



December 2022 Planning Commission Meeting Agenda Item No. 4

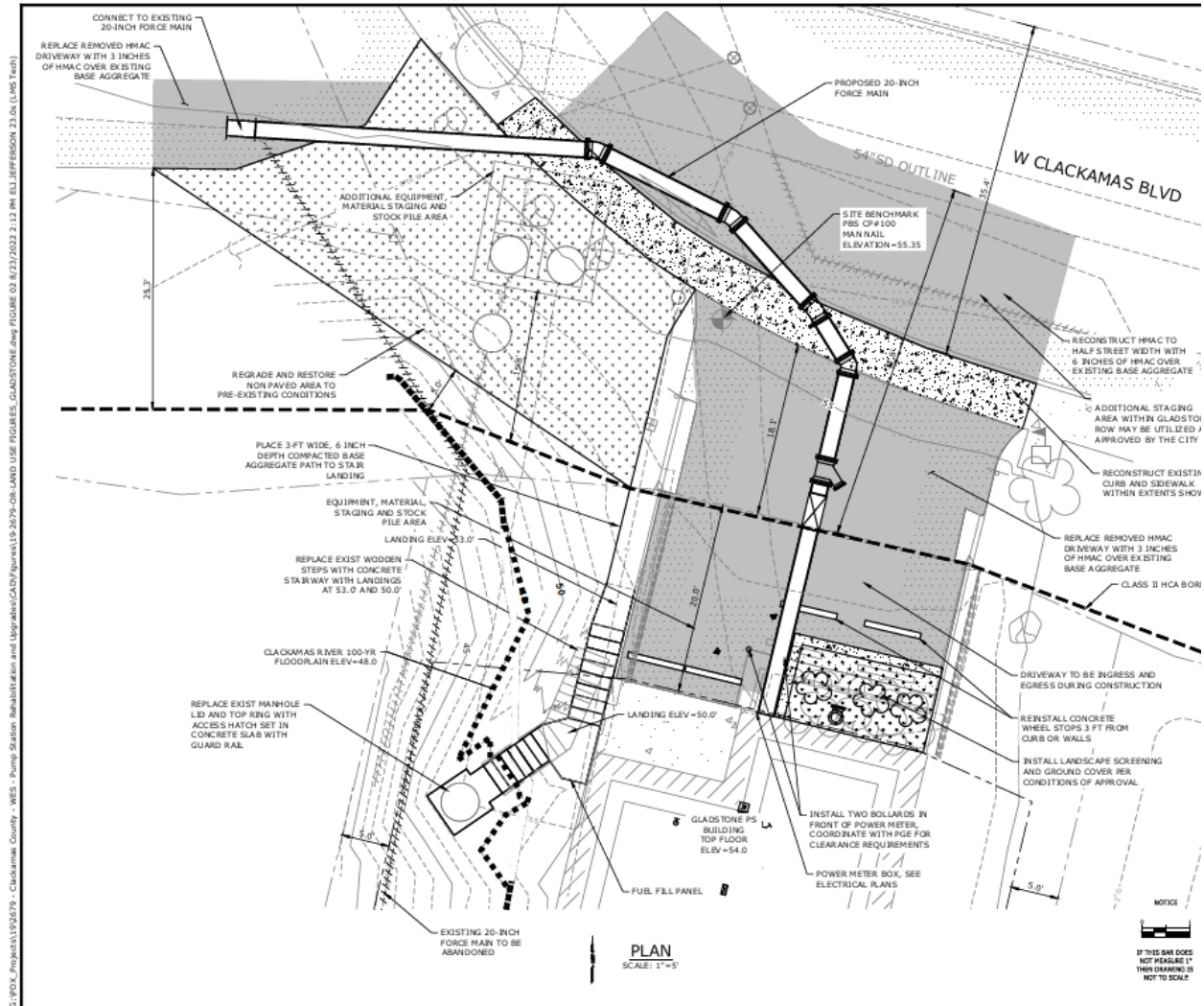
Conditional Use Application – 397 W Clackamas Blvd



