



LAND USE APPLICATION FORM

Type I (OCMC 17.50.030.A)	Type II (OCMC 17.50.030.B)	Type III / IV (OCMC 17.50.030.C)
<input type="checkbox"/> Compatibility Review	<input type="checkbox"/> Extension	<input type="checkbox"/> Annexation
<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Detailed Development Review	<input type="checkbox"/> Code Interpretation / Similar Use
<input type="checkbox"/> Non-Conforming Use Review	<input type="checkbox"/> Geotechnical Hazards	<input type="checkbox"/> Concept Development Plan
<input type="checkbox"/> Natural Resource (NROD) Verification	<input type="checkbox"/> Minor Partition (<4 lots)	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Site Plan and Design Review	<input checked="" type="checkbox"/> Minor Site Plan & Design Review	<input type="checkbox"/> Comprehensive Plan Amendment (Text/Map)
	<input type="checkbox"/> Non-Conforming Use Review	<input type="checkbox"/> Detailed Development Plan
	<input type="checkbox"/> Site Plan and Design Review	<input type="checkbox"/> Historic Review
	<input type="checkbox"/> Subdivision (4+ lots)	<input type="checkbox"/> Municipal Code Amendment
	<input checked="" type="checkbox"/> Minor Variance	<input type="checkbox"/> Variance
	<input type="checkbox"/> Natural Resource (NROD) Review	<input type="checkbox"/> Zone Change

File Number(s): GLUA-18-00025 / VAR-18-00001 / SP-18-00106 / MD-18-00001 (of CU 14-01)

Proposed Land Use or Activity: Building additions to enlarge six units and convert existing common space into additional unit, totalling seven added beds. Other site modifications proposed to comply with ADA.

Project Name: River Terrace Memory Care Number of Lots Proposed (If Applicable): N/A

Physical Address of Site: 950 South End Road Oregon City, OR 97045

Clackamas County Map and Tax Lot Number(s): 31E01AD03100

Applicant(s):

Applicant(s) Signature: Jeffrey Wellington

Applicant(s) Name Printed: Jeffrey Wellington Date: 8-9-18

Mailing Address: 415 SE 28th Ave. Portland, OR 97214

Phone: 651-226-7645 Fax: N/A Email: jeffrey.wellington@gmail.com

Property Owner(s):

Property Owner(s) Signature: Jeffrey Wellington

Property Owner(s) Name Printed: Jeffrey Wellington Date: 8-30-18

Mailing Address: 415 SE 28th Ave. Portland, OR 97214

Phone: 651-226-7645 Fax: Email: jeffrey.wellington@gmail.com

Representative(s):

Representative(s) Signature: Kelly Smith

Representative (s) Name Printed: Kelly Smith Date: 8-16-18

Mailing Address: John Lape, Architect, 520 SW 6th Ave, Ste 520, Portland, OR 97219

Phone: 877-424-5600 Fax: None Email: kelly@jl-architecture.com

All signatures represented must have the full legal capacity and hereby authorize the filing of this application and certify that the information and exhibits herewith are correct and indicate the parties willingness to comply with all code requirements.

JOHN LAPE, ARCHITECT
520 SW 6th Ave. suite 520
Portland, Oregon 97204
(503) 243-2837
(877) 424-5600
E-mail: john@jl-architecture.com

9/28/18

Re: River Terrace Memory Care
Land Use Application Completeness Check
GLUA-18-00025/950 South End RD
VAR – 18-00001, SP-18-00106
950 South End Rd.
Oregon City, Oregon 97045

Item Responses:

1. A completed application form was originally submitted with the initial submittal. A copy of the completed form is attached with this response.
2. The Narrative form provided to us by Pete is filled out and attached.
3. We plan to meet the neighborhood association on the planned October 18th meeting next month.
4. The original landscaping plan is attached to this submittal, with modifications indicating where new landscape will need to be replaced in kind at building additions.
5. Trees close to the proposed building additions are off site and protected via a fence on the property line.
7. No change to site lighting is proposed.
8. See response 3 above.

Sincerely,

John Lape, AIA, FCSI, FCSC, CCS

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TYPE II –SITE PLAN AND DESIGN REVIEW & MINOR VARIANCE
Applicant's Submittal
8-31-18

APPLICANT: Jeffrey Wellington, Wellington Management, Inc
415 SE 28th Ave, Portland, OR 97214

OWNER: River Terrace, LLC, Contract Owner
415 SE 28th Ave, Portland, OR 97214

REQUEST: Minor Site Plan & Design Review, Minor Variance

LOCATION: 950 South End Rd
31E01AD03100

I. BACKGROUND:

1. Existing Conditions

Existing 31-bed Memory Care constructed in 2016 and vacant with 9 off-street parking stalls.

2. Project Description

Building additions to enlarge six units and convert existing common space into additional unit, totaling seven added beds. Other site modifications proposed to comply with ADA.

II. RESPONSES TO THE OREGON CITY MUNICIPAL CODE:

CHAPTER 17.08 - R-10 SINGLE FAMILY DWELLING DISTRICT

17.08.040 Dimensional standards.

Dimensional standards in the R-10 district are:

A. Minimum lot areas, ten thousand square feet;

Applicant's Response:

No changes to lot area proposed

B. Minimum lot width, sixty-five feet;

Applicant's Response:

No changes to lot area proposed

C. Minimum lot depth, eighty feet;

Applicant's Response:

No changes to lot area proposed

D. Maximum building height, two and one-half stories, not to exceed thirty-five feet;

Applicant's Response:

No changes to building height proposed

E. Minimum required setbacks: Setbacks if an existing structure is being retained.

- 1. Front yard, twenty feet minimum setback,*
- 2. Front porch, fifteen feet minimum setback,*
- 3. Attached and detached garage, twenty feet minimum setback from the public right-of-way where access is taken, except for alleys. Detached garages on an alley shall be setback a minimum of five feet in residential areas.*
- 4. Interior side yard, ten feet minimum setback for at least one side yard; eight feet minimum setback for the other side yard,*
- 5. Corner side yard, fifteen feet minimum setback,*
- 6. Rear yard, twenty feet minimum setback,*
- 7. Rear porch, fifteen feet minimum setback.*

Applicant's Response:

No changes to front or rear yard proposed; Proposed Interior Side Yard Setback is 10.2', which exceeds the 10' minimum required; Proposed Corner Side Yard Setback is 15.3', which exceeds the 15' minimum required

G. Maximum lot coverage: The footprint of all structures two hundred square feet or greater shall cover a maximum of forty percent of the lot area. If an existing structure is being retained.

Applicant's Response:

The existing footprint of the structure is 15,323 sq. ft. as approved and no modifications were made during construction. The proposed additional footprint is 529 sq. ft. for a total footprint of 15,852 sq. ft., which amounts to a 40.19% lot coverage. A variance is requested – please refer to the attachment.

CHAPTER 17.62 SITE PLAN AND DESIGN REVIEW

17.62.015 *Modifications that will better meet design review requirements.*

The review body may consider modification of site-related development standards. These modifications are done as part of design review and are not required to go through the Variance process pursuant to section 17.60.020. Adjustments to use-related development standards (such as floor area ratios, intensity of use, size of the use, number of units, or concentration of uses) are required to go through the Variance process pursuant to section 17.60.020. Modifications that are denied through design review may be requested as Variance through the Variance process pursuant to section 17.60.020. The review body may approve requested modifications if it finds that the applicant has shown that the following approval criteria are met:

Applicant's Response:

No modifications to design review requirements are proposed.

17.62.015.A. *The modification will result in a development that better meets design guidelines; and*

Applicant's Response:

No modifications to design review requirements are proposed.

17.62.015.B. *The modification meets the intent of the standard. On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.*

Applicant's Response:

No modifications to design review requirements are proposed.

17.62.020 - Preapplication conference.

Prior to filing for site plan and design review approval, the applicant shall confer with the community development director pursuant to [Section 17.50.030](#). The community development director shall identify and explain the relevant review procedures and standards.

Applicant's Response:

Pre-application conference held August 15, 2018

17.62.030 - When required.

Site plan and design review shall be required for all development of real property in all zones except the R-10, R-8, R-6, R-5 and R-3.5 zoning districts, unless otherwise provided for by this title or as a condition of approval of a permit. Site plan and design review shall also apply to all conditional uses, cottage housing development, multi-family and non-residential uses in all zones. No building permit or other permit authorization for development shall be issued prior to site plan and design review approval. Parking lots and parking areas accessory to uses regulated by this chapter also shall require site plan and design review approval. Site plan and design review shall not alter the type and category of uses permitted in zoning districts.

Applicant's Response:

Type II Site Plan and Design Review Requested

17.62.035 - Minor site plan and design review.

This section provides for a minor site plan and design review process. Minor site plan review is a Type I or Type II decision, as described in OCMC Section 17.62.035.A., subject to administrative proceedings described in OCMC Section 17.50 and may be utilized as the appropriate review process only when authorized by the community development director. The purpose of this type of review is to expedite design review standards for uses and activities that require only a minimal amount of review, typical of minor modifications and/or changes to existing uses or buildings.

A. Type I Minor Site Plan and Design Review.

1. Applicability. Type I applications involve no discretion. The Type I process is not applicable for:

- a. Any activity which is included with or initiates actions that require Type II-IV review.*
- b. Any use which is not permitted outright, unless otherwise noted.*
- c. Any proposal in which nonconforming upgrades are required under Chapter 17.58.*
- d. Any proposal in which modifications are proposed under Section 17.62.015.*

2. The following projects may be processed as a Type I application:

- a. Addition of up to two hundred square feet to a commercial, institutional, or multifamily structure in which no increases are required to off-street parking. This includes a new ancillary structure, addition to an existing structure, or new interior space (excluding new drive thru). Increases of more than two hundred square feet in a twelve-month period shall be processed as Type II.*
- b. Addition of up to one thousand square feet to an industrial use in which no increases are required to off-street parking. This includes a new ancillary structure, addition to an existing structure, or new*

interior space (excluding ancillary retail and office). Increases of more than one thousand square feet in a twelve-month period shall be processed as Type II.

- c. Temporary structures, excluding mobile vendors.*
- d. Removal, replacement or addition of awnings, or architectural projections to existing structures.*
- e. Addition, modification, or relocation of refuse enclosure.*
- f. Changes to amount, location, or design of bicycle parking.*
- g. Installation of mechanical equipment.*
- h. Repaving of previously approved parking lots with no change to striping.*
- i. Replacement of exterior building materials.*
- j. Addition of windows and doors, relocation of windows and doors in which transparency levels remain unchanged, or removal of windows and doors provided minimum transparency requirements are still met.*
- k. Addition or alteration of parapets or rooflines.*
- l. Modification of building entrances.*
- m. Addition to or alteration of a legal nonconforming single or two-family dwelling.*
- n. Change to parking lot circulation or layout, excluding driveway modifications.*
- o. Removal or relocation of vehicle parking stalls provided total parking remains between approved minimum and maximum with no new reductions other than through the downtown parking district.*
- p. Adoption of shared parking agreements.*
- q. Changes to landscaping that do not require stormwater quality and quantity treatment under OCMC Chapter 13.12.*
- r. New or changes to existing pedestrian accessways, walkways or plazas.*
- s. Installation of or alterations to ADA accessibility site elements.*
- t. Modification of a fence, hedge, or wall, or addition of a fence, hedge or wall at least twenty feet away from a public right-of-way.*
- u. Addition of or alterations to outdoor lighting.*
- v. Demolition of any structure or portion of a structure*
- w. Tree removal*

3. Submittal Requirements. A Type I application shall include:

- a. A narrative describing the project.*
- b. Site plan drawings showing existing conditions/uses and proposed conditions/uses.*
- c. Architectural drawings, including building elevations and envelopes, if architectural work is proposed.*
- d. A completed application form.*
- e. Any other information determined necessary by the community development director.*

B. Type II Minor Site Plan and Design Review.

- 1. Type II Minor site plan and design review applies to the following uses and activities unless those uses and activities qualify for Type I review per Section 17.62.035A.:*
 - a. Modification of an office, commercial, industrial, institutional, public or multi-family structure for the purpose of enhancing the aesthetics of the building and not increasing the interior usable space (for example covered walkways or entryways, addition of unoccupied features such as clock tower, etc.).*
 - b. Modification to parking lot layout and landscaping, or the addition of up to five parking spaces.*
 - c. A maximum addition of up to one thousand square feet to a commercial, office, institutional, public, multi-family, or industrial building provided that the addition is not more than thirty-five percent of the original building square footage.*
 - d. Other land uses and activities may be added if the community development director makes written findings that the activity/use will not increase off-site impacts and is consistent with the type and/or scale of activities/uses listed above.*

Applicant's Response:

Type II Site Plan and Design Review Requested

2. *Application. The application for the Type II minor site plan and design review shall contain the following elements:*
 - a. *The submittal requirements of Chapter 17.50.*
 - b. *A narrative explaining all aspects of the proposal in detail and addressing each of the criteria listed in Section 17.62.035C. below.*
 - c. *Site plan drawings showing existing conditions/uses and proposed conditions/uses.*
 - d. *Architectural drawings, including building elevations and envelopes, if architectural work is proposed.*
 - e. *Additional submittal material may be required by the community development director on a case-by-case basis.*
3. *Development standards for Type II minor site plan and design review.*
 - a. *All development shall comply with Sections 17.62.050(1—7 and 8—15 and 20—22) when deemed applicable by the community development director. Other sections may apply, as directed by the community development director when applicable, in order to show compliance with this chapter, such as the commercial and institutional standards of Section 17.62.055.*

Applicant's Response:

All submittal requirements included with application

17.62.040 - Plans required.

Applicant's Response:

A site plan, legal description of site, architectural drawings including floor plans and elevations, and the original lighting plan are included with the application; a landscaping plan and materials board are not applicable since no changes are proposed to either. An archeological monitoring recommendation not included since ground disturbance is limited to areas already disturbed in recent construction activity. An erosion control plan and drainage plan were not deemed necessary in the pre-application notes from Development Services.

17.62.050 - Standards.

A. All development shall comply with the following standards:

1. Landscaping, A minimum of fifteen percent of the lot shall be landscaped. Existing native vegetation shall be retained to the maximum extent practicable. All plants listed on the Oregon City Nuisance Plant List shall be removed from the site prior to issuance of a final occupancy permit for the building.

Applicant's Response:

38% of the site area is proposed to be landscaped. All existing previously approved landscaping to remain and moved to accommodate building additions where necessary.

a. Except as allowed elsewhere in the zoning and land division chapters of this Code, all areas to be credited towards landscaping must be installed with growing plant materials. A reduction of up to twenty-five percent of the overall required landscaping may be approved by the community development director if the same or greater amount of pervious material is incorporated in the non-parking lot portion of the site plan (pervious material within parking lots are regulated in OCMC [17.52.070](#)).

Applicant's Response:

All areas credited to landscaped area include growing plant materials.

b. Pursuant to Chapter 17.49, landscaping requirements within the Natural Resource Overlay District, other than landscaping required for parking lots, may be met by preserving, restoring and permanently protecting native vegetation and habitat on development sites.

Applicant's Response:

Property is outside of a Natural Resource Overlay District.

c. A landscaping plan shall be prepared by a registered landscape architect for new or revised landscaped areas. Landscape architect approval is not required for tree removal and/or installation if the species are chosen from an approved street tree list. A certified landscape designer, arborist, or nurseryman shall be acceptable in lieu of a landscape architect for projects with less than 500 square feet of landscaping. All landscape plans shall include a mix of vertical (trees and shrubs) and horizontal elements (grass, groundcover, etc.) that within three years will cover one hundred percent of the Landscape area. No mulch, bark chips, or similar materials shall be allowed at the time of landscape installation except under the canopy of shrubs and within two feet of the base of trees. The community development department shall maintain a list of trees, shrubs and vegetation acceptable for landscaping.

Applicant's Response:

No landscaping plan necessary since no changes proposed.

d. For properties within the Downtown Design District landscaping shall be required to the extent practicable up to the ten percent requirement.

Applicant's Response:

Property is outside of Downtown Design District District.

e. Landscaping shall be visible from public thoroughfares to the extent practicable.

Applicant's Response:

No changes proposed to existing landscaping.

f. Interior parking lot landscaping shall not be counted toward the fifteen percent minimum, unless otherwise permitted by the dimensional standards of the underlying zone district.

Applicant's Response:

No landscaping exists/proposed within parking lot.

2. Vehicular Access and Connectivity.

a. Parking areas shall be located behind buildings, below buildings, or on one or both sides of buildings.

Applicant's Response:

No changes proposed to existing parking.

b. Ingress and egress locations on thoroughfares shall be located in the interest of public safety. Access for emergency services (fire and police) shall be provided.

Applicant's Response:

No changes proposed to existing ingress/egress.

c. Alleys or vehicular access easements shall be provided in the following Districts: R-2, MUC-1, MUC-2, MUD and NC zones unless other permanent provisions for access to off-street parking and loading facilities are approved by the decision-maker. The corners of alley intersections shall have a radius of not less than ten feet.

Applicant's Response:

Property not in districts noted.

d. Sites abutting an alley shall be required to gain vehicular access from the alley unless deemed impracticable by the community development director.

Applicant's Response:

Site does not abut an alley.

e. Where no alley access is available, the development shall be configured to allow only one driveway per frontage. On corner lots, the driveway(s) shall be located off of the side street (unless the side street is an arterial) and away from the street intersection. Shared driveways shall be required as needed to accomplish the requirements of this section. The location and design of pedestrian access from the sidewalk shall be emphasized so as to be clearly visible and distinguishable from the vehicular access to the site. Special landscaping, paving, lighting, and architectural treatments may be required to accomplish this requirement.

