

RESOLUTION NO. 17-19

A RESOLUTION DECLARING AN EMERGENCY AND EXEMPTING CLACKAMAS FIRE DISTRICT 1 - STATION 16 FROM PLANNING CODE REQUIREMENTS ON A TEMPORARY BASIS

OREGON CITY MAKES THE FOLLOWING FINDINGS:

WHEREAS, Oregon City Municipal Code (OCMC) 2.52.020 defines “emergencies” to include “any man-made or natural event or circumstance causing or threatening loss of life, injury to person or property, human suffering or financial loss, and includes, . . . contamination, . . . , blight, [and] infestation;” and

WHEREAS, OCMC 2.52.040(L) authorizes the City, in cases of emergency to “order such other measures as are necessary for the protection of life or property, or for the recovery from the emergency;” and

WHEREAS, Clackamas Fire District Number One (“CFD#1”) provides fire and emergency services throughout the City to all of its residents and businesses, including Station 16, located at 19340 Molalla Ave, which was deemed uninhabitable due to a mold infestation; and

WHEREAS, on June 1, 2016, the City Commission adopted Resolution No. 16-12, suspending land use laws to allow for the siting of a modular unit on a temporary basis on the existing Station 16 property and declaring an emergency;

WHEREAS, CFD#1 Station 16 will be replaced on the existing site. The current Station needs to be vacated and all personnel removed from this site in order to provide a quick and cost effective replacement station to be built; and

WHEREAS, CFD#1 Station 16 provides fire and emergency services to a significant portion of the City and if such services were not available from the Hilltop area, the residents and businesses located close to that station would be at risk; and

WHEREAS, CFD#1 has located suitable property to be used as a temporary Fire Station located at 19600 Molalla Avenue, Clackamas Community College, in the Northwest Corner of the property adjacent to Beaver Creek Rd. and Marjorie Ln. Fire and emergency services will have to be available from this new location of Station 16 and the only feasible manner of doing so is through temporary structures that do not meet the requirements of the Oregon City Zoning Code, OCMC Chapter 17.

NOW, THEREFORE, OREGON CITY RESOLVES:

Section 1. The City Commission hereby declares an emergency limited to 19600 Molalla Avenue, also known as Clackamas Community College, to accommodate the temporary siting of modular structures necessary to allow operation of Station 16 and allow for the replacement of the mold infested station. The emergency is declared consistent with OCMC 2.52.070 and, by this resolution, the Commission extends the time of this emergency until October 1, 2018.

Section 2. Based on the emergency identified above, the City Commission grants to CFD#1 an exemption from the Oregon City Zoning Code for the placement of temporary modular structures on the site for the duration of the emergency.

Section 3. CFD#1 is authorized to temporarily place modular structures on the property for the continued operations of Station 16, provided the setbacks of the underlying zone are met and the appropriate building permits are obtained.

Section 4. Due to the anticipated temporary nature of the modulares to be placed on the site, System Development Charges will not be assessed during the emergency.

Section 5. This resolution shall take effect immediately.

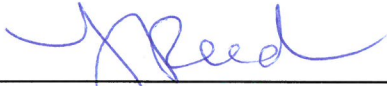
Approved and adopted at a regular meeting of the City Commission held on the 21st day of June 2017.



DAN HOLLADAY, Mayor

Attested to this 21st day of June 2017:

Approved as to legal sufficiency:



Kattie Riggs, City Recorder



City Attorney

Jaime Reed, Asst. City Recorder

Exhibits:

1. Resolution 16-12
2. Clackamas Fire District 1 Request

RESOLUTION NO. 16-12

A RESOLUTION DECLARING AN EMERGENCY AND EXEMPTING CLACKAMAS FIRE DISTRICT 1 - STATION 16 FROM PLANNING CODE REQUIREMENTS ON A TEMPORARY BASIS

OREGON CITY MAKES THE FOLLOWING FINDINGS:

WHEREAS, Oregon City Municipal Code (OCMC) 2.52.020 defines “emergencies” to include “any man-made or natural event or circumstance causing or threatening loss of life, injury to person or property, human suffering or financial loss, and includes, . . . contamination, . . . , blight, [and] infestation; and

WHEREAS, OCMC 2.52.040(L) authorizes the City, in cases of emergency to “order such other measures as are necessary for the protection of life or property, or for the recovery from the emergency;” and

WHEREAS, Clackamas County Fire District Number one (“CCFD#1”) provides fire and emergency services throughout the City to all of its residents and businesses and not having such essential services at this location would increase response times and put life and property at risk; and

WHEREAS, CCFD#1 Station 16, located at 19340 Molalla Avenue provides fire and emergency services to a significant portion of the City and if such services were not available from that location, the residents and businesses located close to that station would be at risk; and

WHEREAS, CCFD#1 Station 16 has developed a mold infestation that contaminates portions of the station and makes it uninhabitable and not capable of housing the Firefighters or to be used for its intended purposes; and

WHEREAS, CCFD#1 is diligently working to determine the cause of the mold at Station 16, but for some period of time while the cause of the mold and a mitigation plan is created and implemented, fire and emergency services will have to be available from the location of Station 16 and the only feasible manner of doing so is through temporary structures that do not meet the requirements of the Oregon City Zoning Code, OCMC Chapter 17.

NOW, THEREFORE, OREGON CITY RESOLVES:

Section 1. The City Commission hereby declares an emergency limited to 19340 Molalla Avenue, also known as CCFD#1 Station 16, due to the infestation and contamination of that building with mold. The emergency is declared for 48 hours, consistent with OCMC 2.52.070 and, by this resolution, the Commission extends the time of this emergency for twenty-four months, or until June 1, 2018.

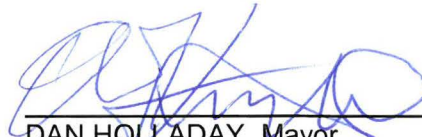
Section 2. Based on the emergency identified above, the City Commission grants to CCFD#1 an exemption from the Oregon City Zoning Code for the placement of temporary modular structures on the site for the duration of the emergency.

Section 3. CCFD#1 is authorized to temporarily place modular structures on the property for the continued operations of Station 16, provided the setbacks of the underlying zone are met and the appropriate building permits are obtained.

Section 4. Due to the anticipated temporary nature of the modulares to be placed on the site, System Development Charges will not be assessed during the emergency.

Section 5. This resolution shall take effect immediately.

Approved and adopted at a regular meeting of the City Commission held on the 1st day of June 2016.




DAN HOLLADAY, Mayor

Attested to this 1st day of June 2016:



Kattie Riggs, City Recorder

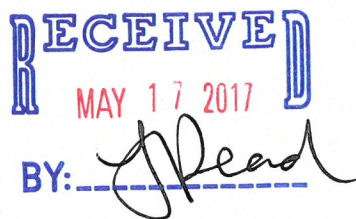
Approved as to legal sufficiency:



City Attorney

GSB:7796674.1

Clackamas Fire District #1



May 11, 2017

Tony Konkol, City Manager
City of Oregon City
625 Center Street
Oregon City, OR 97045

Dear City Manager Konkol:

Clackamas Fire District1 (CFD1) Station 16, located at 19340 Molalla Avenue, developed a mold infestation that contaminated portions of the station. Because of this, in May 2016 it was determined that the station was uninhabitable for the firefighters. At the June 1, 2016 City of Oregon City Council meeting, Resolution No. 16-12 was passed that declared an emergency and exempted CFD1's Station 16 from planning code requirements on a temporary basis. A modular unit was able to be placed on the Station's property to enable 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. While this has now been accomplished, it has been determined that there isn't sufficient room on the property to house the modular unit while building the new station.