GLADSTONE
Oregon

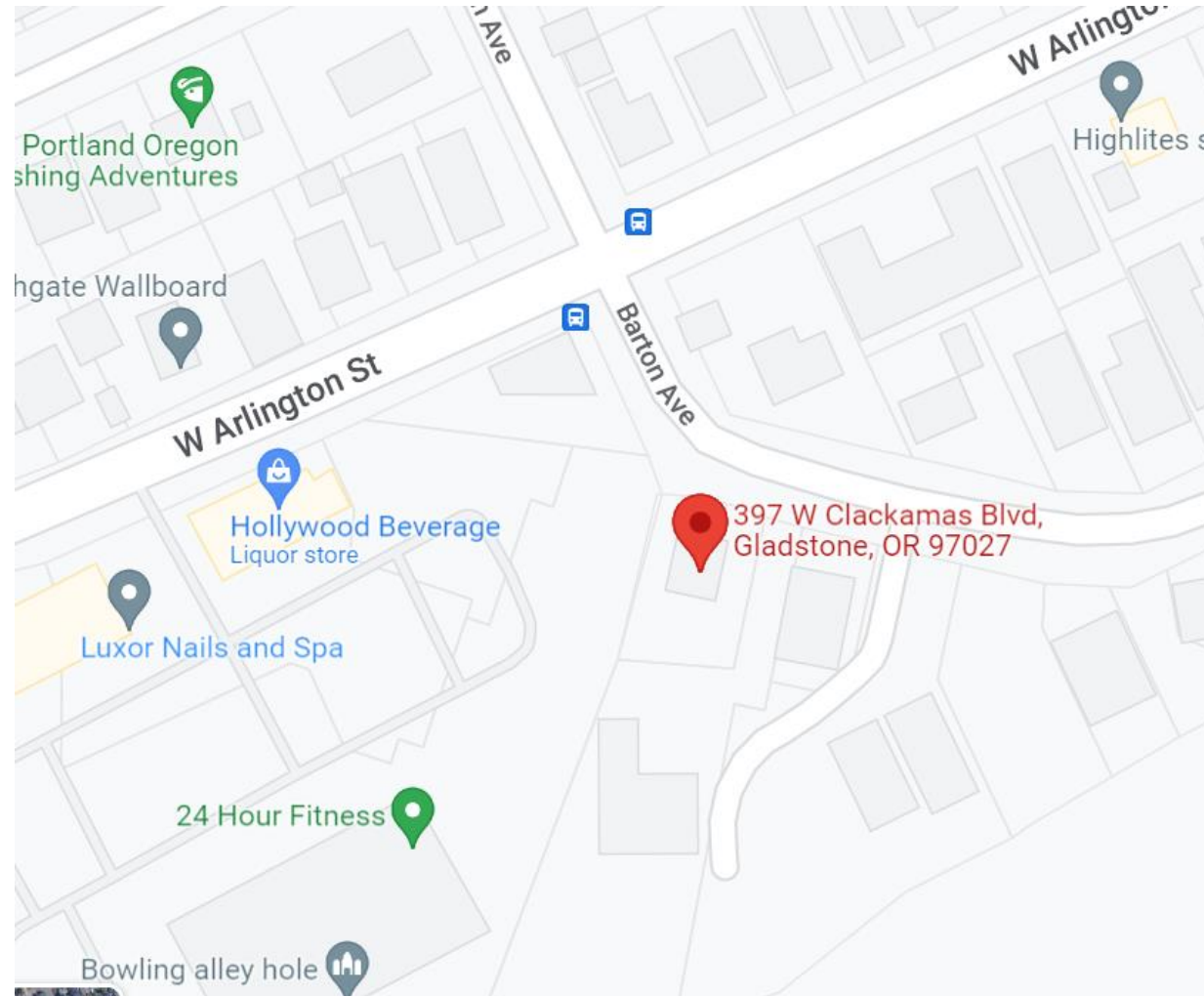
Public Hearing

- Project overview
- Conditional Use
 - Key Findings
- Next steps



Project Location: 397 W Clackamas Blvd.