Applicant's Response:

No alley access available.

f. Driveways that are at least twenty-four feet wide shall align with existing or planned streets on adjacent sites.

Applicant's Response:

No changes proposed to existing driveways.

g. Development shall be required to provide existing or future connections to adjacent sites through the use of vehicular and pedestrian access easements where applicable. Such easements shall be required in addition to applicable street dedications as required in [Chapter 12.04](#).

Applicant's Response:

No through access needed for adjacent sites.

h. Vehicle and pedestrian access easements may serve in lieu of streets when approved by the decision maker only where dedication of a street is deemed impracticable by the city.

Applicant's Response:

No access easements proposed.

i. Vehicular and pedestrian easements shall allow for public access and shall comply with all applicable pedestrian access requirements.

Applicant's Response:

No access easements proposed.

j. In the case of dead-end stub streets that will connect to streets on adjacent sites in the future, notification that the street is planned for future extension shall be posted on the stub street until the street is extended and shall inform the public that the dead-end street may be extended in the future.

Applicant's Response:

No stub street proposed.

k. Parcels larger than three acres shall provide streets as required in [Chapter 12.04](#). The streets shall connect with existing or planned streets adjacent to the site.

Applicant's Response:

Parcel is under 3 acres.

l. Parking garage entries shall not dominate the streetscape. They shall be designed and situated to be ancillary to the use and architecture of the ground floor. This standard applies to both public garages and any individual private garages, whether they front on a street or private interior access road.

Applicant's Response:

No parking garage proposed.

m. Buildings containing above-grade structured parking shall screen such parking areas with landscaping or landscaped berms, or incorporate contextual architectural elements that complement adjacent buildings or buildings in the area. Upper level parking garages shall use articulation or fenestration treatments that break up the massing of the garage and/or add visual interest.

Applicant's Response:

No changes proposed to parking.

3. Building structures shall be complimentary to the surrounding area. All exterior surfaces shall present a finished appearance. All sides of the building shall include materials and design characteristics consistent with those on the front. Use of inferior or lesser quality materials for side or rear facades or decking shall be prohibited.

a. Alterations, additions and new construction located within the McLoughlin Conservation District, Canemah National Register District, and the Downtown Design District and when abutting a designated Historic Landmark shall utilize materials and a design that incorporates the architecture of the subject building as well as the surrounding district or abutting Historic Landmark. Historic materials such as doors, windows and siding shall be retained or replaced with in kind materials unless the community development director determines that the materials cannot be retained and the new design and materials are compatible with the subject building, and District or Landmark. The community development director may utilize the Historic Review Board's Guidelines for New Construction (2006) to develop findings to show compliance with this section.

b. In historic areas and where development could have a significant visual impact, the review authority may request the advisory opinions of appropriate experts designated by the community development director from the design fields of architecture, landscaping and urban planning. The applicant shall pay the costs associated with obtaining such independent professional advice; provided, however, that the review authority shall seek to minimize those costs to the extent practicable.

Applicant's Response:

Exterior finishes to be replaced in kind with existing at building expansions.

4. Grading shall be in accordance with the requirements of [Chapter 15.48](#) and the public works stormwater and grading design standards.

Applicant's Response:

No changes to existing grading proposed.

5. Development subject to the requirements of the Geologic Hazard overlay district shall comply with the requirements of that district.

Applicant's Response:

Site outside of Geologic Hazard overlay district.

6. Drainage shall be provided in accordance with city's drainage master plan, [Chapter 13.12](#), and the public works stormwater and grading design standards.

Applicant's Response:

No changes to existing drainage proposed; total impervious changes indicated on 2/A1.1, which results in a net of less impervious than originally proposed.

7. Parking, including carpool, vanpool and bicycle parking, shall comply with city off-street parking standards, [Chapter 17.52](#).

Applicant's Response:

No changes to parking proposed.

8. Sidewalks and curbs shall be provided in accordance with the city's transportation master plan and street design standards. Upon application, the community development director may waive this requirement in whole or in part in those locations where there is no probable need, or comparable alternative location provisions for pedestrians are made.

Applicant's Response:

No changes to existing sidewalks proposed.

9. A well-marked, continuous and protected on-site pedestrian circulation system meeting the following standards shall be provided:

a. Pathways between all building entrances and the street are required. Pathways between the street and buildings fronting on the street shall be direct. Exceptions may be allowed by the director where steep slopes or protected natural resources prevent a direct connection or where an indirect route would enhance the design and/or use of a common open space.

Applicant's Response:

Changes proposed to existing on-site pedestrian circulation system retain existing connections directly to the street.

b. The pedestrian circulation system shall connect all main entrances on the site. For buildings fronting on the street, the sidewalk may be used to meet this standard. Pedestrian connections to other areas of the site, such as parking areas, recreational areas, common outdoor areas, and any pedestrian amenities shall be required.

Applicant's Response:

There is only one main entrance on the site due to security issues, which is fronting the street and connected to the sidewalk.

c. Elevated external stairways or walkways, that provide pedestrian access to multiple dwelling units located above the ground floor of any building are prohibited. The community development director may allow exceptions for external stairways or walkways located in, or facing interior courtyard areas provided they do not compromise visual access from dwelling units into the courtyard.

Applicant's Response:

No elevated walkways/stairways proposed.

d. The pedestrian circulation system shall connect the main entrances of adjacent buildings on the same site.

Applicant's Response:

Multiple buildings do not exist on the site.

e. The pedestrian circulation system shall connect the principal building entrance to those of buildings on adjacent commercial and residential sites where practicable. Walkway linkages to adjacent developments shall not be required within industrial developments or to industrial developments or to vacant industrially-zoned land.

Applicant's Response:

No changes proposed to connections to adjacent sites.

f. On-site pedestrian walkways shall be hard surfaced, well drained and at least five feet wide. Surface material shall contrast visually to adjoining surfaces. When bordering parking spaces other than spaces for parallel parking, pedestrian walkways shall be a minimum of seven feet in width unless curb stops are provided. When the pedestrian circulation system is parallel and adjacent to an auto travel lane, the

walkway shall be raised or separated from the auto travel lane by a raised curb, bollards, landscaping or other physical barrier. If a raised walkway is used, the ends of the raised portions shall be equipped with curb ramps for each direction of travel. Pedestrian walkways that cross drive isles or other vehicular circulation areas shall utilize a change in textual material or height to alert the driver of the pedestrian crossing area.

Applicant's Response:

Where replacing the existing on-site pedestrian walkway @ SE exit, a 6' wide concrete sidewalk and stairs are proposed. In order to add a second accessible means of egress, a 50" wide accessible ramp of composite wood decking and concrete walkway are proposed from the existing deck at the NW exit. For the egress path to remain a minimum of 5' away from the resident units in order to maintain the ability to have operable windows and not encroach on the existing drive aisle, the ramp width is limited to 50". The ramp will be used for emergency egress only since the exit door will remain secured at all other time for the safety of the residents suffering from dementia and Alzheimer's.

10. There shall be provided adequate means to ensure continued maintenance and necessary normal replacement of private common facilities and areas, drainage ditches, streets and other ways, structures, recreational facilities, landscaping, fill and excavation areas, screening and fencing, groundcover, garbage storage areas and other facilities not subject to periodic maintenance by the city or other public agency.

Applicant's Response:

The community will have maintenance personnel on staff.

11. Site planning shall conform to the requirements of OCMC [Chapter 17.41](#) Tree Protection.

Applicant's Response:

No tree removal proposed.

12. Development shall be planned, designed, constructed and maintained to protect water resources and habitat conservation areas in accordance with the requirements of the city's Natural Resources Overlay District, Chapter 17.49, as applicable.

Applicant's Response:

Property is outside of Natural Resources Overlay District.

13. All development shall maintain continuous compliance with applicable federal, state, and city standards pertaining to air and water quality, odor, heat, glare, noise and vibrations, outdoor storage, radioactive materials, toxic or noxious matter, and electromagnetic interference. Prior to issuance of a building permit, the community development director or building official may require submission of evidence demonstrating compliance with such standards and receipt of necessary permits. The review authority may regulate the hours of construction or operation to minimize adverse impacts on adjoining residences, businesses or neighborhoods. The emission of odorous gases or other matter in such quantity as to be readily detectable at any point beyond the property line of the use creating the odors or matter is prohibited.

Applicant's Response:

Construction will adhere to applicable codes.

14. Adequate public water and sanitary sewer facilities sufficient to serve the proposed or permitted level of development shall be provided. The applicant shall demonstrate that adequate facilities and services are presently available or can be made available concurrent with development. Service providers shall be presumed correct in the evidence, which they submit. All facilities shall be designated to city standards as set out in the city's facility master plans and public works design standards. A development may be

required to modify or replace existing offsite systems if necessary to provide adequate public facilities. The city may require over sizing of facilities where necessary to meet standards in the city's facility master plan or to allow for the orderly and efficient provision of public facilities and services. Where over sizing is required, the developer may request reimbursement from the city for over sizing based on the city's reimbursement policy and fund availability, or provide for recovery of costs from intervening properties as they develop.

Applicant's Response:

Per Development Services Pre-application notes, the development has adequate water and sewer facilities.

15. Adequate right-of-way and improvements to streets, pedestrian ways, bike routes and bikeways, and transit facilities shall be provided and be consistent with the city's transportation master plan and design standards and this title. Consideration shall be given to the need for street widening and other improvements in the area of the proposed development impacted by traffic generated by the proposed development. This shall include, but not be limited to, improvements to the right-of-way, such as installation of lighting, signalization, turn lanes, median and parking strips, traffic islands, paving, curbs and gutters, sidewalks, bikeways, street drainage facilities and other facilities needed because of anticipated vehicular and pedestrian traffic generation. Compliance with [Chapter] 12.04, Streets, Sidewalks and Public Places shall be sufficient to achieve right-of-way and improvement adequacy.

Applicant's Response:

Per Development Services Pre-application notes, the development does not require any improvements in the public right of way.

16. If a transit agency, upon review of an application for an industrial, institutional, retail or office development, recommends that a bus stop, bus turnout lane, bus shelter, accessible bus landing pad, lighting, or transit stop connection be constructed, or that an easement or dedication be provided for one of these uses, consistent with an agency adopted or approved plan at the time of development, the review authority shall require such improvement, using designs supportive of transit use. Improvements at a major transit stop may include intersection or mid-block traffic management improvements to allow for crossings at major transit stops, as identified in the transportation system plan.

Applicant's Response:

Per Development Services Pre-application notes, the development does not require any improvements in the public right of way.

17. All utility lines shall be placed underground.

Applicant's Response:

No changes proposed to existing utilities. Existing utilities sufficient per Development Services Notes.

18. Access and facilities for physically handicapped people shall be incorporated into the site and building design consistent with applicable federal and state requirements, with particular attention to providing continuous, uninterrupted access routes.

Applicant's Response:

Accessibility upgrades are proposed at the main entry/exit and the secondary accessible exit to comply with state and federal laws and provide the two required accessible routes to the public right of way.

19. For a residential development, site layout shall achieve at least eighty percent of the maximum density of the base zone for the net developable area. Net developable area excludes all areas for required right-of-way dedication, land protected from development through Natural Resource or Geologic Hazards protection, and required open space or park dedication.

Applicant's Response:

Proposal is commercial development.

20. Screening of Mechanical Equipment:

a. Rooftop mechanical equipment, including HVAC equipment and utility equipment that serves the structure, shall be screened. Screening shall be accomplished through the use of parapet walls or a sight-obscuring enclosure around the equipment constructed of one of the primary materials used on the primary facades of the structure, and that is an integral part of the building's architectural design. The parapet or screen shall completely surround the rooftop mechanical equipment to an elevation equal to or greater than the highest portion of the rooftop mechanical equipment being screened. In the event such parapet wall does not fully screen all rooftop equipment, then the rooftop equipment shall be enclosed by a screen constructed of one of the primary materials used on the primary facade of the building so as to achieve complete screening.

Applicant's Response:

No rooftop equipment proposed.

b. Wall-mounted mechanical equipment shall not be placed on the front facade of a building or on a facade that faces a right-of-way. Wall-mounted mechanical equipment, including air conditioning or HVAC equipment and groups of multiple utility meters, that extends six inches or more from the outer building wall shall be screened from view from streets; from residential, public, and institutional properties; and from public areas of the site or adjacent sites through the use of (a) sight-obscuring enclosures constructed of one of the primary materials used on the primary facade of the structure, (b) sight-obscuring fences, or (c) trees or shrubs that block at least eighty percent of the equipment from view or (d) painting the units to match the building. Wall-mounted mechanical equipment that extends six inches or less from the outer building wall shall be designed to blend in with the color and architectural design of the subject building.

Applicant's Response:

No wall-mounted mechanical equipment is located or is proposed on a façade that faces a right-of-way.

c. Ground-mounted above-grade mechanical equipment shall be screened by ornamental fences, screening enclosures, trees, or shrubs that block at least eighty percent of the view. Placement and type of screening shall be determined by the community development director.

Applicant's Response:

All existing ground-mounted above-ground mechanical equipment that will need to be relocated due to building additions is to be screened by shrubs and existing fences.

d. This section shall not apply to the installation of solar energy panels, photovoltaic equipment or wind power generating equipment.

Applicant's Response:

No solar/wind equipment proposed.

e. This section shall not apply to the installation of solar energy panels, photovoltaic equipment or wind power generating equipment.

Applicant's Response:

No solar/wind equipment proposed.

21. Building Materials.

a. Preferred building materials. Building exteriors shall be constructed from high quality, durable materials. Preferred exterior building materials that reflect the city's desired traditional character are as follows:

i. Brick.

- li. Basalt stone or basalt veneer.*
- iii. Narrow horizontal wood or composite siding (generally five inches wide or less); wider siding will be considered where there is a historic precedent.*
- iv. Board and batten siding.*
- v. Other materials subject to approval by the community development director.*
- vi. Plywood with battens or fiber/composite panels with concealed fasteners and contiguous aluminum sections at each joint that are either horizontally or vertically aligned.*
- vii. Stucco shall be trimmed in wood, masonry, or other approved materials and shall be sheltered from extreme weather by roof overhangs or other methods.*

Applicant's Response:

No changes proposed to existing building materials. New additions to have matching finishes.

b. Prohibited materials. The following materials shall be prohibited in visible locations from the right-of-way or a public access easement unless an exception is granted by the community development director based on the integration of the material into the overall design of the structure.

- i. Vinyl or plywood siding (including T-111 or similar plywood).*
- li. Glass block or highly tinted, reflected, translucent or mirrored glass (except stained glass) as more than ten percent of the building facade.*
- iii. Corrugated fiberglass.*
- iv. Chain link fencing (except for temporary purposes such as a construction site, gates for a refuse enclosure, stormwater facilities, or within the General Industrial District).*
- [v.] Crushed colored rock/crushed tumbled glass.*
- [vi.] Non-corrugated and highly reflective sheet metal.*

Applicant's Response:

No changes proposed to existing building materials. New additions to have matching finishes.

c. Special material standards: The following materials are allowed if they comply with the requirements found below:

- 1. Concrete block. When used for the front facade of any building, concrete blocks shall be split, rock- or ground-faced and shall not be the prominent material of the elevation. Plain concrete block or plain concrete may be used as foundation material if the foundation material is not revealed more than three feet above the finished grade level adjacent to the foundation wall.*
- 2. Metal siding. Metal siding shall have visible corner moldings and trim and incorporate masonry or other similar durable/permanent material near the ground level (first two feet above ground level).*
- 3. Exterior Insulation and Finish System (EIFS) and similar troweled finishes shall be trimmed in wood, masonry, or other approved materials and shall be sheltered from extreme weather by roof overhangs or other methods.*
- 4. Building surfaces shall be maintained in a clean condition and painted surfaces shall be maintained to prevent or repair peeling, blistered or cracking paint.*

Applicant's Response:

No changes proposed to existing building materials. New additions to have matching finishes.

22. Conditions of Approval. The review authority may impose such conditions as it deems necessary to ensure compliance with these standards and other applicable review criteria, including standards set out in city overlay districts, the city's master plans, and city public works design standards. Such conditions shall apply as described in Sections 17.50.310, 17.50.320 and 17.50.330. The review authority may require a property owner to sign a waiver of remonstrance against the formation of and participation in a local improvement district where it deems such a waiver necessary to provide needed improvements reasonably related to the impacts created by the proposed development. To ensure compliance with this chapter, the review authority may require an applicant to sign or accept a legal and enforceable

covenant, contract, dedication, easement, performance guarantee, or other document, which shall be approved in form by the city attorney.

Applicant's Response:

No changes proposed to existing building materials. New additions to have matching finishes.

23. Development shall conform to the requirements of OCMC Chapter 17.58 Nonconforming Uses, Structures, and Lots.

Applicant's Response:

Per land use planner, "The site is non-conforming due to the landscaping that has not been maintained is dead or dying." Prior to re-opening, landscaping to be brought back to original condition.

17.62.055 - Institutional and commercial building standards.