CFD1 has researched and reviewed various options within the Station's response area for locations to temporarily house the modular unit. The most efficient option would be to have it placed on Clackamas Community College's (CCC) Oregon City Campus's property. In total, there are three buildings proposed for this exemption, which consist of the modular unit, a job shack/office space and an apparatus bay. (Additional information regarding these three buildings is attached.) The Station is slated to be completed by May/June 2018.

CFD1 is again declaring an emergency and requesting an exemption from planning code requirements in order to place Station 16 on CCC's Oregon City Campus on a temporary basis.

Thank you for your consideration of this request.

Sincerely,

Fred Charlton
Fire Chief

FC/ks

Additional information

There will be three buildings proposed for this exemption located on CCC Oregon City campus. The three buildings will consist of a mobile (modular home), job shack/office space, and apparatus bay. We have added the job shack/office because this station is staffed with four and the mobile home is tight for space. Below is a brief description of each of the buildings. Further attached are pictures and/or drawings of proposed buildings.

Mobile home... This building is 27' x 56' and mostly a sage green. This is a three bedroom and two bath structure.

Job Shack/Office... This building is 12' x 56', the color is gray with blue trim. This unit will have two rooms and a bathroom.

Apparatus bay... This building is 18' x 70', the color varies but generally gray metal. This building will house the ladder truck and all of the personnel protective equipment.

All attached photos are a rough site plan where the three buildings will be located. All buildings will be maintained on the existing asphalt. Emrick Construction will be providing all the necessary site improvements.

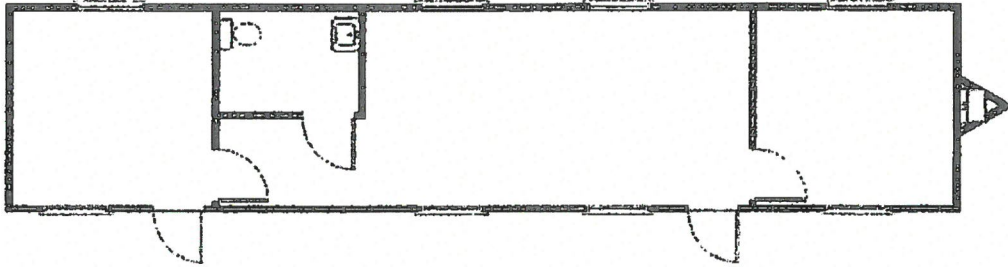


3/24/17 PLEASE SEE FLOOR PLAN W/ORDER CONFIRMATION WHICH WILL REPLACE THIS ONE. DM

Floor Plan:

12'x56' Office with Restroom

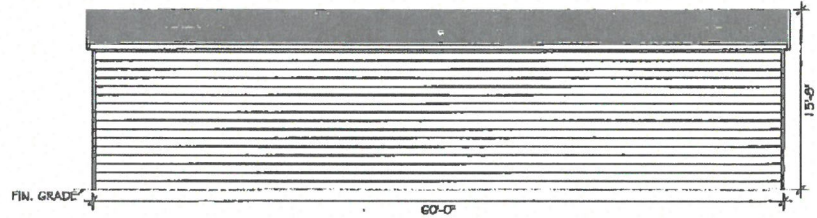
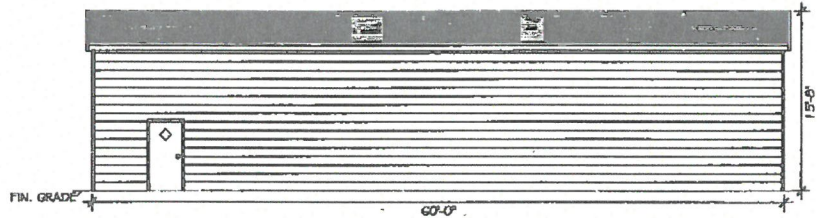
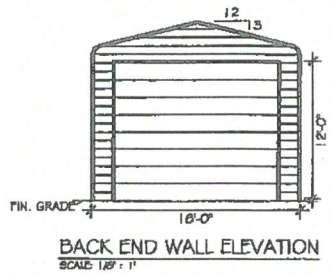
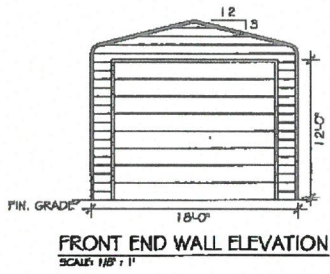
Floor plans may vary according to building model, size and specifications.
Interior partitioning is optional and fully customizable.