Proposed Project: Upgrades to the existing Pump Station including maintenance and improvements for reliability, efficiency and safety. As proposed, the development will include small modifications to the outside, such as replacing a manhole and resurfacing the driveway after the pipes are replaced. There is no expansion of the pumping capacity or building footprint proposed.



Project Site

- **Zoning Designation:** R-5
- **Comprehensive Plan Designation:** Residential
- **Property size:** 0.18 acres

Proposed Plan:

- New Manhole
- Paving Resurfaced after new pipes installed underground

➔ Property contains Habitat Conservation Area

- No disturbance to HCA proposed
- Proposal considered “Exempt” from HCA standards due to small size and scope of improvements



Public Noticing:















- Sent to the applicant, the owner of the subject property and owners of record as identified on the most recent Clackamas County property tax assessment roll of property located within two hundred fifty (250) feet of the subject property.
- City of Gladstone, Public Works, Gladstone Fire, Gladstone PD, Engineering, WES

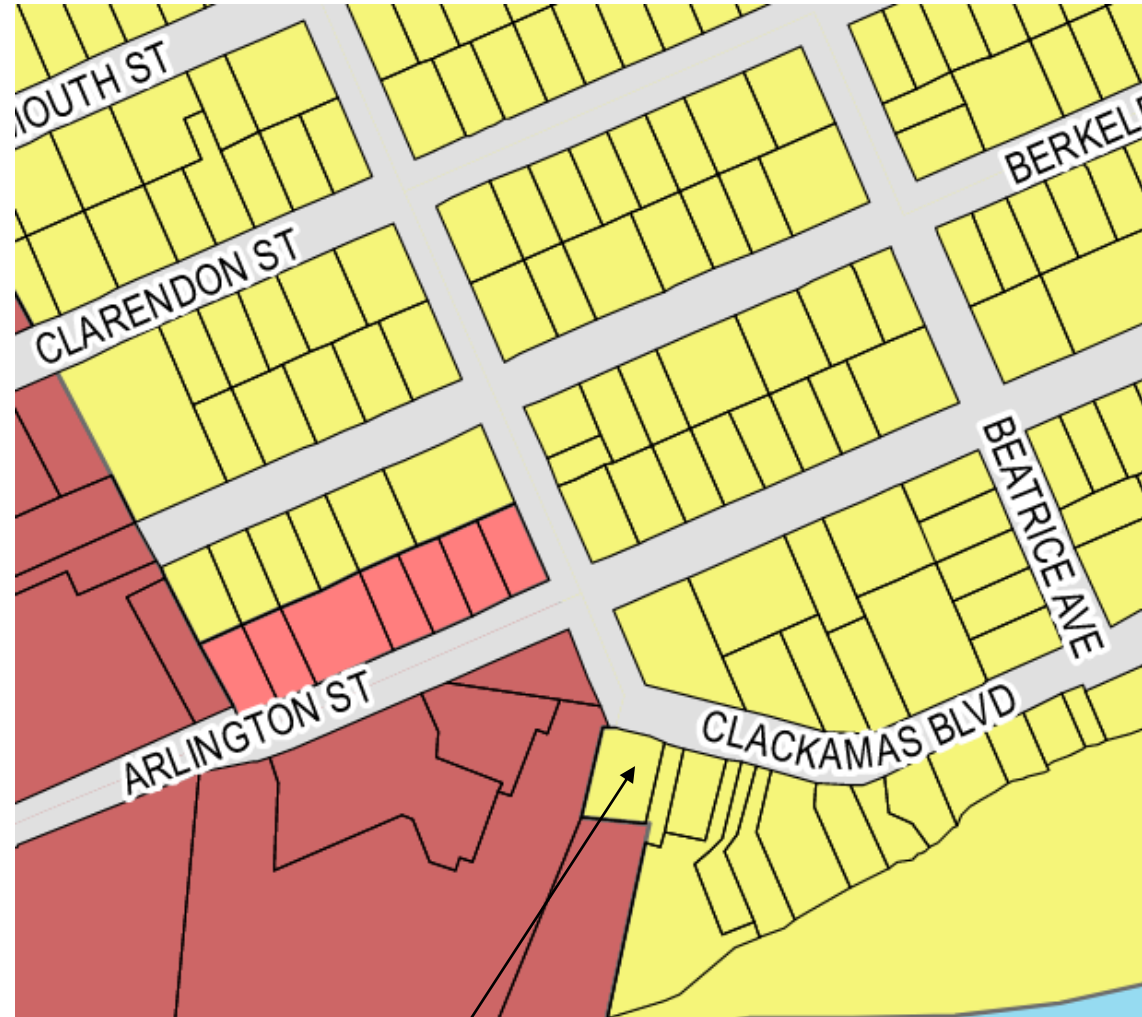
No Comments Received



Current Zoning Map- Excerpt showing R-5 Zoning District along Clackamas Blvd

CITY OF GLADSTONE ZONING

- | | | | |
|---|----------------------------------|--|-----------------------|
|  | Local Commercial - C1 |  | City Limits |
|  | Community Commercial - C2 |  | Urban Growth Boundary |
|  | General Commercial - C3 |  | Parcels |
|  | Light Industrial - LI |  | Railroad |
|  | Multi-Family Residential - MR |  | Rivers |
|  | Office Park - OP | | |
|  | Open Space - OS | | |
|  | Single-Family Residential - R5 | | |
|  | Single-Family Residential - R7.2 | | |



Subject Property

Section 17.12.040 Conditional Uses (R-5)

*(9) Utility facility;
provided, that no
outside storage is
involved.*



Section 17.12.050 Dimensional standards.

- (1) Lot Area.*** Minimum 5,000 square feet.
- (2) Setbacks.*** Front setback is 20 feet, side setback is 5 feet and rear setback is 15 feet.

The lot meets the minimum lot area. The existing structure meets setbacks. No changes are proposed to lot area or building/structure size.



CHAPTER 17.70 CONDITIONAL USE

17.70.010 Authorization to grant or deny.