A. Purpose. The primary objective of the regulations contained in this section is to provide a range of design choices that promote creative, functional, and cohesive development that is compatible with surrounding areas. Buildings approved through this process are intended to serve multiple tenants over the life of the building, and are not intended for a one-time occupant. The standards encourage people to spend time in the area, which also provides safety through informal surveillance. Finally, this section is intended to promote the design of an urban environment that is built to human scale by creating buildings and streets that are attractive to pedestrians, create a sense of enclosure, provide activity and interest at the intersection of the public and private spaces, while also accommodating vehicular movement.

B. Applicability. In addition to [Section 17.62.050](#) requirements, institutional and commercial buildings shall comply with design standards contained in this section.

Applicant's Response:

Building additions to match previously approved design.

C. Relationship between zoning district design standards and requirements of this section.

1. Building design shall contribute to the uniqueness of the underlying zoning district by applying appropriate materials, elements, features, color range and activity areas tailored specifically to the site and its context.

Applicant's Response:

Building additions to match previously approved design.

2. A standardized prototype or franchise design shall be modified if necessary to meet the provisions of this section.

Applicant's Response:

Standardized prototype or franchise design not proposed.

3. In the case of a multiple building development, each individual building shall include predominant characteristics, architectural vocabulary and massing shared by all buildings in the development so that the development forms a cohesive place within the underlying zoning district or community.

Applicant's Response:

Building additions to match previously approved design.

4. With the exception of standards for building orientation and building front setbacks, in the event of a conflict between a design standard in this section and a standard or requirement contained in the underlying zoning district, the standard in the zoning district shall prevail.

Applicant's Response:

No changes proposed to building orientation and front setbacks.

5. On sites with one hundred feet or more of frontage at least sixty percent of the site frontage width shall be occupied by buildings placed within five feet of the property line, unless a greater setback is accepted under the provisions of Section 17.62.055D. For sites with less than one hundred feet of street frontage, at least fifty percent of the site frontage width shall be occupied by buildings placed within five feet of the property line unless a greater setback is accepted under the provisions of Section 17.62.055D.

Applicant's Response:

No changes proposed to front setback.

D. Relationship of Buildings to Streets and Parking.

1. Buildings shall be placed no farther than five feet from the front property line. A larger front yard setback may be approved through site plan and design review if the setback area incorporates at least one element from the following list for every five feet of increased setback requested:

- a. Tables, benches or other approved seating area.*
- b. Cobbled, patterned or paved stone or enhanced concrete.*
- c. Pedestrian scale lighting.*
- d. Sculpture/public art.*
- e. Fountains/Water feature.*
- f. At least twenty square feet of landscaping or planter boxes for each tenant facade fronting on the activity area.*
- g. Outdoor café.*
- h. Enhanced landscaping or additional landscaping.*
- i. Other elements, as approved by the community development director, that can meet the intent of this section.*

Applicant's Response:

No changes proposed to front setback.

2. The front most architecturally significant facade shall be oriented toward the street and shall be accessed from a public sidewalk. Primary building entrances shall be clearly defined and recessed or framed by a sheltering element such as an awning, arcade or portico in order to provide shelter from the summer sun and winter weather.

Applicant's Response:

No changes proposed to building orientation or front façade.

3. Entryways. The primary entranceway for each commercial or retail establishment shall face the major street. The entrance may be recessed behind the property line a maximum of five feet unless a larger setback is approved pursuant to Section 17.62.055.D.1 and shall be accessed from a public sidewalk. Primary building entrances shall be clearly defined, highly visible and recessed or framed by a sheltering element including at least four of the following elements, listed below.

- a. Canopies or porticos;*
- b. Overhangs;*
- c. Recesses/projections;*
- d. Arcades;*
- e. Raised corniced parapets over the door;*
- f. Peaked roof forms;*
- g. Arches;*
- h. Outdoor patios;*
- i. Display windows;*
- j. Architectural details such as tile work and moldings which are integrated into the building structure and design;*
- k. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.*

I. Planter boxes and street furniture placed in the right-of-way shall be approved for use according to materials, scale and type.

Applicant's Response:

No changes proposed to building entrance or front façade.

4. Where additional stores will be located in the large retail establishment, each such store shall have at least one exterior customer entrance, which shall conform to the same requirements. (Ord. 01-1002 §2, 2001)

Applicant's Response:

Proposal does not include a retail establishment.

5. Trellises, canopies and fabric awnings may project up to five feet into front setbacks and public rights-of-way, provided that the base is not less than eight feet at the lowest point and no higher than ten feet above the sidewalk. Awnings shall be no longer than a single storefront.

Applicant's Response:

No changes proposed to front facade.

E. Corner Lots.

For buildings located at the corner of intersections, the primary entrance of the building shall be located at the corner of the building or within twenty-five feet of the corner of the building. Additionally, one of the following treatments shall be required:

1. Incorporate prominent architectural elements, such as increased building height or massing, cupola, turrets, or pitched roof, at the corner of the building or within twenty-five feet of the corner of the building.

2. Chamfer the corner of the building (i.e. cut the corner at a forty-five-degree angle and a minimum of ten feet from the corner) and incorporate extended weather protection (arcade or awning), special paving materials, street furnishings, or plantings in the chamfered area.

Applicant's Response:

No changes proposed to front entry.

F. Commercial First Floor Frontage.

In order to ensure that the ground floor of structures have adequate height to function efficiently for retail uses, the first floor height to finished ceiling of new infill buildings in the mixed use and neighborhood commercial districts shall be no lower than fourteen feet floor to floor. Where appropriate, the exterior facade at the ceiling level of new structures shall include banding, a change of materials or relief which responds to the cornice lines and window location of existing buildings that abut new structures.

Applicant's Response:

Proposal does not include retail uses.

G. Variation in Massing.

1. A single, large, dominant building mass shall be avoided in new buildings and, to the extent reasonably feasible, in development projects involving changes to the mass of existing buildings.

Applicant's Response:

Changes proposed to building massing are in line with existing approved design.

2. Horizontal masses shall not exceed a height: width ratio of one-to-three without substantial variation in massing that includes a change in height and projecting or recessed elements.

Applicant's Response:

Changes proposed to building massing are in line with existing approved design. An increase in variation in massing is proposed with three additional projecting elements on the north and south façade.

3. Changes in mass shall be related to entrances, the integral structure and/or the organization of interior spaces and activities and not merely for cosmetic effect.

Applicant's Response:

Changes proposed to building massing are in line with existing approved design and relate to unit configuration.

H. Minimum Wall Articulation.

1. Facades shall add architectural interest and variety and avoid the effect of a single, long or massive wall with no relation to human size. No wall that faces a street or connecting walkway shall have a blank, uninterrupted length exceeding thirty feet without including, but not be limited to, at least two of the following:

i. Change in plane,

ii Change in texture or masonry pattern or color,

iii. Windows, treillage with landscaping appropriate for establishment on a trellis.

iv. An equivalent element that subdivides the wall into human scale proportions.

Applicant's Response:

Changes proposed to building massing that faces Amanda Court add additional interest with an additional projection.

2. Facades greater than one hundred feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three percent of the length of the facade and extending at least twenty percent of the length of the facade. No uninterrupted length of any facade shall exceed one hundred horizontal feet.

Applicant's Response:

Additional projections proposed along north and south facades.

3. Ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings or other such features along no less than sixty percent of their horizontal length.

Applicant's Response:

No changes proposed to originally approved façade features.

4. Building facades must include a repeating pattern that includes any one or more of the following elements:

a. Color change;

b. Texture change;

c. Material module change.

Applicant's Response:

No changes proposed to originally approved façade pattern.

5. Facades shall have an expression of architectural or structural bays through a change in plane no less than twelve inches in width, such as an offset, reveal or projecting rib.

Applicant's Response:

Additional projections proposed along north and south facades are in line with original bay width.

6. Facades shall have at least one of elements subsections H.4. or H.5. of this section repeat horizontally. All elements shall repeat at intervals of no more than thirty feet, either horizontally or vertically.

Applicant's Response:

Changes proposed to building massing are in line with existing approved design.

I. Facade Transparency.

1. Transparent windows or doors facing the street are required. The main front elevation shall provide at least sixty percent windows or transparency at the pedestrian level. Facades on corner lots shall provide at least sixty percent windows or transparency on all corner-side facades. All other side elevations shall provide at least thirty percent transparency. The transparency is measured in lineal fashion. For example, a one hundred-foot long building elevation shall have at least sixty feet (sixty percent of one hundred feet) of transparency in length. Reflective, glazed, mirrored or tinted glass is limited to ten percent of the lineal footage of windows on the street facing facade. Highly reflective or glare-producing glass with a reflective factor of one-quarter or greater is prohibited on all building facades. Any glazing materials shall have a maximum fifteen percent outside visual light reflectivity value. No exception shall be made for reflective glass styles that appear transparent when internally illuminated.

Applicant's Response:

No changes proposed to amount of transparency on primary facades fronting the public way. An increase in the amount of transparency is proposed on east side elevation with the conversion of a door to a window and the calculations are included on 1/A3.1.

2. Side or rear walls that face walkways may include false windows and door openings only when actual doors and windows are not feasible because of the nature of the use of the interior use of the building. False windows located within twenty feet of a right-of-way shall be utilized as display windows with a minimum display depth of thirty-six inches.

Applicant's Response:

No false windows are proposed.

J. Roof Treatments.

1. All facades shall have a recognizable "top" consisting of, but not limited to:

a. Cornice treatments, other than just colored "stripes" or "bands," with integrally textured materials such as stone or other masonry or differently colored materials; or

b. Sloping roof with overhangs and brackets; or

c. Stepped parapets;

d. Special architectural features, such as bay windows, decorative roofs and entry features may project up to three feet into street rights-of-way, provided that they are not less than nine feet above the sidewalk.

2. Mixed use buildings: For flat roofs or facades with a horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline modulation is the greater of two feet or 0.1 multiplied by the wall height (finish grade to top of wall). The maximum length of any continuous roofline shall be seventy-five feet.

3. Other roof forms consistent with the design standards herein may satisfy this standard if the individual segments of the roof with no change in slope or discontinuity are less than forty feet in width (measured horizontally).

Applicant's Response:

Proposed roofing at new additions to match existing.

K. Drive-through facilities shall:

1. Be located at the side or rear of the building.

2. Be designed to maximize queue storage on site.

Applicant's Response:

No drive-through facilities proposed.

17.62.056 - Additional standards for large retail establishments.

A. This section is intended to ensure that large retail building development is compatible with its surrounding area.

B. Large retail establishment shall mean a retail building occupying more than ten thousand gross square feet of floor area.

C. In addition to Sections 17.62.050 and 17.62.055 requirements, large retail buildings shall comply with design standards contained in this section.

Applicant's Response:

Proposal is not a large retail establishment.

D. Development Standards.

1. Roofs. Roofs shall include at least two of the following features:

a. Parapets concealing flat roofs and rooftop equipment from public view. The average height of such parapets shall not exceed fifteen percent of the height of the supporting wall and such parapets shall not at any point exceed one-third of the height of the supporting wall. Such parapets shall feature three-dimensional cornice treatment;

b. Overhanging eaves, extending no less than three feet past the supporting walls;

c. Sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to one foot of vertical rise for every three feet of horizontal run and less than or equal to one foot of vertical rise for every one foot of horizontal run;

d. Three or more roof slope planes.

Applicant's Response:

Proposed roof treatment at new additions to match existing originally approved design.

2. Site Design and Relationship to Surrounding Community. Retail buildings occupying more than twenty-five thousand gross square feet of floor area shall contribute to the establishment or enhancement of community and public spaces by providing at least two of the following:

a. Patio/seating area;

b. Pedestrian plaza with benches;

c. Transportation center;

d. Window shopping walkway;

e. Outdoor playground area;

f. Kiosk area, water feature;

g. Clock tower;

h. Or other such deliberately shaped area and/or a focal feature or amenity that, in the judgment of the appropriate decision maker, adequately enhances such community and public spaces. Any such areas shall have direct access to the public sidewalk network and such features shall not be constructed of materials that are inferior to the principle materials of the building and landscape.

Applicant's Response:

Proposal is not a large retail establishment.

17.62.057 - Multi-family standards.

Applicant's Response:

Proposal is not multi-family.

17.62.059 - Cottage housing.

Applicant's Response:

Proposal is not cottage housing.

17.62.065 - Outdoor lighting.

B. Applicability.

1. General.

a. All exterior lighting for any type of commercial, mixed-use, industrial or multi-family development shall comply with the standards of this section, unless excepted in subsection B.3.

b. The city engineer/public works director shall have the authority to enforce these regulations on private property if any outdoor illumination is determined to present an immediate threat to the public health, safety and welfare.

Applicant's Response:

No changes proposed to exterior lighting.

2. Lighting Plan Requirement.

All commercial, industrial, mixed-use, cottage housing and multi-family developments shall submit a proposed exterior lighting plan. The plan must be submitted concurrently with the site plan. The exterior lighting plan shall include plans and specifications for streetlights, parking lot lights, and exterior building lights. The specifications shall include details of the pole, fixture height and design, lamp type, wattage, and spacing of lights.

Applicant's Response:

No changes proposed to exterior lighting – original plan included for reference.

3. Excepted Lighting.

The following types of lighting are excepted from the requirements of this section.

a. Residential lighting for single-family attached and detached homes, and duplexes.

b. Public street and right-of-way lighting.

c. Temporary decorative seasonal lighting provided that individual lamps have a light output of sixty watts or less.

d. Temporary lighting for emergency or nighttime work and construction.

e. Temporary lighting for theatrical, television, and performance areas, or for special public events.

f. Lighting for a special district, street, or building that, according to an adopted municipal plan or ordinance, is determined to require special lighting aesthetics as part of its physical character.

g. Lighting required and regulated by the Federal Aviation Administration.

Applicant's Response:

No changes proposed to exterior lighting – original plan included for reference.

C. General Review Standard. If installed, all exterior lighting shall meet the functional security needs of the proposed land use without adversely affecting adjacent properties or the community. For purposes of this section, properties that comply with the design standards of subsection D. below shall be deemed to not adversely affect adjacent properties or the community.

Applicant's Response:

No changes proposed to exterior lighting – original plan included for reference.

D. Design and Illumination Standards.

General Outdoor Lighting Standard and Glare Prohibition.

1. Any light source or lamp that emits more than nine hundred lumens (thirteen watt compact fluorescent or sixty watt incandescent) shall be concealed or shielded with a full cut-off style fixture in order to minimize the potential for glare and unnecessary diffusion on adjacent property.

Applicant's Response:

No changes proposed to exterior lighting – original plan included for reference.

2. The maximum height of any lighting pole serving a multi-family residential use shall be twenty feet. The maximum height serving any other type of use shall be twenty-five feet, except in parking lots

larger than five acres, the maximum height shall be thirty-five feet if the pole is located at least one hundred feet from any residential use.

Applicant's Response:

No changes proposed to exterior lighting – original plan included for reference.

3. Lighting levels:

Table 1-17.62.065. Foot-candle Levels

<i>Location</i>	<i>Min</i>	<i>Max</i>	<i>Avg</i>
<i>Pedestrian Walkways in Parking Lots</i>		<i>10:1 max/min ratio</i>	<i>0.5</i>
<i>Pedestrian Accessways/Walkways</i>	<i>0.5</i>	<i>7:1 max/min ratio</i>	<i>1.5</i>
<i>Building Entrances</i>	<i>3</i>		
<i>Bicycle Parking Areas</i>	<i>3</i>		
<i>Abutting property</i>	<i>N/A</i>	<i>0.5</i>	

Applicant's Response:

No changes proposed to exterior lighting – original plan included for reference.

4. *Pedestrian Accessways. To enhance pedestrian and bicycle safety, pedestrian accessways required pursuant to OCMC 12.28 shall be lighted with pedestrian-scale lighting. Accessway lighting shall be to a minimum level of one-half foot-candles, a one and one-half foot-candle average, and a maximum to minimum ratio of seven-to-one and shall be oriented not to shine upon adjacent properties. Street lighting shall be provided at both entrances.*

Applicant's Response:

No changes proposed to exterior lighting – original plan included for reference.

5. *Floodlights shall not be utilized to light all or any portion of a building facade between ten p.m. and six a.m.*

Applicant's Response:

No changes proposed to exterior lighting – original plan included for reference.

6. *Lighting on outdoor canopies shall be fully recessed into the canopy and shall not protrude downward beyond the ceiling of the canopy.*

Applicant's Response:

No changes proposed to exterior lighting – original plan included for reference.

7. *All outdoor light not necessary for security purposes shall be reduced, activated by motion sensor detectors, or turned off during non-operating hours.*

Applicant's Response:

No changes proposed to exterior lighting – original plan included for reference.

8. *Light fixtures used to illuminate flags, statues, or any other objects mounted on a pole, pedestal, or platform shall use a narrow cone beam of light that will not extend beyond the illuminated object.*

Applicant's Response:

No changes proposed to exterior lighting – original plan included for reference.

9. For upward-directed architectural, landscape, and decorative lighting, direct light emissions shall not be visible above the building roofline.

Applicant's Response:

No changes proposed to exterior lighting – original plan included for reference.

10. No flickering or flashing lights shall be permitted, except for temporary decorative seasonal lighting.

Applicant's Response:

No changes proposed to exterior lighting – original plan included for reference.

11. Wireless Sites. Unless required by the Federal Aviation Administration or the Oregon Aeronautics Division, artificial lighting of wireless communication towers and antennas shall be prohibited. Strobe lighting of wireless communication facilities is prohibited unless required by the Federal Aviation Administration. Security lighting for equipment shelters or cabinets and other on-the-ground auxiliary equipment on wireless communication facilities shall be initiated by motion detecting lighting.

