



# City of Oregon City

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## Staff Report

File Number: PC 17-081

**Agenda Date:** 7/24/2017

**Status:** Agenda Ready

**To:** Planning Commission

**Agenda #:** 3b.

**From:** Planner Trevor Martin

**File Type:** Land Use Item

### SUBJECT:

Proposal to Replace an Existing Fire Station at 19340 Molalla Avenue. Planning files: SP 17-40: Site Plan and Design Review, CU 17-02: Conditional Use, VR 17-02: Variance for Site Layout/Configuration, and VR 17-03: Variance for Building Exterior

**RECOMMENDED ACTION (Motion):** Staff recommends the Planning Commission approve Planning files SP 17-40, CU 17-02, VR 17-02, VR 17-03 with conditions.

**BACKGROUND:** The 1.39 acre parcel is located at 19340 Molalla Avenue, in Oregon City. The site is currently constructed as a fire station for Clackamas Fire District (CFD) #1, known as Station 16. The station developed a mold infestation and in May of 2016 it was determined that the station was uninhabitable for the firefighters. On June 1, 2016, the City Commission approved Resolution No. 16-12 to declare an emergency, exempted CFD1 's Station 16 from Planning code requirements on a temporary basis to allow a modular unit to be placed onsite so the firefighters to maintain their response times for the community.

Since that time, CFD1 has worked with architects to develop a station design that would fit on the property and an application has been submitted to the Planning Division for demolition of the existing station and construction of a new station. However, the Fire District determined that there isn't sufficient room on the property to house the modular unit during construction and received approval from the City Commission to temporarily relocating the fire station to Clackamas Community College until the new station is complete. The City Commission declared an emergency to exempt a temporary fire station at Clackamas Community College until October 1, 2018 from Planning Division requirements and processes while the existing Station 16 is being demolished and rebuilt. The temporary fire station at CCC consists of three separate structures which would be located near Inskeep Drive.

This development proposal entails the demolition of the existing structures onsite and construction of a new 12,300 square foot fire station. The station includes, but is not limited to:

- 1) A 4,200 square foot apparatus bay to store emergency vehicles
- 2) A public/visitor entry, which includes a small lobby, ADA restroom, and a call button which can be used by the public 24 hours a day in case of emergency
- 3) Living quarters to accommodate 8 fire crew per shift