(1) Approval Criteria. A conditional use may be approved, pursuant to GMC Division VII (administrative procedures), if the applicant demonstrates that the proposed use:

- (a) Is listed as a conditional use in the underlying zoning district or is authorized pursuant to GMC Chapter 17.74 (authorization of similar uses);
- (b) Is suitable for the proposed site, considering size, shape, location, topography, existence of improvements and natural features;
- (c) Is timely, considering the adequacy of transportation systems, public facilities and services existing or planned for the area affected by the use;
- (d) The location, size, and functional characteristics of the proposal are such that it can be made reasonably compatible with and have a minimal impact on livability and appropriate development of properties in the area and neighborhoods surrounding the subject site.
- (e) Satisfies the policies of the comprehensive plan that apply to the proposed use.

CHAPTER 17.42 GENERAL PROVISIONS

17.42.030 Improvements. Improvements installed by a developer, either as a requirement or at his or her option, shall conform to the standards of this title, GMC Chapter 12.02 (street excavation requirements) and to any supplemental design and construction specifications adopted by the city for such improvements.

CHAPTER 17.25 HABITAT CONSERVATION AREA DISTRICT

17.25.040 Exempt Uses.

F. Expansion or replacement of an existing structure, provided that:

1. The expansion or replacement shall not intrude more than 500 square feet into the HCA in addition to the building footprint that lawfully existed on December 8, 2009. If more than one expansion or replacement of the same structure is undertaken—regardless of whether the work is done as one project or a series of projects—the total increase in the intrusion in the HCA shall not exceed this 500-square-foot limit;

RECOMMENDATION

The Gladstone Planning Staff are recommending Approval of the Conditional Use application with the following Special Conditions of Approval:

III. SPECIAL CONDITIONS OF APPROVAL 3

- 1. **Landscaping..... 3**
- 2. **Floodplain permit..... 3**
- 3. **Construction Plans:..... 3**
- 4. **Pre-construction Conference..... 3**
- 5. **As-Built Submittals 4**

RECOMMENDATION

- **The Gladstone Planning Staff are recommending Approval of the Conditional Use application as proposed with the 5 Special Conditions of approval.**