Applicant's Response:

No changes proposed to exterior lighting – original plan included for reference.

12. Lighting for outdoor recreational uses such as ball fields, playing fields, tennis courts, and similar uses, provided that such uses comply with the following standards:

i. Maximum permitted light post height: eighty feet.

Applicant's Response:

No changes proposed to exterior lighting – original plan included for reference.

17.62.080 - Special development standards along transit streets.

B. Applicability. Except as otherwise provide in this section, the requirements of this section shall apply to the construction of new retail, office and institutional buildings which front on a transit street.

Applicant's Response:

No changes proposed to existing main entry.

C. Development Standards.

1. All buildings shall have at least one main building entrance oriented towards the transit street. A main building entrance is oriented toward a transit street if it is directly located on the transit street, or if it is linked to the transit street by an on-site pedestrian walkway that does not cross off-street parking or maneuvering areas.

Applicant's Response:

No changes proposed to existing main entry.

a. If the site has frontage on more than one transit street, or on a transit street and a street intersecting a transit street, the building shall provide one main building entrance oriented to the transit street or to the corner where the two streets intersect.

Applicant's Response:

No changes proposed to existing main entry.

b. For building facades over three hundred feet in length on a transit street, two or more main building entrances shall be provided as appropriate and oriented towards the transit street.

Applicant's Response:

No changes proposed to existing main entry.

2. Main building entrances shall be well lighted and visible from the transit street. The minimum lighting level for building entries shall be three foot-candles. Lighting shall be a pedestrian scale with the source light shielded to reduce glare.

Applicant's Response:

No changes proposed to existing main entry or lighting.

3. In the event a requirement of this section conflicts with other requirements in [Title 17](#), the requirements of this section shall control.

Applicant's Response:

No changes proposed to existing main entry or lighting.

D. Exemptions. The following permitted uses are exempted from meeting the requirements of subsection C. of this section:

1. Heavy equipment sales;
2. Motor vehicle service stations, including convenience stores associated therewith;
3. Solid waste transfer stations; and
4. Truck stops, including convenience stores, eating or drinking establishments, overnight accommodations or other similar services associated therewith. A use found by the community development director to be similar to the exempt uses above.

Applicant's Response:

Use is not one listed in this section.

17.62.085 - Refuse and recycling standards for commercial, industrial, and multi-family developments. The purpose and intent of these provisions is to provide an efficient, safe and convenient refuse and recycling enclosure for the public as well as the local collection firm. All new development, change in property use, expansions or exterior alterations to uses other than single-family or duplex residences shall include a refuse and recycling enclosure. The area(s) shall be:

- A. Sized appropriately to meet the needs of current and expected tenants, including an expansion area if necessary;
- B. Designed with sturdy materials, which are compatible to the primary structure(s);
- C. Fully enclosed and visually screened;
- D. Located in a manner easily and safely accessible by collection vehicles;
- E. Located in a manner so as not to hinder travel lanes, walkways, streets or adjacent properties;
- F. On a level, hard surface designed to discharge surface water runoff and avoid ponding;
- G. Maintained by the property owner;
- H. Used only for purposes of storing solid waste and recyclable materials;
- I. Designed in accordance with applicable sections of the Oregon City Municipal Code (including Chapter 8.20—Solid Waste Collection and Disposal) and city adopted policies.

Applicant's Response:

No changes proposed to existing trash and recycling enclosure.

CHAPTER 17.52 OFF-STREET PARKING AND LOADING

17.52.015 - Planning commission adjustment of parking standards.

A. Purpose: The purpose of permitting a planning commission adjustment to parking standards is to provide for flexibility in modifying parking standards in all zoning districts, without permitting an adjustment that would adversely impact the surrounding or planned neighborhood. The purpose of an adjustment is to provide flexibility to those uses which may be extraordinary, unique or to provide greater flexibility for areas that can accommodate a denser development pattern based on existing

infrastructure and ability to access the site by means of walking, biking or transit. An adjustment to a minimum or maximum parking standard may be approved based on a determination by the planning commission that the adjustment is consistent with the purpose of this Code, and the approval criteria can be met.

B. Procedure: A request for a planning commission parking adjustment shall be initiated by a property owner or authorized agent by filing a land use application. The application shall be accompanied by a site plan, drawn to scale, showing the dimensions and arrangement of the proposed development and parking plan, the extent of the adjustment requested along with findings for each applicable approval criteria. A request for a parking adjustment shall be processed as a Type III application as set forth in [Chapter 17.50](#).

C. Approval criteria for the adjustment are as follows:

1. **Documentation:** The applicant shall document that the individual project will require an amount of parking that is different from that required after all applicable reductions have been taken.

2. **Parking analysis for surrounding uses and on-street parking availability:** The applicant must show that there is a continued fifteen percent parking vacancy in the area adjacent to the use during peak parking periods and that the applicant has permission to occupy this area to serve the use pursuant to the procedures set forth by the community development director.

a. For the purposes of demonstrating the availability of on street parking as defined in [Section] 17.52.020.B.3., the applicant shall undertake a parking study during time periods specified by the community development director. The time periods shall include those during which the highest parking demand is anticipated by the proposed use. Multiple observations during multiple days shall be required. Distances are to be calculated as traversed by a pedestrian that utilizes sidewalks and legal crosswalks or an alternative manner as accepted by the community development director.

b. The onsite parking requirements may be reduced based on the parking vacancy identified in the parking study. The amount of the reduction in onsite parking shall be calculated as follows:

i. Vacant on-street parking spaces within three hundred feet of the site will reduce onsite parking requirements by 0.5 parking spaces; and

ii. Vacant on-street parking spaces between three hundred and six hundred feet of the [site] will reduce onsite parking requirements by 0.2 parking spaces.

3. **Function and Use of Site:** The applicant shall demonstrate that modifying the amount of required parking spaces will not significantly impact the use or function of the site and/or adjacent sites.

4. **Compatibility:** The proposal is compatible with the character, scale and existing or planned uses of the surrounding neighborhood.

5. **Safety:** The proposal does not significantly impact the safety of adjacent properties and rights-of-way.

6. **Services:** The proposal will not create a significant impact to public services, including fire and emergency services.

Applicant's Response:

No changes proposed to existing on-site parking.

17.52.020 - Number of automobile spaces required.

A. The number of parking spaces shall comply with the minimum and maximum standards listed in Table 17.52.020. The parking requirements are based on spaces per one thousand square feet net leasable area unless otherwise stated.

Table 17.52.020		
LAND USE	PARKING REQUIREMENTS	
	MINIMUM	MAXIMUM

<i>Multi-Family: Studio</i>	<i>1.00 per unit</i>	<i>1.5 per unit</i>
<i>Multi-Family: 1 bedroom</i>	<i>1.25 per unit</i>	<i>2.00 per unit</i>
<i>Multi-Family: 2 bedroom</i>	<i>1.5 per unit</i>	<i>2.00 per unit</i>
<i>Multi-Family: 3 bedroom</i>	<i>1.75 per unit</i>	<i>2.50 per unit</i>
<i>Hotel, Motel</i>	<i>1.0 per guest room</i>	<i>1.25 per guest room</i>
<i>Correctional Institution</i>	<i>1 per 7 beds</i>	<i>1 per 5 beds</i>
<i>Senior housing, including congregate care, residential care and assisted living facilities; nursing homes and other types of group homes</i>	<i>1 per 7 beds</i>	<i>1 per 5 beds</i>
<i>Hospital</i>	<i>2.00</i>	<i>4.00</i>
<i>Preschool Nursery/Kindergarten</i>	<i>2.00</i>	<i>3.00</i>
<i>Elementary/Middle School</i>	<i>1 per classroom</i>	<i>1 per classroom + 1 per administrative employee + 0.25 per seat in auditorium/assembly room/stadium</i>
<i>High School, College, Commercial School for Adults</i>	<i>0.20 per # staff and students</i>	<i>0.30 per # staff and students</i>
<i>Auditorium, Meeting Room, Stadium, Religious Assembly Building, movie theater,</i>	<i>.25 per seat</i>	<i>0.5 per seat</i>
<i>Retail Store, Shopping Center, Restaurants</i>	<i>4.10</i>	<i>5.00</i>
<i>Office</i>	<i>2.70</i>	<i>3.33</i>
<i>Medical or Dental Clinic</i>	<i>2.70</i>	<i>3.33</i>
<i>Sports Club, Recreation Facilities</i>	<i>Case Specific</i>	<i>5.40</i>
<i>Storage Warehouse, Freight Terminal</i>	<i>0.30</i>	<i>0.40</i>

<i>Manufacturing, Wholesale Establishment</i>	<i>1.60</i>	<i>1.67</i>
<i>Light Industrial, Industrial Park</i>	<i>1.3</i>	<i>1.60</i>

1. *Multiple Uses. In the event several uses occupy a single structure or parcel of land, the total requirements for off-street parking shall be the sum of the requirements of the several uses computed separately.*

Applicant's Response:

No changes proposed to existing on-site parking.

2. *Requirements for types of buildings and uses not specifically listed herein shall be determined by the community development director, based upon the requirements of comparable uses listed.*

Applicant's Response:

No changes proposed to existing on-site parking.

3. *Where calculation in accordance with the above list results in a fractional space, any fraction less than one-half shall be disregarded and any fraction of one-half or more shall require one space.*

Applicant's Response:

No changes proposed to existing on-site parking.

4. *The minimum required parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons and employees only, and shall not be used for storage of vehicles or materials or for the parking of vehicles used in conducting the business or use.*

Applicant's Response:

No changes proposed to existing on-site parking.

5. *A change in use within an existing habitable building located in the MUD Design District or the Willamette Falls Downtown District is exempt from additional parking requirements. Additions to an existing building and new construction are required to meet the minimum parking requirements for the areas as specified in Table 17.52.020 for the increased square footage.*

Applicant's Response:

No changes proposed to existing on-site parking.

B. Parking requirements can be met either onsite, or offsite by meeting the following conditions:

1. *Mixed Uses. If more than one type of land use occupies a single structure or parcel of land, the total requirements for off-street automobile parking shall be the sum of the requirements for all uses, unless it can be shown that the peak parking demands are actually less (e.g. the uses operate on different days or at different times of the day). In that case, the total requirements shall be reduced accordingly, up to a maximum reduction of fifty percent, as determined by the community development director.*

2. *Shared Parking. Required parking facilities for two or more uses, structures, or parcels of land may be satisfied by the same parking facilities used jointly, to the extent that the owners or operators show that the need for parking facilities does not materially overlap (e.g., uses primarily of a daytime versus nighttime nature), that the shared parking facility is within one thousand feet of the potential uses, and provided that the right of joint use is evidenced by a recorded deed, lease, contract, or similar written instrument authorizing the joint use.*

3. *On-Street Parking. On-street parking may be counted toward the minimum standards when it is on the street face abutting the subject land use. An on-street parking space must not obstruct a required clear vision area and it shall not violate any law or street standard. On-street parking for commercial uses shall conform to the following standards:*

a. Dimensions. The following constitutes one on-street parking space:

- 1. Parallel parking, each [twenty-two] feet of uninterrupted and available curb;*
- 2. [Forty-five/sixty] degree diagonal, each with [fifteen] feet of curb;*
- 3. Ninety degree (perpendicular) parking, each with [twelve] feet of curb.*

4. Public Use Required for Credit. On-street parking spaces counted toward meeting the parking requirements of a specific use may not be used exclusively by that use, but shall be available for general public use at all times. Signs or other actions that limit general public use of on-street spaces are prohibited.

Applicant's Response:

No changes proposed to existing on-site parking.

C. Reduction of the Number of Automobile Spaces Required. The required number of parking stalls may be reduced in the Downtown Parking Overlay District: Fifty percent reduction in the minimum number of spaces required is allowed prior to seeking further reductions in [sub]sections 2. and 3. below:

1. Transit Oriented Development. For projects not located within the Downtown Parking Overlay District, the community development director may reduce the required number of parking stalls up to twenty-five percent when it is determined that a project in a commercial center (sixty thousand square feet or greater of retail or office use measured cumulatively within a five hundred-foot radius) or multi-family development with over eighty units, is adjacent to or within one thousand three hundred twenty feet of an existing or planned public transit street and is within one thousand three hundred twenty feet of the opposite use (commercial center or multi-family development with over eighty units).

2. Reduction in Parking for Tree Preservation. The community development director may grant an adjustment to any standard of this requirement provided that the adjustment preserves a regulated tree or grove so that the reduction in the amount of required pavement can help preserve existing healthy trees in an undisturbed, natural condition. The amount of reduction must take into consideration any unique site conditions and the impact of the reduction on parking needs for the use, and must be approved by the community development director. This reduction is discretionary.

3. Transportation Demand Management. The community development director may reduce the required number of parking stalls up to twenty-five percent when a parking-traffic study prepared by a traffic engineer demonstrates:

a. Alternative modes of transportation, including transit, bicycles, and walking, and/or special characteristics of the customer, client, employee or resident population will reduce expected vehicle use and parking space demand for this development, as compared to standard Institute of Transportation Engineers vehicle trip generation rates and further that the transportation demand management program promotes or achieves parking utilization lower than minimum city parking requirements.

b. Transportation demand management (TDM) program has been developed for approval by, and is approved by the city engineer. The plan will contain strategies for reducing vehicle use and parking demand generated by the development and will be measured annually. If, at the annual assessment, the city determines the plan is not successful, the plan may be revised. If the city determines that no good-faith effort has been made to implement the plan, the city may take enforcement actions.

Applicant's Response:

No changes proposed to existing on-site parking.

4. The minimum required number of stalls may be reduced by up to 10% when the subject property is adjacent to an existing or planned fixed public transit route or within 1,000 feet of an existing or planned transit stop.

Applicant's Response:

No changes proposed to existing on-site parking.

17.52.030 - Standards for automobile parking.

A. Access. Ingress and egress locations on public thoroughfares shall be located in the interests of public traffic safety. Groups of more than four parking spaces shall be so located and served by driveways so that their use will require no backing movements or other maneuvering within a street right-of-way other than an alley. No driveway with a slope of greater than fifteen percent shall be permitted without approval of the city engineer.

Applicant's Response:

No changes proposed to existing on-site parking.

B. Surfacing. Required off-street parking spaces and access aisles shall have paved surfaces adequately maintained. The use of pervious asphalt/concrete and alternative designs that reduce storm water runoff and improve water quality pursuant to the city's stormwater and low impact development design standards are encouraged.

Applicant's Response:

No changes proposed to existing on-site parking.

C. Drainage. Drainage shall be designed in accordance with the requirements of [Chapter 13.12](#) and the city public works stormwater and grading design standards.

Applicant's Response:

No changes proposed to existing on-site parking.

D. Dimensional Standards.

1. Requirements for parking developed at varying angles are according to the table included in this section. A parking space shall not be less than seven feet in height when within a building or structure, and shall have access by an all-weather surface to a street or alley. Parking stalls in compliance with the American with Disabilities Act may vary in size in order to comply with the building division requirements. Up to thirty-five percent of the minimum required parking may be compact, while the remaining required parking stalls are designed to standard dimensions. The community development director may approve alternative dimensions for parking stalls in excess of the minimum requirement which comply with the intent of this chapter.

2. Alternative parking/plan. Any applicant may propose an alternative parking plan. Such plans are often proposed to address physically constrained or smaller sites, however innovative designs for larger sites may also be considered. In such situations, the community development director may approve an alternative parking lot plan with variations to parking dimensions of this section. The alternative shall be consistent with the intent of this chapter and shall create a safe space for automobiles and pedestrians while providing landscaping to the quantity and quality found within parking lot landscaping requirements.

PARKING

STANDARD

PARKING ANGLE SPACE DIMENSIONS

A Parking Angle		B Stall Width	C Stall to Curb	D Aisle Width	E Curb Length	F Overhang
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0 degrees		8.5	9.0	12	20	0
30 degrees	Standard Compact	9' 8'	17.3' 14.9'	11' 11'	18' 16'	
45 degrees	Standard Compact	8.5 8.5	19.8' 17.0'	13' 13'	12.7' 11.3'	1.4
60 degrees	Standard Compact	9' 8'	21' 17.9'	18' 16'	10.4' 9.2'	1.7
90 degrees	Standard Compact	9' 8'	19.0' 16.0'	24' 22'	9' 8'	1.5

Applicant's Response:

No changes proposed to existing on-site parking.

E. Carpool and Vanpool Parking. New developments with seventy-five or more parking spaces, and new hospitals, government offices, group homes, nursing and retirement homes, schools and transit park-and-ride facilities with fifty or more parking spaces, shall identify the spaces available for employee, student and commuter parking and designate at least five percent, but not fewer than two, of those spaces for exclusive carpool and vanpool parking. Carpool and vanpool parking spaces shall be located closer to the main employee, student or commuter entrance than all other employee, student or commuter parking spaces with the exception of ADA accessible parking spaces. The carpool/vanpool spaces shall be clearly marked "Reserved - Carpool/Vanpool Only."

Applicant's Response:

No changes proposed to existing on-site parking.

17.52.040 - Bicycle parking standards.

A. Purpose-Applicability. To encourage bicycle transportation to help reduce principal reliance on the automobile, and to ensure bicycle safety and security, bicycle parking shall be provided in conjunction with all uses other than single-family dwellings or duplexes.

Applicant's Response:

No changes proposed to existing on-site bicycle parking.

