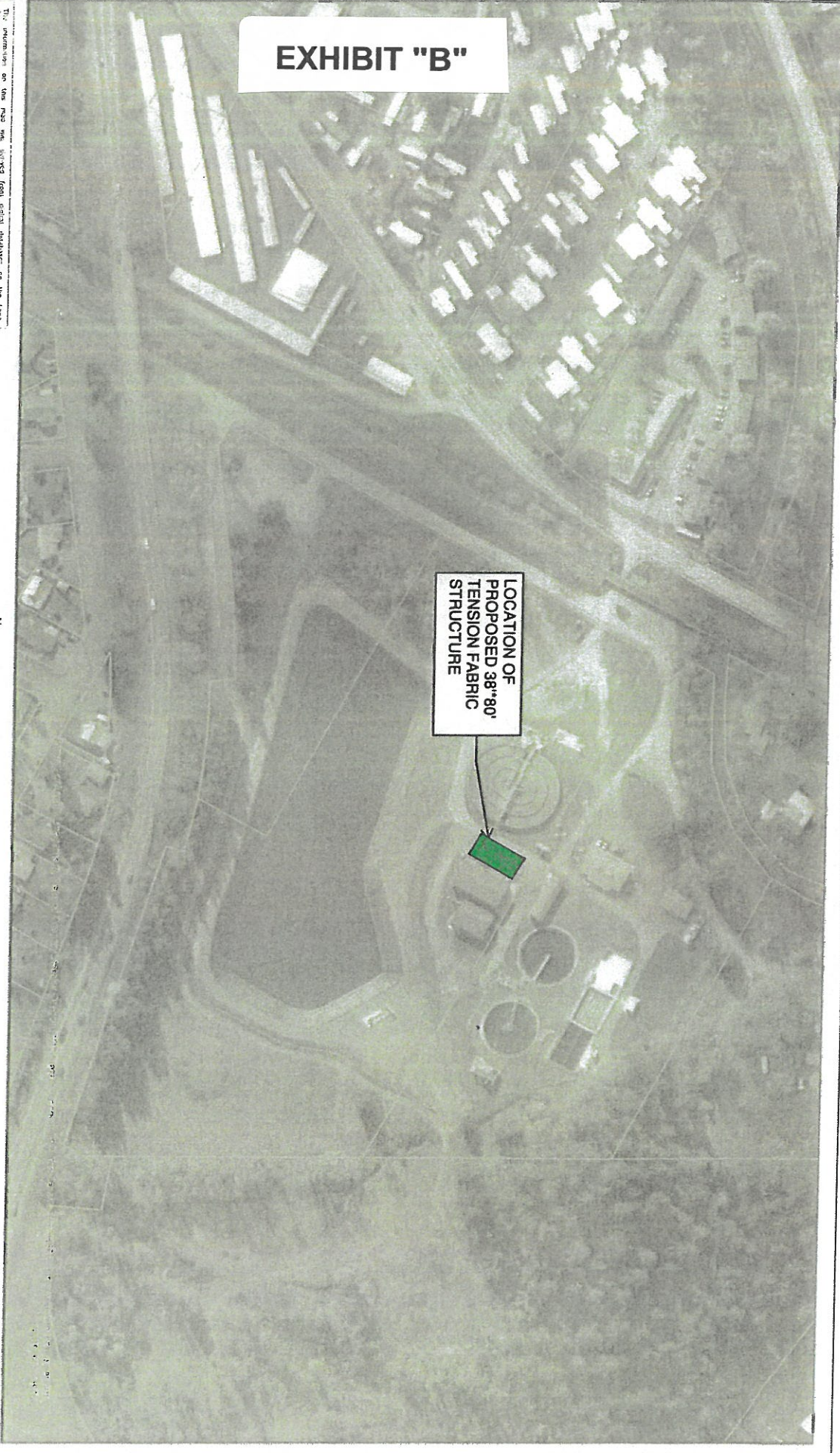
EXHIBIT "B"

This information on this map was prepared from 1:25,000 scale aerial photography on file with the County of Douglas. The County of Douglas is not responsible for the accuracy of the information provided on this map. The County of Douglas cannot accept any responsibility for errors or omissions in this map. The County of Douglas is not responsible for the accuracy of the information provided on this map. The County of Douglas cannot accept any responsibility for errors or omissions in this map. The County of Douglas is not responsible for the accuracy of the information provided on this map. The County of Douglas cannot accept any responsibility for errors or omissions in this map.

LOCATION OF
PROPOSED 38'x80'
TENSION FABRIC
STRUCTURE



City of Douglas
Douglas County TENSION FABRIC STRUCTURE AT 1800 N DOUGLAS
OR 97101





ClearSpan™ 38' Wide Pony Wall Building



Photo may show a model of a different length.

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WARNING: Cancer and Reproductive Toxicity - P65Warnings.ca.gov

Revision date: 09.11.09

STK#	DIMENSIONS
PB00250R4/R5	38' W x 19' H x 40' L
PB00252R4/R5	38' W x 19' H x 60' L
PB00254R4/R5	38' W x 19' H x 80' L
PB00256R4/R5	38' W x 19' H x 100' L

EXHIBIT "C"

MEMO

To: Planning Staff

From: Eric Mongan, City Planner

Subject: **DEVELOPMENT COMMENTS FOR MTA 5-22 (TENSION FABRIC STRUCTURE AT CITY WASTEWATER TREATMENT PLANT; 1800 N DOUGLAS)**

Date: May 3, 2022

The following comments are based on a request for comments packet provided by Matt Laird, Assistant Planner. The packet is dated May 2, 2022 with a request that they be completed by May 6, 2022. Changes may occur during the design phase that will be in conflict with statements below and some issues may have been overlooked that will be commented on during the design phase of this project.

Development Comments

General

- Developer shall be responsible for payment of all system development charges and review fees.
- Erosion Prevention Best Management Practices shall be used as appropriate and as required by Chapter 14.35.
- Stormwater runoff shall not adversely affect adjacent properties.

Storm Drainage

- The proposed location of the tension fabric structure is in an area that is currently not paved and will therefore create new impermeable surface.
- Staff is not familiar with this particular construct type and whether or not gutters can be added to the roof of the structure. Please consult with Jason Bush, Building Official, regarding stormwater drainage requirements.
- If necessary, there is a catch basin approximately 55' to the northeast from the northernmost side of the proposed structure.