SPECIFICATIONS:

- Central heat and air systems
- Commercial grade carpet and tile floors
- Vinyl wrap interior walls
- Metal entry doors with deadbolts
- Acoustical sound dampening ceilings
- Built to the state commercial building code





OWNER: TUALATIN VALLEY FIRE & RESCUE	LOCATION: 16755 SW KEAMER ROAD BEAVERTON, OR 97007	ELEVATIONS	
SHEET TITLE:			
DRAWING NO.: M3D20605005	PROJECT NO.: 411-15-1379	CHECKED BY: CA	SHEET NO.: 2 OF 7
DRAWN BY:	DATE: 1/23/2015		

SEAL:

EXPIRES: 12/31/2017
DATE SIGNED: APR 13 2016







0 15 30 60

Clackamas Fire District #1



June 12th, 2017

Laura Terway
Community Development Director
City of Oregon City
221 Molalla Ave, Suite 200
Oregon City, Or 97045

Dear Laura,

I am writing this letter in response to your request for further clarification to several items in regards to the temporary fire station location on the campus of Clackamas Community College. I will address each one of your concerns as you presented them.

- Clackamas Fire District will provide signs notifying the public of the temporary fire station location both at the new site and the existing location on Molalla Ave. The Fire District will follow the rules regarding these types of signs as set forth by both the City and the County.
- The Beaver creek Rd access point will only be used for responding apparatus. All other vehicles will enter the College either from Hwy 213 or Beaver creek Rd and proceed to the temporary fire station location on Inskeep Dr. The one exception to that will be during construction at the College when Inskeep Dr will be closed. Then all traffic will have to enter in from the Beaver creek Rd location. According to the College this will be temporary, and is estimated at around two weeks.
- The Fire District does not plan on cutting down any trees for this temporary fire station. However, there may be several trees that will need to be pruned to allow for better visibility when entering onto Beaver creek Rd. The Fire District will coordinate and work within the City's rules if any trees are to be removed and/or replaced at the end of this temporary location.
- The Fire District will work with the College and the City to help mitigate any trees that were removed before the Fire District inhabited this location.
- The Fire District will work closely with the City on any changes that will affect the Beaver creek Rd driveway. At this time the only change that is planned is placing a different gate at that location. This gate will be electric and be controlled by a garage door type opener.
- The Fire District has made initial contact with the County when this project first started and they didn't have an issue with what was proposed. I have sent an email today to the County requesting further information and in a formal nature so that it may be forwarded to the City.

- During the temporary housing of the Fire Station, all buildings will be located on existing pavement and no other rock or paving will be required. If such is required, the Fire District will obtain the required permits from the City.
- At the conclusion of this project, the Fire District will be placing an overlay in the area of occupation. The Fire District will obtain all required permits and follow all City guidelines.
- The Fire District intends to leave this site in the same or better condition than when this started. The Fire District will work with the College and the City to mitigate any issues that might have occurred during our stay at this location.

I hope that this gives you a brief summary to what the Fire District will be doing while on this temporary site. The Fire District will follow all City and County regulations and direct our contractor to do the same.

If there is an additional information the City needs in a specific area we would be glad to provide that. If further drawings are needed before this project can start the Fire District is willing to meet whatever requirements the City would need.

Respectfully,



Mike Corless II
Division Chief
Clackamas Fire District #1