B. Number of Bicycle Spaces Required. For any use not specifically mentioned in Table A, the bicycle parking requirements shall be the same as the use which, as determined by the community development director, is most similar to the use not specifically mentioned. Calculation of the number of bicycle parking spaces required shall be determined in the manner established in [Section 17.52.020](#) for determining automobile parking space requirements. Modifications to bicycle parking requirements may be made through the site plan and design, conditional use, or master plan review process.

TABLE A Required Bicycle Parking Spaces*

Where two options for a requirement are provided, the option resulting in more bicycle parking applies. Where a calculation results in a fraction, the result is rounded up to the nearest whole number.

** Covered bicycle parking is not required for developments with two or fewer stalls.*

Applicant's Response:

USE	PROPOSED	MINIMUM BICYCLE PARKING	MINIMUM BICYCLE PARKING - COVERED
Multi-family	244 units	1 per 10 units	50% (min. of 1)

		24 Required	12 Required
Office	15 Auto Parking Stalls Minimum	1 per 20 auto spaces (min. of 2) 1 Required	50% (min. of 2) 1 Required
Restaurant	4 Auto Parking Stalls Minimum	1 per 20 auto spaces 1 Required	0%
Parks and Open Space	14 automobile parking stalls	1 per 10 auto parking stall 1 Required	0%

* Covered bicycle parking is not required for developments with two or fewer stalls.

C. Security of Bicycle Parking. Bicycle parking facilities shall be secured. Acceptable secured bicycle parking area shall be in the form of a lockable enclosure onsite, secure room in a building onsite, a covered or uncovered rack onsite, bicycle parking within the adjacent right-of-way or another form of secure parking where the bicycle can be stored, as approved by the decision maker. All bicycle racks and lockers shall be securely anchored to the ground or to a structure. Bicycle racks shall be designed so that bicycles may be securely locked to them without undue inconvenience and, when in the right-of-way shall comply with clearance and ADA requirements.

Applicant's Response:

No changes proposed to existing on-site bicycle parking.

D. Bicycle parking facilities shall offer security in the form of either a lockable enclosure or a stationary rack to which the bicycle can be locked. All bicycle racks and lockers shall be securely anchored to the ground or to a structure. Bicycle racks shall be designed so that bicycles may be securely locked to them without undue inconvenience.

Applicant's Response:

No changes proposed to existing on-site bicycle parking.

Location of Bicycle Parking:

1. Bicycle parking shall be located on-site, in one or more convenient, secure and accessible location. The city engineer and the community development Director may permit the bicycle parking to be provided within the right-of-way provided adequate clear zone and ADA requirements are met. If sites have more than one building, bicycle parking shall be distributed as appropriate to serve all buildings. If a building has two or more main building entrances, the review authority may require bicycle parking to be distributed to serve all main building entrances, as it deems appropriate.

Applicant's Response:

No changes proposed to existing on-site bicycle parking.

2. Bicycle parking areas shall be clearly marked or visible from on-site buildings or the street. If a bicycle parking area is not plainly visible from the street or main building entrance, a sign must be posted indicating the location of the bicycle parking area. Indoor bicycle parking areas shall not require stairs to access the space unless approved by the community development director.

Applicant's Response:

3. All bicycle parking areas shall be located to avoid conflicts with pedestrian and motor vehicle movement.

a. Bicycle parking areas shall be separated from motor vehicle parking and maneuvering areas and from arterial streets by a barrier or a minimum of five feet.

b. Bicycle parking areas shall not obstruct pedestrian walkways; provided, however, that the review authority may allow bicycle parking in the right-of-way where this does not conflict with pedestrian accessibility.

Applicant's Response:

No changes proposed to existing on-site bicycle parking.

17.52.040.D.4. Accessibility.

a. Outdoor bicycle areas shall be connected to main building entrances by pedestrian accessible walkways.

Applicant's Response:

No changes proposed to existing on-site bicycle parking.

17.52.040.D.4.b. *Outdoor bicycle parking areas shall have direct access to a right-of-way.*

Applicant's Response:

No changes proposed to existing on-site bicycle parking.

17.52.040.D.4.c. *Outdoor bicycle parking should be no farther from the main building entrance than the distance to the closest vehicle space, or fifty feet, whichever is less, unless otherwise determined by the community development director, city engineer, or planning commission.*

Applicant's Response:

No changes proposed to existing on-site bicycle parking.

17.52.060 - Parking lot landscaping.

A. Development Standards.

1. The landscaping shall be located in defined landscaped areas that are uniformly distributed throughout the parking or loading area.

Applicant's Response:

No changes proposed to existing on-site parking.

2. All areas in a parking lot not used for parking, maneuvering, or circulation shall be landscaped.

Applicant's Response:

No changes proposed to existing on-site parking.

3. Parking lot trees shall be a mix of deciduous shade trees and coniferous trees. The trees shall be evenly distributed throughout the parking lot as both interior and perimeter landscaping to provide shade.

Applicant's Response:

No changes proposed to existing on-site parking.

4. Required landscaping trees shall be of a minimum two-inch minimum caliper size (though it may not be standard for some tree types to be distinguished by caliper), planted according to American Nurseryman Standards, and selected from the Oregon City Street Tree List;

Applicant's Response:

No changes proposed to existing on-site parking.

5. Landscaped areas shall include irrigation systems unless an alternate plan is submitted, and approved by the community development director, that can demonstrate adequate maintenance;

Applicant's Response:

No changes proposed to existing on-site parking.

6. All plant materials, including trees, shrubbery and ground cover should be selected for their appropriateness to the site, drought tolerance, year-round greenery and coverage and staggered flowering periods. Species found on the Oregon City Native Plant List are strongly encouraged and species found on the Oregon City Nuisance Plant List are prohibited.

Applicant's Response:

No changes proposed to existing on-site parking.

7. The landscaping in parking areas shall not obstruct lines of sight for safe traffic operation and shall comply with all requirements of [Chapter 10.32](#), Traffic Sight Obstructions.

Applicant's Response:

No changes proposed to existing on-site parking.

8. Landscaping shall incorporate design standards in accordance with [Chapter 13.12](#), Stormwater Management.

Applicant's Response:

No changes proposed to existing on-site parking.

B. Perimeter Parking Lot Landscaping and Parking Lot Entryway/Right-of-Way Screening. Parking lots shall include a five-foot wide landscaped buffer where the parking lot abuts the right-of-way and/or adjoining properties. In order to provide connectivity between non-single-family sites, the community development director may approve an interruption in the perimeter parking lot landscaping for a single driveway where the parking lot abuts property designated as multi-family, commercial or industrial. Shared driveways and parking aisles that straddle a lot line do not need to meet perimeter landscaping requirements.

Applicant's Response:

No changes proposed to existing on-site parking.

1. The perimeter parking lot are[a] shall include:

a. Trees spaced a maximum of thirty-five feet apart (minimum of one tree on either side of the entryway is required). When the parking lot is adjacent to a public right-of-way, the parking lot trees shall be offset from the street trees;

Applicant's Response:

No changes proposed to existing on-site parking.

b. Ground cover, such as wild flowers, spaced a maximum of 16-inches on center covering one hundred percent of the exposed ground within three years. No bark mulch shall be allowed except under the canopy of shrubs and within two feet of the base of trees; and

Applicant's Response:

No changes proposed to existing on-site parking.

c. An evergreen hedge screen of thirty to forty-two inches high or shrubs spaced no more than four feet apart on average. The hedge/shrubs shall be parallel to and not nearer than two feet from the right-of-way line. The required screening shall be designed to allow for free access to the site and sidewalk by pedestrians. Visual breaks, no more than five feet in width, shall be provided every thirty feet within evergreen hedges abutting public right-of-ways.

Applicant's Response:

No changes proposed to existing on-site parking.

C. Parking Area/Building Buffer. Parking areas shall be separated from the exterior wall of a structure, exclusive of pedestrian entranceways or loading areas, by one of the following:

1. Minimum five-foot wide landscaped planter strip (excluding areas for pedestrian connection) abutting either side of a parking lot sidewalk with:

Applicant's Response:

No changes proposed to existing on-site parking.

a. Trees spaced a maximum of thirty-five feet apart;

Applicant's Response:

No changes proposed to existing on-site parking.

b. Ground cover such as wild flowers, spaced a maximum of sixteen-inches on center covering one hundred percent

of the exposed ground within three years. No bark mulch shall be allowed except under the canopy of shrubs and within two feet of the base of trees; and

Applicant's Response:

No changes proposed to existing on-site parking.

c. An evergreen hedge of thirty to forty-two inches or shrubs placed no more than four feet apart on average; or

Applicant's Response:

No changes proposed to existing on-site parking.

2. Seven-foot sidewalks with shade trees spaced a maximum of thirty-five feet apart in three-foot by five-foot tree wells.

Applicant's Response:

No changes proposed to existing on-site parking.

D. Interior Parking Lot Landscaping. Surface parking lots shall have a minimum ten percent of the interior of the gross area of the parking lot devoted to landscaping to improve the water quality, reduce storm water runoff, and provide pavement shade. Interior parking lot landscaping shall not be counted toward the fifteen percent minimum total site landscaping required by [Section 17.62.050\(1\)](#) unless otherwise permitted by the dimensional standards of the underlying zone district. Pedestrian walkways or any impervious surface in the landscaped areas are not to be counted in the percentage. Interior parking lot landscaping shall include:

Applicant's Response:

No changes proposed to existing on-site parking.

a. A minimum of one tree per six parking spaces.

Applicant's Response:

No changes proposed to existing on-site parking.

b. Ground cover, such as wild flowers, spaced a maximum of sixteen-inches on center covering one hundred percent of the exposed ground within three years. No bark mulch shall be allowed except under the canopy of shrubs and within two feet of the base of trees.

Applicant's Response:

No changes proposed to existing on-site parking.

c. Shrubs spaced no more than four feet apart on average.

Applicant's Response:

No changes proposed to existing on-site parking.

d. No more than eight contiguous parking spaces shall be created without providing an interior landscape strip between them. Landscape strips shall be provided between rows of parking shall be a minimum of six feet in width and a minimum of ten feet in length.

Applicant's Response:

No changes proposed to existing on-site parking.

e. Pedestrian walkways shall have shade trees spaced a maximum of every thirty-five feet in a minimum three-foot by five-foot tree wells; or

Trees spaced every thirty-five feet, shrubs spaced no more than four feet apart on average, and ground cover covering one hundred percent of the exposed ground. No bark mulch shall be allowed except under the canopy of shrubs and within two feet of the base of trees.

Applicant's Response:

No changes proposed to existing on-site parking.

E. Installation.

1. All landscaping shall be installed according to accepted planting procedures, according to American Nurseryman Standards.

2. The site, soils and proposed irrigation systems shall be appropriate for the healthy and long-term maintenance of the proposed plant species.

3. Certificates of occupancy shall not be issued unless the landscaping requirements have been met or other arrangements have been made and approved by the city, such as the posting of a surety.

Applicant's Response:

No changes proposed to existing on-site parking.

17.52.070 - Alternative landscaping plan.

Any applicant may propose an alternative landscaping plan. Such plans are often proposed to address physically constrained or smaller sites, however innovative designs for larger sites may also be considered. Alternative plans may include the use of low impact development techniques and minimized landscaping requirements. In such situations, the community development director may approve variations to the landscaping standards of [section 17.52.060](#).

A. General Review Standard. The alternative shall be meet or exceed the intent of this chapter and shall create a safe space for automobiles and pedestrians. The alternative landscaping plan shall be prepared by a licensed landscape architect.

B. Credit for Pervious/Low Impact Development. The community development director may count up to fifty percent of the square footage of any pervious hardscaped landscape material within a parking lot that is designed and approved pursuant to the city's adopted stormwater and low impact development design standards toward minimum landscaping requirements for the site. (This includes porous pavement detention, open celled block pavers, porous asphalt, porous concrete pavement, porous turf, porous gravel, etc).

Applicant's Response:

No changes proposed to existing on-site parking.

17.52.080 - Maintenance.

The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of the site including but not limited to the off-street parking and loading spaces, bicycle parking and all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris.

All plant growth in interior landscaped areas shall be controlled by pruning, trimming, or otherwise so that:

a. It will not interfere with the maintenance or repair of any public utility;

- b. It will not restrict pedestrian or vehicular access; and*
- c. It will not constitute a traffic hazard due to reduced visibility.*

Applicant's Response:

No changes proposed to existing on-site parking.

17.52.090 - Loading areas.

B. Applicability.

1. Section 17.52.090 applies to uses that are expected to have service or delivery truck visits with a forty-foot or longer wheelbase, at a frequency of one or more vehicles per week. The city engineer and decision maker shall determine through site plan and design review the number, size, and location of required loading areas, if any.

Applicant's Response:

No changes proposed to previously approved loading accommodations.

C. Standards.

1. The off-street loading space shall be large enough to accommodate the largest vehicle that is expected to serve the use without obstructing vehicles or pedestrian traffic on adjacent streets and driveways. Applicants are advised to provide complete and accurate information about the potential need for loading spaces because the city engineer or decision maker may restrict the use of other public right-of-way to ensure efficient loading areas and reduce interference with other uses.

Applicant's Response:

No changes proposed to previously approved loading accommodations.

2. Where parking areas are prohibited between a building and the street, loading areas are also prohibited.

Applicant's Response:

No changes proposed to previously approved loading accommodations.

3. The city engineer and decision maker, through site plan and design review, may approve a loading area adjacent to or within a street right-of-way when all of the following loading and unloading operations conditions are met:

- a. Short in duration (i.e., less than one hour);*
- b. Infrequent (less than three operations daily between 5:00 a.m. and 12:00 a.m. or all operations between 12:00 a.m. and 5:00 a.m. at a location that is not adjacent to a residential zone);*
- c. Does not obstruct traffic during peak traffic hours;*
- d. Does not interfere with emergency response services; and*
- e. Is acceptable to the applicable roadway authority.*

Applicant's Response:

No changes proposed to previously approved loading accommodations.

CHAPTER 12.04 - STREETS SIDEWALKS AND PUBLIC PLACES

12.04.003 - Applicability.

A. Compliance with this chapter is required for all land divisions, site plan and design review, master plan, detailed development plan and conditional use applications and all public improvements.

B. Compliance with this chapter is also required for new construction or additions which exceed fifty percent of the existing square footage, of all single and two-family dwellings. All applicable single and two-family dwellings shall provide any necessary dedications, easements or agreements as identified in the transportation system plan and this chapter. In addition, the frontage of the site shall comply with the following prioritized standards identified in this chapter:

- 1. Improve street pavement, construct curbs, gutters, sidewalks and planter strips; and*

2. Plant street trees.

The cost of compliance with the standards identified in 12.04.003.B.1 and 12.04.003.B.2 is limited to ten percent of the total construction costs. The value of the alterations and improvements as determined by the community development director is based on the entire project and not individual building permits. It is the responsibility of the applicant to submit to the community development director the value of the required improvements. Additional costs may be required to comply with other applicable requirements associated with the proposal such as access or landscaping requirements.

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

12.04.005 - Jurisdiction and management of the public rights-of-way.

A. The city has jurisdiction and exercises regulatory management over all public rights-of-way within the city under authority of the City Charter and state law by issuing separate public works right-of-way permits or permits as part of issued public infrastructure construction plans. No work in the public right-of-way shall be done without the proper permit. Some public rights-of-way within the city are regulated by the State of Oregon Department of Transportation (ODOT) or Clackamas County and as such, any work in these streets shall conform to their respective permitting requirements.

B. Public rights-of-way include, but are not limited to, streets, roads, highways, bridges, alleys, sidewalks, trails, paths, public easements and all other public ways or areas, including the subsurface under and air space over these areas.

C. The city has jurisdiction and exercises regulatory management over each public right-of-way whether the city has a fee, easement, or other legal interest in the right-of-way. The city has jurisdiction and regulatory management of each right-of-way whether the legal interest in the right-of-way was obtained by grant, dedication, prescription, reservation, condemnation, annexation, foreclosure or other means.

D. No person may occupy or encroach on a public right-of-way without the permission of the city. The city grants permission to use rights-of-way by franchises, licenses and permits.

E. The exercise of jurisdiction and regulatory management of a public right-of-way by the city is not official acceptance of the right-of-way, and does not obligate the city to maintain or repair any part of the right-of-way.

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

12.04.007 - Modifications.

The review body may consider modification of this standard resulting from constitutional limitations restricting the city's ability to require the dedication of property or for any other reason, based upon the criteria listed below and other criteria identified in the standard to be modified. All modifications shall be processed through a Type II Land Use application and may require additional evidence from a transportation engineer or others to verify compliance. Compliance with the following criteria is required:

A. The modification meets the intent of the standard;

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

B. The modification provides safe and efficient movement of pedestrians, motor vehicles, bicyclists and freight;

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

C. The modification is consistent with an adopted plan; and

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

D. The modification is complementary with a surrounding street design; or, in the alternative;

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

E. If a modification is requested for constitutional reasons, the applicant shall demonstrate the constitutional provision or provisions to be avoided by the modification and propose a modification that complies with the state or federal constitution. The city shall be under no obligation to grant a modification in excess of that which is necessary to meet its constitutional obligations.

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

12.04.010 - Construction specifications—Improved streets.

All sidewalks hereafter constructed in the city on improved streets shall be constructed to city standards and widths required in the Oregon City Transportation System Plan. The curb shall be constructed at the same time as the construction of the sidewalk and shall be located as provided in the ordinance authorizing the improvement of said street next proceeding unless otherwise ordered by the city commission. Both sidewalks and curbs are to be constructed according to plans and specifications provided by the city engineer.

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

12.04.020 - Construction specifications—Unimproved streets.

Sidewalks constructed on unimproved streets shall be constructed of concrete according to lines and grades established by the city engineer and approved by the city commission. On unimproved streets curbs do not have to be constructed at the same time as the sidewalk.

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

12.04.025 - Street design—Driveway curb cuts.

A. One driveway shall be allowed per frontage. In no case shall more than two driveways be allowed on any single or two-family residential property with multiple frontages.

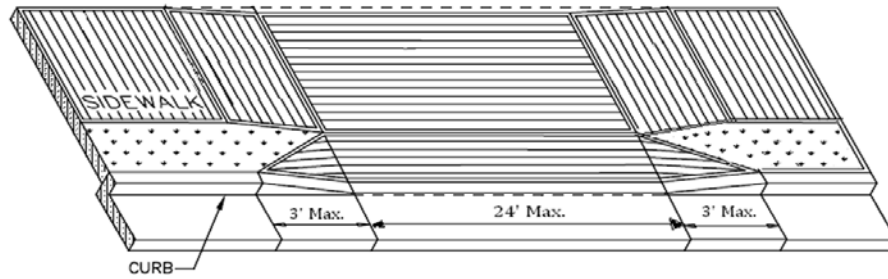
B. With the exception of the limitations identified in 12.04.025.C, all driveway curb cuts shall be limited to the following dimensions.

<i>Property Use</i>	<i>Minimum Driveway Width at sidewalk or property line</i>	<i>Maximum Driveway Width at sidewalk or property line</i>
<i>Single or two-family dwelling with one car garage/parking space</i>	<i>10 feet</i>	<i>12 feet</i>
<i>Single or two-family dwelling with two car garage/parking space</i>	<i>12 feet</i>	<i>24 feet</i>
<i>Single or two-family dwelling with three or more car garages/parking space</i>	<i>18 feet</i>	<i>30 feet</i>
<i>Nonresidential or multi-family residential driveway access</i>	<i>15 feet</i>	<i>40 feet</i>

The driveway width abutting the street pavement may be extended three feet on either side of the driveway to accommodate turn movements. Driveways may be widened onsite in locations other than where the driveway meets sidewalk or property line (for example between the property line and the entrance to a garage).

Figure 12.04.025: Example Driveway Curb Cut

Single-Family Dwelling with a Two Car Garage



Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

C. The decision maker shall be authorized through a Type II process, unless another procedure applicable to the proposal applies, to minimize the number and size of curb cuts (including driveways) as far as practicable for any of the following purposes:

- 1. To provide adequate space for on-street parking;*
- 2. To facilitate street tree planting requirements;*
- 3. To assure pedestrian and vehicular safety by limiting vehicular access points; and*
- 4. To assure that adequate sight distance requirements are met.*

a. Where the decision maker determines any of these situations exist or may occur due to the approval of a proposed development for non-residential uses or attached or multi-family housing, a shared driveway shall be required and limited to twenty-four feet in width adjacent to the sidewalk or property line and may extend to a maximum of thirty feet abutting the street pavement to facilitate turning movements.

b. Where the decision maker determines any of these situations exist or may occur due to approval of a proposed development for detached housing within the "R-5" Single-Family Dwelling District or "R-3.5" Dwelling District, driveway curb cuts shall be limited to twelve feet in width adjacent to the sidewalk or property line and may extend to a maximum of eighteen feet abutting the street pavement to facilitate turning movements.

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

D. For all driveways, the following standards apply.

- 1. Each new or redeveloped curb cut shall have an approved concrete approach or asphalted street connection where there is no concrete curb and a minimum hard surface for at least ten feet and preferably twenty feet back into the lot as measured from the current edge of street pavement to provide for controlling gravel tracking onto the public street. The hard surface may be concrete, asphalt, or other surface approved by the city engineer.*
- 2. Driving vehicles, trailers, boats, or other wheeled objects across a sidewalk or roadside planter strip at a location other than an approved permanent or city-approved temporary driveway approach is prohibited. Damages caused by such action shall be corrected by the adjoining property owner.*
- 3. Placing soil, gravel, wood, or other material in the gutter or space next to the curb of a public street with the intention of using it as a permanent or temporary driveway is prohibited. Damages caused by such action shall be corrected by the adjoining property owner.*
- 4. Any driveway built within public street or alley right-of-way shall be built and permitted per city requirements as approved by the city engineer.*

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

E. Exceptions. The public works director reserves the right to waive this standard, if it is determined through a Type II decision including written findings that it is in the best interest of the public to do so.

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

12.04.080 - Excavations—Permit required.

It shall be unlawful for any person to dig up, break, excavate, disturb, dig under or undermine any public street or alley, or any part thereof or any macadam, gravel, or other street pavement or improvement without first applying for and obtaining from the engineer a written permit so to do.

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

12.04.090 - Excavations—Permit restrictions.

The permit shall designate the portion of the street to be so taken up or disturbed, together with the purpose for making the excavation, the number of days in which the work shall be done, and the trench or excavation to be refilled and such other restrictions as may be deemed of public necessity or benefit.

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

12.04.100 - Excavations—Restoration of pavement.

Whenever any excavation shall have been made in any pavement or other street improvement on any street or alley in the city for any purpose whatsoever under the permit granted by the engineer, it shall be the duty of the person making the excavation to restore the pavement in accordance with the City of Oregon City Public Works Pavement Cut Standard in effect at the time a right-of-way permit application is filed. The city commission may adopt and modify the City of Oregon City Public Works Pavement Cut Standards by resolution as necessary to implement the requirements of this chapter.

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

12.04.120 - Obstructions—Permit required.

A. Permanent Obstructions. It is unlawful for any person to place, put or maintain any obstruction, other than a temporary obstruction, as defined in subsection B. of this section, in any public street or alley in the city, without obtaining approval for a right-of-way permit from the commission by passage of a resolution.

1. The city engineer shall provide applicants with an application form outlining the minimum submittal requirements.

2. The applicant shall submit at least the following information in the permitting process in order to allow the commission to adequately consider whether to allow the placement of an obstruction and whether any conditions may be attached:

a. Site plan showing right-of-way, utilities, driveways as directed by staff;

b. Sight distance per [Chapter 10.32](#), Traffic Sight Obstructions;

c. Traffic control plan including parking per Manual on Uniform Traffic Control Devices (MUTCD);

d. Alternative routes if necessary;

e. Minimizing obstruction area; and

f. Hold harmless/maintenance agreement.

3. If the commission adopts a resolution allowing the placement of a permanent obstruction in the right-of-way, the city engineer shall issue a right-of-way permit with any conditions deemed necessary by the commission.

B. Temporary Obstructions.

1. A "temporary obstruction" is defined as an object placed in a public street, road or alley for a period of not more than sixty consecutive days. A "temporary obstruction" includes, but is not limited to, moving containers and debris dumpsters.

2. The city engineer, or designee, is authorized to grant a permit for a temporary obstruction.

3. The city engineer shall provide applicants with an application form outlining the minimum submittal requirements.

4. The applicant shall submit, and the city engineer, or designee, shall consider, at least the following items in the permitting process. Additional information may be required in the discretion of the city engineer:

- a. Site plan showing right-of-way, utilities, driveways as directed by staff;
- b. Sight distance per [Chapter 10.32](#), Traffic Sight Obstructions;
- c. Traffic control plan including parking per Manual on Uniform Traffic Control Devices (MUTCD);
- d. Alternative routes if necessary;
- e. Minimizing obstruction area; and
- f. Hold harmless/maintenance agreement.

5. In determining whether to issue a right-of-way permit to allow a temporary obstruction, the city engineer may issue such a permit only after finding that the following criteria have been satisfied:

- a. The obstruction will not unreasonably impair the safety of people using the right-of-way and nearby residents;
- b. The obstruction will not unreasonably hinder the efficiency of traffic affected by the obstruction;
- c. No alternative locations are available that would not require use of the public right-of-way; and
- d. Any other factor that the city engineer deems relevant.

6. The permittee shall post a weatherproof copy of the temporary obstruction permit in plain view from the right-of-way.

C. Fees. The fee for obtaining a right-of-way permit for either a permanent obstruction or a temporary obstruction shall be set by resolution of the commission.

Applicant's Response:

No obstructions currently proposed. Contractor to follow with city for any temporary obstructions needed to aid in construction.

12.04.160 - Street vacations—Restrictions.

The commission, upon hearing such petition, may grant the same in whole or in part, or may deny the same in whole or in part, or may grant the same with such reservations as would appear to be for the public interest, including reservations pertaining to the maintenance and use of underground public utilities in the portion vacated.

Applicant's Response:

No street vacation proposed.

12.04.170 - Street design—Purpose and general provisions.

All development shall be in conformance with the policies and design standards established by this chapter and with applicable standards in the city's public facility master plan and city design standards and specifications. In reviewing applications for development, the city engineer shall take into consideration any approved development and the remaining development potential of adjacent properties. All street, water, sanitary sewer, storm drainage and utility plans associated with any development must be reviewed and approved by the city engineer prior to construction. All streets, driveways or storm drainage connections to another jurisdiction's facility or right-of-way must be reviewed by the appropriate jurisdiction as a condition of the preliminary plat and when required by law or intergovernmental agreement shall be approved by the appropriate jurisdiction.

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

12.04.175 - Street design—Generally.

The location, width and grade of street shall be considered in relation to: existing and planned streets, topographical conditions, public convenience and safety for all modes of travel, existing and identified future transit routes and pedestrian/bicycle accessways, overlay districts, and the proposed use of land to be served by the streets. The street system shall assure an adequate traffic circulation system with intersection angles, grades, tangents and curves appropriate for the traffic to be carried considering the terrain. To the extent possible, proposed streets shall connect to all existing or approved stub streets that abut the development site. The arrangement of streets shall either:

- A. Provide for the continuation or appropriate projection of existing principal streets in the surrounding area and on adjacent parcels or conform to a plan for the area approved or adopted by the city to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impractical;
- B. Where necessary to give access to or permit a satisfactory future development of adjoining land, streets shall be extended to the boundary of the development and the resulting dead-end street (stub) may be approved with a

temporary turnaround as approved by the city engineer. Notification that the street is planned for future extension shall be posted on the stub street until the street is extended and shall inform the public that the dead-end street may be extended in the future. Access control in accordance with [Chapter] 12.04 shall be required to preserve the objectives of street extensions.

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

12.04.180 - Street design.

All development regulated by this chapter shall provide street improvements in compliance with the standards in Figure 12.04.180 depending on the street classification set forth in the Transportation System Plan and the Comprehensive Plan designation of the adjacent property, unless an alternative plan has been adopted. The standards provided below are maximum design standards and may be reduced with an alternative street design which may be approved based on the modification criteria in [Section] 12.04.007. The steps for reducing the maximum design below are found in the Transportation System Plan.

Table 12.04.180 Street Design

To read the table below, select the road classification as identified in the Transportation System Plan and the Comprehensive Plan designation of the adjacent properties to find the maximum design standards for the road cross section. If the Comprehensive Plan designation on either side of the street differs, the wider right-of-way standard shall apply.

Road Classification	Comprehensive Plan Designation	Right-of-Way Width	Pavement Width	Public Access	Sidewalk	Landscape Strip	Bike Lane	Street Parking	Travel Lanes	Median
Major Arterial	Mixed Use, Commercial or Public/Quasi Public	116 ft.	94 ft.	0.5 ft.	10.5 ft. sidewalk including 5 ft. x 5 ft. tree wells		6 ft.	8 ft.	(5) 12 ft. Lanes	6 ft.
	Industrial	120 ft.	88 ft.	0.5 ft.	5 ft.	10.5 ft.	6 ft.	N/A	(5) 14 ft. Lanes	6 ft.
	Residential	126 ft.	94 ft.	0.5 ft.	5 ft.	10.5 ft.	6 ft.	8 ft.	(5) 12 ft. Lanes	6 ft.

Road Classification	Comprehensive Plan Designation	Right-of-Way Width	Pavement Width	Public Access	Sidewalk	Landscape Strip	Bike Lane	Street Parking	Travel Lanes	Median
Minor Arterial	Mixed Use, Commercial or Public/Quasi	116 ft.	94 ft.	0.5 ft.	10.5 ft. sidewalk including 5 ft. x 5 ft. tree wells		6 ft.	8 ft.	(5) 12 ft. Lanes	6 ft.

	<i>Public</i>									
	<i>Industrial</i>	<i>118 ft.</i>	<i>86 ft.</i>	<i>0.5 ft.</i>	<i>5 ft.</i>	<i>10.5 ft.</i>	<i>6 ft.</i>	<i>7 ft.</i>	<i>(5) 12 ft. Lanes</i>	<i>N/A</i>
	<i>Residential</i>	<i>100 ft.</i>	<i>68 ft.</i>	<i>0.5 ft.</i>	<i>5 ft.</i>	<i>10.5 ft.</i>	<i>6 ft.</i>	<i>7 ft.</i>	<i>(3) 12 ft. Lanes</i>	<i>6 ft.</i>

<i>Road Classification</i>	<i>Comprehensive Plan Designation</i>	<i>Right-of-Way Width</i>	<i>Pavement Width</i>	<i>Public Access</i>	<i>Sidewalk</i>	<i>Landscape Strip</i>	<i>Bike Lane</i>	<i>Street Parking</i>	<i>Travel Lanes</i>	<i>Median</i>
<i>Collector</i>	<i>Mixed Use, Commercial or Public/Quasi Public</i>	<i>86 ft.</i>	<i>64 ft.</i>	<i>0.5 ft.</i>	<i>10.5 ft. sidewalk including 5 ft. x 5 ft. tree wells</i>		<i>6 ft.</i>	<i>8 ft.</i>	<i>(3) 12 ft. Lanes</i>	<i>N/A</i>
	<i>Industrial</i>	<i>88 ft.</i>	<i>62 ft.</i>	<i>0.5 ft.</i>	<i>5 ft.</i>	<i>7.5 ft.</i>	<i>6 ft.</i>	<i>7 ft.</i>	<i>(3) 12 ft. Lanes</i>	<i>N/A</i>
	<i>Residential</i>	<i>85 ft.</i>	<i>59 ft.</i>	<i>0.5 ft.</i>	<i>5 ft.</i>	<i>7.5 ft.</i>	<i>6 ft.</i>	<i>7 ft.</i>	<i>(3) 11 ft. Lanes</i>	<i>N/A</i>

<i>Road Classification</i>	<i>Comprehensive Plan Designation</i>	<i>Right-of-Way Width</i>	<i>Pavement Width</i>	<i>Public Access</i>	<i>Sidewalk</i>	<i>Landscape Strip</i>	<i>Bike Lane</i>	<i>Street Parking</i>	<i>Travel Lanes</i>	<i>Median</i>
<i>Local</i>	<i>Mixed Use, Commercial or Public/Quasi Public</i>	<i>62 ft.</i>	<i>40 ft.</i>	<i>0.5 ft.</i>	<i>10.5 ft. sidewalk including 5 ft. x 5 ft. tree wells</i>		<i>N/A</i>	<i>8 ft.</i>	<i>(2) 12 ft. Lanes</i>	<i>N/A</i>
	<i>Industrial</i>	<i>60 ft.</i>	<i>38 ft.</i>	<i>0.5 ft.</i>	<i>5 ft.</i>	<i>5.5 ft.</i>	<i>(2) 19 ft. Shared Space</i>			<i>N/A</i>
	<i>Residential</i>	<i>54 ft.</i>	<i>32 ft.</i>	<i>0.5 ft.</i>	<i>5 ft.</i>	<i>5.5 ft.</i>	<i>(2) 16 ft. Shared Space</i>			<i>N/A</i>

1. Pavement width includes, bike lane, street parking, travel lanes and median.
2. Public access, sidewalks, landscape strips, bike lanes and on-street parking are required on both sides of the street in all designations. The right-of-way width and pavement widths identified above include the total street section.
3. A 0.5 foot curb is included in landscape strip or sidewalk width.
4. Travel lanes may be through lanes or turn lanes.
5. The 0.5 foot public access provides access to adjacent public improvements.
6. Alleys shall have a minimum right-of-way width of twenty feet and a minimum pavement width of sixteen feet. If alleys are provided, garage access shall be provided from the alley.

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

12.04.185 - Street design—Access control.

A. A street which is dedicated to end at the boundary of the development or in the case of half-streets dedicated along a boundary shall have an access control granted to the city as a city controlled plat restriction for the purposes of controlling ingress and egress to the property adjacent to the end of the dedicated street. The access control restriction shall exist until such time as a public street is created, by dedication and accepted, extending the street to the adjacent property.

B. The city may grant a permit for the adjoining owner to access through the access control.

C. The plat shall contain the following access control language or similar on the face of the map at the end of each street for which access control is required: "Access Control (See plat restrictions)."

D. Said plats shall also contain the following plat restriction note(s): "Access to (name of street or tract) from adjoining tracts (name of deed document number[s]) shall be controlled by the City of Oregon City by the recording of this plat, as shown. These access controls shall be automatically terminated upon the acceptance of a public road dedication or the recording of a plat extending the street to adjacent property that would access through those Access Controls."

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

12.04.190 - Street design—Alignment.

The centerline of streets shall be:

A. Aligned with existing streets by continuation of the centerlines; or

B. Offset from the centerline by no more than five (5) feet, provided appropriate mitigation, in the judgment of the city engineer, is provided to ensure that the offset intersection will not pose a safety hazard.

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

12.04.194 - Traffic sight obstructions.

All new streets shall comply with the Traffic Sight Obstructions in [Chapter 10.32](#).

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

12.04.195 - Spacing standards.

A. All new streets shall be designed as local streets unless otherwise designated as arterials and collectors in Figure 8 in the transportation system plan. The maximum block spacing between streets is five hundred thirty feet and the minimum block spacing between streets is one hundred fifty feet as measured between the right-of-way centerlines. If the maximum block size is exceeded, pedestrian accessways must be provided every three hundred thirty feet. The spacing standards within this section do not apply to alleys.

B. All new development and redevelopment shall meet the minimum driveway spacing standards identified in Table 12.04.195.B.

Table 12.04.195.B Minimum Driveway Spacing Standards

<i>Street Functional Classification</i>	<i>Minimum Driveway Spacing Standards</i>	<i>Distance</i>
<i>Major Streets</i>	<i>Minimum distance from a street corner to a driveway for all uses and Minimum distance between driveways for uses other than single and two-family dwellings</i>	<i>175 ft.</i>
<i>Minor Streets</i>	<i>Minimum distance from a street corner to a driveway for all uses and Minimum distance between driveways for uses other than single and two-family dwellings</i>	<i>175 ft.</i>
<i>Collector Streets</i>	<i>Minimum distance from a street corner to a driveway for all uses and Minimum distance between driveways for uses other than single and two-family dwellings</i>	<i>100 ft.</i>
<i>Local Streets</i>	<i>Minimum distance from a street corner to a driveway for all uses and Minimum distance between driveways for uses other than single and two-family dwellings</i>	<i>25 ft.</i>

The distance from a street corner to a driveway is measured along the right-of-way from the edge of the intersection right-of-way to the nearest portion of the driveway and the distance between driveways is measured at the nearest portions of the driveway at the right-of-way.

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

12.04.199 - Pedestrian and bicycle accessways.

Pedestrian/bicycle accessways are intended to provide direct, safe and convenient connections between residential areas, retail and office areas, institutional facilities, industrial parks, transit streets, neighborhood activity centers, rights-of-way, and pedestrian/bicycle accessways which minimize out-of-direction travel, and transit-orientated developments where public street connections for automobiles, bicycles and pedestrians are unavailable. Pedestrian/bicycle accessways are appropriate in areas where public street options are unavailable, impractical or inappropriate. Pedestrian and bicycle accessways are required through private property or as right-of-way connecting development to the right-of-way at intervals not exceeding three hundred thirty feet of frontage; or where the lack of street continuity creates inconvenient or out of direction travel patterns for local pedestrian or bicycle trips.

A. Entry points shall align with pedestrian crossing points along adjacent streets and with adjacent street intersections.

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

B. Accessways shall be free of horizontal obstructions and have a nine-foot, six-inch high vertical clearance to accommodate bicyclists. To safely accommodate both pedestrians and bicycles, accessway right-of-way widths shall be as follows:

1. Accessways shall have a fifteen-foot-wide right-of-way with a seven-foot wide paved surface between a five-foot planter strip and a three-foot planter strip.

2. If an accessway also provides secondary fire access, the right-of-way width shall be at least twenty-three feet wide with a fifteen-foot paved surface a five-foot planter strip and a three-foot planter strip.

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

C. Accessways shall be direct with at least one end point of the accessway always visible from any point along the accessway. On-street parking shall be prohibited within fifteen feet of the intersection of the accessway with public streets to preserve safe sight distance and promote safety.

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

D. To enhance pedestrian and bicycle safety, accessways shall be lighted with pedestrian-scale lighting. Accessway lighting shall be to a minimum level of one-half-foot-candles, a one and one-half foot-candle average, and a maximum to minimum ratio of seven-to-one and shall be oriented not to shine upon adjacent properties. Street lighting shall be provided at both entrances.

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

E. Accessways shall comply with Americans with Disabilities Act (ADA).

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

F. The planter strips on either side of the accessway shall be landscaped along adjacent property by installation of the following:

- 1. Within the three-foot planter strip, an evergreen hedge screen of thirty to forty-two inches high or shrubs spaced no more than four feet apart on average;*
- 2. Ground cover covering one hundred percent of the exposed ground. No bark mulch shall be allowed except under the canopy of shrubs and within two feet of the base of trees;*
- 3. Within the five-foot planter strip, two-inch minimum caliper trees with a maximum of thirty-five feet of separation between the trees to increase the tree canopy over the accessway;*
- 4. In satisfying the requirements of this section, evergreen plant materials that grow over forty-two inches in height shall be avoided. All plant materials shall be selected from the Oregon City Native Plant List.*

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

G. Accessways shall be designed to prohibit unauthorized motorized traffic. Curbs and removable, lockable bollards are suggested mechanisms to achieve this.

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

H. Accessway surfaces shall be paved with all-weather materials as approved by the city. Pervious materials are encouraged. Accessway surfaces shall be designed to drain stormwater runoff to the side or sides of the accessway. Minimum cross slope shall be two percent.

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

I. In parks, greenways or other natural resource areas, accessways may be approved with a five-foot wide gravel path with wooden, brick or concrete edgings.

Applicant's Response:

Site is not a park, greenway, or other natural resource.

J. The community development director may approve an alternative accessway design due to existing site constraints through the modification process set forth in [Section 12.04.007](#).

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

K. Ownership, liability and maintenance of accessways. To ensure that all pedestrian/bicycle accessways will be adequately maintained over time, the hearings body shall require one of the following:

- 1. Dedicate the accessways to the public as public right-of-way prior to the final approval of the development; or*
- 2. The developer incorporates the accessway into a recorded easement or tract that specifically requires the property owner and future property owners to provide for the ownership, liability and maintenance of the accessway.*

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

12.04.200 - Reserved.

Editor's note— Ord. No. 13-1003, [§ 1](#), Exhibit 1, adopted July 17, 2013, repealed [§ 12.04.200](#) in its entirety. Former [§ 12.04.200](#) pertained to "Street Design—Constrained local streets and/or rights-of-way." See Prior Code Cross-Reference Table and Code Comparative Table and Disposition List for derivation.

Applicant's Response:

There is nothing to respond to here.

12.04.205 - Mobility standards.

Development shall demonstrate compliance with intersection mobility standards. When evaluating the performance of the transportation system, the City of Oregon City requires all intersections, except for the facilities identified in subsection D below, to be maintained at or below the following mobility standards during the two-hour peak operating conditions. The first hour has the highest weekday traffic volumes and the second hour is the next highest hour before or after the first hour. Except as provided otherwise below, this may require the installation of mobility improvements as set forth in the transportation system plan or as otherwise identified by the city transportation engineer.

A. For intersections within the regional center, the following mobility standards apply:

- 1. During the first hour, a maximum v/c ratio of 1.10 shall be maintained. For signalized intersections, this standard applies to the intersection as a whole. For unsignalized intersections, this standard applies to movements on the major street. There is no performance standard for the minor street approaches.*
- 2. During the second hour, a maximum v/c ratio of 0.99 shall be maintained at signalized intersections. For signalized intersections, this standard applies to the intersection as a whole. For unsignalized intersections, this standard applies to movements on the major street. There is no performance standard for the minor street approaches.*
- 3. Intersections located on the Regional Center boundary shall be considered within the Regional Center.*

B. For intersections outside of the Regional Center but designated on the Arterial and Throughway Network, as defined in the Regional Transportation Plan, the following mobility standards apply:

- 1. During the first hour, a maximum v/c ratio of 0.99 shall be maintained. For signalized intersections, this standard applies to the intersection as a whole. For unsignalized intersections, this standard applies to movements on the major street. There is no performance standard for the minor street approaches.*
- 2. During the second hour, a maximum v/c ratio of 0.99 shall be maintained at signalized intersections. For signalized intersections, this standard applies to the intersection as a whole. For unsignalized intersections, this standard applies to movements on the major street. There is no performance standard for the minor street approaches.*

C. For intersections outside the boundaries of the Regional Center and not designated on the Arterial and Throughway Network, as defined in the Regional Transportation Plan, the following mobility standards apply:

- 1. For signalized intersections:*
 - a. During the first hour, LOS "D" or better will be required for the intersection as a whole and no approach operating at worse than LOS "E" and a v/c ratio not higher than 1.0 for the sum of the critical movements.*

b. During the second hour, LOS "D" or better will be required for the intersection as a whole and no approach operating at worse than LOS "E" and a v/c ratio not higher than 1.0 for the sum of the critical movements.

2. For unsignalized intersections outside of the boundaries of the Regional Center:

a. For unsignalized intersections, during the peak hour, all movements serving more than twenty vehicles shall be maintained at LOS "E" or better. LOS "F" will be tolerated at movements serving no more than twenty vehicles during the peak hour.

D. Until the city adopts new performance measures that identify alternative mobility targets, the city shall exempt proposed development that is permitted, either conditionally, outright, or through detailed development master plan approval, from compliance with the above-referenced mobility standards for the following state-owned facilities:

I-205/OR 99E Interchange

I-205/OR 213 Interchange

OR 213/Beavercreek Road

State intersections located within or on the Regional Center Boundaries

1. In the case of conceptual development approval for a master plan that impacts the above references intersections:

a. The form of mitigation will be determined at the time of the detailed development plan review for subsequent phases utilizing the Code in place at the time the detailed development plan is submitted; and

b. Only those trips approved by a detailed development plan review are vested.

2. Development which does not comply with the mobility standards for the intersections identified in [Section] 12.04.205.D shall provide for the improvements identified in the Transportation System Plan (TSP) in an effort to improve intersection mobility as necessary to offset the impact caused by development. Where required by other provisions of the Code, the applicant shall provide a traffic impact study that includes an assessment of the development's impact on the intersections identified in this exemption and shall construct the intersection improvements listed in the TSP or required by the Code.

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

12.04.210 - Street design—Intersection angles.

Except where topography requires a lesser angle, streets shall be laid out to intersect at angles as near as possible to right angles. In no case shall the acute angles be less than eighty degrees unless there is a special intersection design. An arterial or collector street intersecting with another street shall have at least one hundred feet of tangent adjacent to the intersection unless topography requires a lesser distance. Other streets, except alleys, shall have at least fifty feet of tangent adjacent to the intersection unless topography requires a lesser distance. All street intersections shall be provided with a minimum curb return radius of twenty-five feet for local streets. Larger radii shall be required for higher street classifications as determined by the city engineer. Additional right-of-way shall be required to accommodate curb returns and sidewalks at intersections. Ordinarily, intersections should not have more than two streets at any one point.

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

12.04.215 - Street design—Off-site street improvements.

During consideration of the preliminary plan for a development, the decision maker shall determine whether existing streets impacted by, adjacent to, or abutting the development meet the city's applicable planned minimum design or dimensional requirements. Where such streets fail to meet these requirements, the decision-maker shall require the applicant to make proportional improvements sufficient to achieve conformance with minimum applicable design standards required to serve the proposed development.

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

12.04.220 - Street design—Half street.

Half streets, while generally not acceptable, may be approved where essential to the development, when in conformance with all other applicable requirements, and where it will not create a safety hazard. When approving half streets, the decision maker must first determine that it will be practical to require the dedication of the other half of the street when the adjoining property is divided or developed. Where the decision maker approves a half street, the applicant must construct an additional ten feet of pavement width so as to make the half street safe and usable until such time as the other half is constructed. Whenever a half street is adjacent to property capable of being divided or developed, the other half of the street shall be provided and improved when that adjacent property divides or develops. Access control may be required to preserve the objectives of half streets.

When the remainder of an existing half-street improvement is made it shall include the following items: dedication of required right-of-way, construction of the remaining portion of the street including pavement, curb and gutter, landscape strip, sidewalk, street trees, lighting and other improvements as required for that particular street. It shall also include at a minimum the pavement replacement to the centerline of the street. Any damage to the existing street shall be repaired in accordance with the city's "Moratorium Pavement Cut Standard" or as approved by the city engineer.

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

12.04.225 - Street design—Cul-de-sacs and dead-end streets.

The city discourages the use of cul-de-sacs and permanent dead-end streets except where construction of a through street is found by the decision maker to be impracticable due to topography or some significant physical constraint such as geologic hazards, wetland, natural or historic resource areas, dedicated open space, existing development patterns, arterial access restrictions or similar situation as determined by the community development director. When permitted, access from new cul-de-sacs and permanent dead-end streets shall be limited to a maximum of twenty-five dwelling units and a maximum street length of two hundred feet, as measured from the right-of-way line of the nearest intersecting street to the back of the cul-de-sac curb face. In addition, cul-de-sacs and dead end roads shall include pedestrian/bicycle accessways as required in this chapter. This section is not intended to preclude the use of curvilinear eyebrow widening of a street where needed.

Where approved, cul-de-sacs shall have sufficient radius to provide adequate turn-around for emergency vehicles in accordance with fire district and city adopted street standards. Permanent dead-end streets other than cul-de-sacs shall provide public street right-of-way/easements sufficient to provide turn-around space with appropriate no-parking signs or markings for waste disposal, sweepers, and other long vehicles in the form of a hammerhead or other design to be approved by the decision maker. Driveways shall be encouraged off the turnaround to provide for additional on-street parking space.

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

12.04.230 - Street design—Street names.

Except for extensions of existing streets, no street name shall be used which will duplicate or be confused with the name of an existing street. Street names shall conform to the established standards in the city and shall be subject to the approval of the city.

Applicant's Response:

12.04.235 - Street design—Grades and curves.

Grades and center line radii shall conform to the standards in the city's street design standards and specifications.

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

12.04.240 - Street design—Development abutting arterial or collector street.

Where development abuts or contains an existing or proposed arterial or collector street, the decision maker may require: access control; screen planting or wall contained in an easement or otherwise protected by a restrictive covenant in a form acceptable to the decision maker along the rear or side property line; or such other treatment it deems necessary to adequately protect residential properties or afford separation of through and local traffic.

Reverse frontage lots with suitable depth may also be considered an option for residential property that has arterial frontage. Where access for development abuts and connects for vehicular access to another jurisdiction's facility then authorization by that jurisdiction may be required.

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

12.04.245 - Street design—Pedestrian and bicycle safety.

Where deemed necessary to ensure public safety, reduce traffic hazards and promote the welfare of pedestrians, bicyclists and residents of the subject area, the decision maker may require that local streets be so designed as to discourage their use by nonlocal automobile traffic.

All crosswalks shall include a large vegetative or sidewalk area which extends into the street pavement as far as practicable to provide safer pedestrian crossing opportunities. These curb extensions can increase the visibility of pedestrians and provide a shorter crosswalk distance as well as encourage motorists to drive slower. The decision maker may approve an alternative design that achieves the same standard for constrained sites or where deemed unnecessary by the city engineer.

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

12.04.255 - Street design—Alleys.

Public alleys shall be provided in the following districts R-5, R-3.5, R-2, MUC-1, MUC-2 and NC zones unless other permanent provisions for private access to off-street parking and loading facilities are approved by the decision maker. The corners of alley intersections shall have a radius of not less than ten feet.

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

12.04.260 - Street design—Transit.

Streets shall be designed and laid out in a manner that promotes pedestrian and bicycle circulation. The applicant shall coordinate with transit agencies where the application impacts transit streets as identified in [Section] 17.04.1310. Pedestrian/bicycle access ways shall be provided as necessary in Chapter 12.04 to minimize the travel distance to transit streets and stops and neighborhood activity centers. The decision maker may require provisions, including easements, for transit facilities along transit streets where a need for bus stops, bus pullouts or other transit facilities within or adjacent to the development has been identified.

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

12.04.265 - Street design—Planter strips.

All development shall include vegetative planter strips that are five feet in width or larger and located adjacent to the curb. This requirement may be waived or modified if the decision maker finds it is not practicable. The decision maker may permit constrained sites to place street trees on the abutting private property within ten feet of the public right-of-way if a covenant is recorded on the title of the property identifying the tree as a city street tree which is maintained by the property owner. Development proposed along a collector, minor arterial, or major arterial street may use tree wells with root barriers located near the curb within a wider sidewalk in lieu of a planter strip, in which case each tree shall have a protected area to ensure proper root growth and reduce potential damage to sidewalks, curbs and gutters.

To promote and maintain the community tree canopy adjacent to public streets, trees shall be selected and planted in planter strips in accordance with Chapter 12.08, Street Trees. Individual abutting lot owners shall be legally responsible for maintaining healthy and attractive trees and vegetation in the planter strip. If a homeowners' association is created as part of the development, the association may assume the maintenance obligation through a legally binding mechanism, e.g., deed restrictions, maintenance agreement, etc., which shall be reviewed and approved by the city attorney. Failure to properly maintain trees and vegetation in a planter strip shall be a violation of this code and enforceable as a civil infraction.

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

12.04.270 - Standard construction specifications.

The workmanship and materials for any work performed under permits issued per this chapter shall be in accordance with the edition of the "Oregon Standard Specifications for Construction" as prepared by the Oregon Department of Transportation (ODOT) and the Oregon Chapter of American Public Works Association (APWA) and as modified and adopted by the city in accordance with this ordinance, in effect at the time of application. The exception to this requirement is where this chapter and the Public Works Street Design Drawings provide other design details, in which case the requirements of this chapter and the Public Works Street Design Drawings shall be complied with. In the case of work within ODOT or Clackamas County rights-of-way, work shall be in conformance with their respective construction standards.

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

Chapter 12.08 - PUBLIC AND STREET TREES^[2]**12.08.015 - Street tree planting and maintenance requirements.**

All new construction or major redevelopment shall provide street trees adjacent to all street frontages. Species of trees shall be selected based upon vision clearance requirements, but shall in all cases be selected from the Oregon City Street Tree List or be approved by a certified arborist. If a setback sidewalk has already been constructed or the Development Services determines that the forthcoming street design shall include a setback sidewalk, then all street trees shall be installed with a planting strip. If existing street design includes a curb-tight sidewalk, then all street trees shall be placed within the front yard setback, exclusive of any utility easement.

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

A. One street tree shall be planted for every thirty-five feet of property frontage. The tree spacing shall be evenly distributed throughout the total development frontage. The community development director may approve an alternative street tree plan if site or other constraints prevent meeting the placement of one street tree per thirty-five feet of property frontage.

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

B. The following clearance distances shall be maintained when planting trees:

- 1. Fifteen feet from streetlights;*
- 2. Five feet from fire hydrants;*
- 3. Twenty feet from intersections;*
- 4. A minimum of five feet (at mature height) below power lines.*

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

C. All trees shall be a minimum of two inches in caliper at six inches above the root crown and installed to city specifications.

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

D. All established trees shall be pruned tight to the trunk to a height that provides adequate clearance for street cleaning equipment and ensures ADA complaint clearance for pedestrians.

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

12.08.020 - Street tree species selection.

The community development director may specify the species of street trees required to be planted if there is an established planting scheme adjacent to a lot frontage, if there are obstructions in the planting strip, or if overhead power lines are present.

Applicant's Response:

Per Development Services Pre-application meeting notes, the development does not require any improvements in the public R.O.W.

12.08.035 - Public tree removal.

Existing street trees shall be retained and protected during construction unless removal is specified as part of a land use approval or in conjunction with a public facilities construction project, as approved by the community development director. A diseased or hazardous street tree, as determined by a registered arborist and verified by the City, may be removed if replaced. A non-diseased, non-hazardous street tree that is removed shall be replaced in accordance with the Table [12.08.035](#).

All new street trees will have a minimum two-inch caliper trunk measured six inches above the root crown. The community development director may approve off-site installation of replacement trees where necessary due to planting constraints. The community development director may additionally allow a fee in-lieu of planting the tree(s) to be placed into a city fund dedicated to planting trees in Oregon City in accordance with Oregon City Municipal Code 12.08.

Table [12.08.035](#)

Replacement Schedule for Trees Determined to be Dead, Diseased or Hazardous by a Certified Arborist		Replacement Schedule for Trees Not Determined to be Dead, Diseased or Hazardous by a Certified Arborist	
Diameter of tree to be Removed (Inches of diameter at 4-ft height)	Number of Replacement Trees to be Planted	Diameter of tree to be Removed (Inches of diameter at 4-ft height)	Number of Replacement Trees to be Planted
Any Diameter	1 Tree	Less than 6"	1 Tree
		6" to 12"	2 Trees
		13" to 18"	3 Trees
		19" to 24"	4 Trees
		25" to 30"	5 Trees
		31" and over	8 Trees

Applicant's Response:

No tree removal proposed.

12.08.040 - Heritage Trees and Groves.

A. Purpose. Certain trees, because of their age, species, natural resource value, ecological or historical association, are of special importance to the city. These trees may live on private or public property.

1. The purpose of this chapter is to recognize, foster appreciation and provide for voluntary protection of Heritage Trees.

2. In particular, the following trees are shall be considered significant, and therefore eligible for heritage tree nomination in Oregon City, if they meet the minimum size requirements of the table below:

Tree Eligibility based on Size

<i>Species</i>	<i>Common Name</i>	<i>Size (d.b.h)</i>
<i>Quercus garrayana</i>	<i>Oregon white oak</i>	8"
<i>Pseudotsuga menziesii</i>	<i>Douglas-fir</i>	18"
<i>Thuja plicata</i>	<i>Western red cedar</i>	12"
<i>Pinus ponderosa</i>	<i>Ponderosa pine</i>	12"
<i>Taxus brevifolia</i>	<i>Western yew</i>	6"
<i>Other deciduous and horticultural tree species</i>		20"
<i>Other evergreen and conifer trees</i>		18"

D. Criteria.

1. The city commission may designate a tree or grove as a Heritage Tree or Heritage Grove if the commission determines that the following criteria are met:

- a. The tree or grove is of landmark importance to the City of Oregon City due to age, size, species, horticultural quality or historic importance; or
- b. It is listed as a State Heritage Tree, as designated by the state division of forest resources; or
- c. It is a rare species, or provides a habitat for rare species of plants, animals or birds; and
- d. The tree is not irreparably damaged, diseased, hazardous or unsafe, or the applicant is willing to have the tree treated by an arborist and the treatment will alleviate the damage, disease or hazard;

E. Protection of Heritage Trees and Groves.

1. No Heritage Tree or Grove may be removed, topped, or otherwise altered unless permitted by this section.

2. An application to remove a Heritage Tree or Grove shall demonstrate that the burden imposed on the property owner, or, if the tree is located within the public right-of-way under city jurisdiction, then the burden imposed on the city by the continued presence of the tree outweighs the public benefit provided by the tree. For the purposes of making this determination, the following tree impacts shall not be considered unreasonable burdens on the property owner, or if appropriate, the city:

- a. View obstruction;
 - b. Routine pruning, leaf raking and other maintenance activities; and
 - c. Infrastructure impacts or tree hazards that can be controlled or avoided by appropriate pruning or maintenance.
3. Unless the tree is permitted to be removed due to poor health or hazard pursuant to Section 12.08.042, the applicant shall be required to mitigate for the loss of the tree pursuant to Table 12.08.042.

4. Any person who removes a Heritage Tree or Grove in violation of this chapter shall be subject to the penalties provided in this chapter.

F. Recognition of Heritage Trees and Groves.

1. A Heritage Tree plaque may be designed and furnished by the city to the property owner, or if the tree is in the public right-of-way, to the appropriate city official, of a designated Heritage Tree or Grove. The city may charge a fee to cover the costs of the providing the plaque. The plaque shall be posted at a location at or near the tree or grove and, if feasible, visible from a public right-of-way.

2. The community development director shall maintain a list and map of designated Heritage Trees and Groves.

G. Removal of Heritage Tree or Grove Designation.

1. A Heritage Tree or Grove may be removed from designation if it dies or is removed pursuant to this chapter. If removed from private property, the city shall record a document extinguishing the covenant.

Applicant's Response:

No heritage trees exist on site.

12.08.045 - Gifts and funding.

The City of Oregon City may accept gifts, which are specifically designated for the purpose of planting or maintaining trees within the city. the community development director may allow a fee in-lieu of planting the

tree(s) to be placed into a city fund dedicated to planting trees in Oregon City. The community development director may determine the type, caliper and species of the trees purchased with the fund. The cost of each tree may be adjusted annually based upon current market prices for materials and labor as calculated by the community development director. A separate fund shall be established and maintained for revenues and expenditures created by activities specified in this chapter. The natural resources committee shall have authority on behalf of the city to seek grants and alternative funding for tree projects. Funds from such grant awards shall be administered by the city pursuant to this section.

Applicant's Response:

No gifts proposed.

Chapter 13.12 - STORMWATER MANAGEMENT

13.12.050 - Applicability and exemptions.

This chapter establishes performance standards for stormwater conveyance, quantity and quality. Additional performance standards for erosion prevention and sediment control are established in OCMC 17.47.

A. *Stormwater Conveyance. The stormwater conveyance requirements of this chapter shall apply to all stormwater systems constructed with any development activity, except as follows:*

1. *The conveyance facilities are located entirely on one privately owned parcel;*
2. *The conveyance facilities are privately maintained; and*
3. *The conveyance facilities receive no stormwater runoff from outside the parcel's property limits.*

Those facilities exempted from the stormwater conveyance requirements by the above subsection will remain subject to the requirements of the Oregon Uniform Plumbing Code. Those exempted facilities shall be reviewed by the building official.

Applicant's Response:

The project already has an approved stormwater drainage facility on site. As demonstrated in the drawings the size of the facility was designed for a larger area than what was constructed and what is proposed to be constructed. Per Development Services Pre-application meeting notes, the stormwater facilities have been adequately sized and meet current city stormwater design standards.

B. *Water Quality and Flow Control. The water quality and flow control requirements of this chapter shall apply to the following proposed uses or developments, unless exempted under subsection C:*

1. *Activities located wholly or partially within water quality resource areas pursuant to Chapter 17.49 that will result in the creation of more than five hundred square feet of impervious surface within the WQRA or will disturb more than one thousand square feet of existing impervious surface within the WQRA as part of a commercial or industrial redevelopment project. These square footage measurements will be considered cumulative for any given five-year period; or*
2. *Activities that create or replace more than five thousand square feet of impervious surface per parcel or lot, cumulated over any given five-year period.*

Applicant's Response:

The project already has an approved stormwater drainage facility on site. As demonstrated in the drawings the size of the facility was designed for a larger area than what was constructed and what is proposed to be constructed. Per Development Services Pre-application meeting notes, the stormwater facilities have been adequately sized and meet current city stormwater design standards.

C. *Exemptions. The following exemptions to subsection B of this section apply:*

1. *An exemption to the flow control requirements of this chapter will be granted when the development site discharges to the Willamette River, Clackamas River or Abernethy Creek; and either lies within the one hundred-year floodplain or is up to ten feet above the design flood elevation as defined in Chapter 17.42, provided that the following conditions are met:*
 - a. *The project site is drained by a conveyance system that is comprised entirely of manmade elements (e.g. pipes, ditches, culverts outfalls, outfall protection, etc.) and extends to the ordinary high water line of the exempt receiving water; and*
 - b. *The conveyance system between the project site and the exempt receiving water has sufficient hydraulic capacity and erosion stabilization measures to convey discharges from the proposed*

conditions of the project site and the existing conditions from non-project areas from which runoff is collected.

2. *Projects in the following categories are generally exempt from the water quality and flow control requirements:*
 - a. *Stream enhancement or restoration projects approved by the city.*
 - b. *Farming practices as defined by ORS 30.960 and farm use as defined in ORS 214.000; except that buildings associated with farm practices and farm use are subject to the requirements of this chapter.*
 - c. *Actions by a public utility or any other governmental agency to remove or alleviate an emergency condition.*
 - d. *Road and parking area preservation/maintenance projects such as pothole and square cut patching, surface sealing, replacing or overlaying of existing asphalt or concrete pavement, provided the preservation/maintenance activity does not expand the existing area of impervious coverage above the thresholds in subsection B of this section.*
 - e. *Pedestrian and bicycle improvements (sidewalks, trails, pathways, and bicycle paths/lands) where no other impervious surfaces are created or replaced, built to direct stormwater runoff to adjacent vegetated areas.*
 - f. *Underground utility projects that replace the ground surface with in-kind material or materials with similar runoff characteristics.*
 - g. *Maintenance or repair of existing utilities.*

Applicant's Response:

The project already has an approved stormwater drainage facility on site. As demonstrated in the drawings the size of the facility was designed for a larger area than what was constructed and what is proposed to be constructed. Per Development Services Pre-application meeting notes, the stormwater facilities have been adequately sized and meet current city stormwater design standards.

- D. Uses Requiring Additional Management Practices. In addition to any other applicable requirements of this chapter, the following uses are subject to additional management practices, as defined in the Public Works Stormwater and Grading Design Standards:*
1. *Bulk petroleum storage facilities;*
 2. *Above ground storage of liquid materials;*
 3. *Solid waste storage areas, containers, and trash compactors for commercial, industrial, or multi-family uses;*
 4. *Exterior storage of bulk construction materials;*
 5. *Material transfer areas and loading docks;*
 6. *Equipment and/or vehicle washing facilities;*
 7. *Development on land with suspected or known contamination;*
 8. *Covered vehicle parking for commercial or industrial uses;*
 9. *Industrial or commercial uses locating in high traffic areas, defined as average daily count trip of two thousand five hundred or more trips per day; and*
 10. *Land uses subject to DEQ 1200-Z Industrial Stormwater Permit Requirements.*

Applicant's Response:

The uses listed above are not present on this project site.

13.12.080 - Submittal requirements.

- A. *Applications subject to stormwater conveyance, water quality, and/or flow control requirements of this chapter shall prepare engineered drainage plans, drainage reports, and design flow calculation reports in compliance with the submittal requirements of the Public Works Stormwater and Grading Design Standards.*
- B. *Each project site, which may be composed of one or more contiguous parcels of land, shall have a separate valid city approved plan and report before proceeding with construction.*

Applicant's Response:

The project already has an approved stormwater drainage facility on site. As demonstrated in the drawings the size of the facility was designed for a larger area than what was constructed and what is proposed to be constructed. Per Development Services Pre-application meeting notes, the stormwater facilities have been adequately sized and meet current city stormwater design standards.

13.12.090 - Approval criteria for engineered drainage plans and drainage report.

An engineered drainage plan and/or drainage report shall be approved only upon making the following findings:

- A. The plan and report demonstrate how the proposed development and stormwater facilities will accomplish the purpose statements of this chapter.*
- B. The plan and report meet the requirements of the Public Works Stormwater and Grading Design Standards adopted by resolution under Section 13.12.020.*
- C. The storm drainage design within the proposed development includes provisions to adequately control runoff from all public and private streets and roof, footing, and area drains and ensures future extension of the current drainage system.*
- D. Streambank erosion protection is provided where stormwater, directly or indirectly, discharges to open channels or streams.*
- E. Specific operation and maintenance measures are proposed that ensure that the proposed stormwater quantity control facilities will be properly operated and maintained.*

Applicant's Response:

The project already has an approved stormwater drainage facility on site. As demonstrated in the drawings the size of the facility was designed for a larger area than what was constructed and what is proposed to be constructed. Per Development Services Pre-application meeting notes, the stormwater facilities have been adequately sized and meet current city stormwater design standards.

13.12.100 - Alternative materials, alternative design and methods of construction.

The provisions of this chapter are not intended to prevent the use of any material, alternate design or method of construction not specifically prescribed by this chapter or the Public Works Stormwater and Grading Design Standards, provided any alternate has been approved and its use authorized by the city engineer. The city engineer may approve any such alternate, provided that the city engineer finds that the proposed design is satisfactory and complies with the intent of this chapter and that the material, method, or work offered is, for the purpose intended, at least the equivalent of that prescribed by this chapter in effectiveness, suitability, strength, durability and safety. The city engineer shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding its use. The details of any action granting approval of an alternate shall be recorded and entered in the city files.

Applicant's Response:

The project already has an approved stormwater drainage facility on site. As demonstrated in the drawings the size of the facility was designed for a larger area than what was constructed and what is proposed to be constructed. Per Development Services Pre-application meeting notes, the stormwater facilities have been adequately sized and meet current city stormwater design standards.

13.12.120 - Standard construction specifications.

The workmanship and materials shall be in accordance with the edition of the "Standard Specifications for Public Works Construction," as prepared by the Oregon Chapter of American Public Works Association (APWA) and as modified and adopted by the city, in effect at the time of application. The exception to this requirement is where this chapter and the Public Works Stormwater and Grading Design Standards provide other design details, in which case the requirements of this chapter and the Public Works Stormwater and Grading Design Standards shall be complied with.

Applicant's Response:

The project already has an approved stormwater drainage facility on site. As demonstrated in the drawings the size of the facility was designed for a larger area than what was constructed and what is proposed to be constructed. Per Development Services Pre-application meeting notes, the stormwater facilities have been adequately sized and meet current city stormwater design standards.

CHAPTER 15.48 - GRADING, FILLING AND EXCAVATING

15.48.030 Applicability—Grading permit required.

- A. A city-issued grading permit shall be required before the commencement of any of the following filling or grading activities:*

1. Grading activities in excess of ten cubic yards of earth;
2. Grading activities which may result in the diversion of existing drainage courses, both natural and man-made, from their natural point of entry or exit from the grading site;
3. Grading and paving activities resulting in the creation of impervious surfaces greater than two thousand square feet or more in area;
4. Any excavation beyond the limits of a basement or footing excavation, having an unsupported soil height greater than five feet after the completion of such a structure; or
5. Grading activities involving the clearing or disturbance of one-half acres (twenty-one thousand seven hundred eighty square feet) or more of land.

Applicant's Response:

The excavation for footings and new impervious included in the proposed scope of work do not exceed thresholds listed.

15.48.090 Submittal requirements.

An engineered grading plan or an abbreviated grading plan shall be prepared in compliance with the submittal requirements of the Public Works Stormwater and Grading Design Standards whenever a city approved grading permit is required. In addition, a geotechnical engineering report and/or residential lot grading plan may be required pursuant to the criteria listed below.

A. Abbreviated Grading Plan. The city shall allow the applicant to submit an abbreviated grading plan in compliance with the submittal requirements of the Public Works Stormwater and Grading Design Standards if the following criteria are met:

1. *No portion of the proposed site is within the flood management area overlay district pursuant to Chapter 17.42, the unstable soils and hillside constraints overlay district pursuant to Chapter 17.44, or a water quality resource area pursuant to Chapter 17.49; and*
2. *The proposed filling or grading activity does not involve more than fifty cubic yards of earth.*

B. Engineered Grading Plan. The city shall require an engineered grading plan in compliance with the submittal requirements of the Public Works Stormwater and Grading Design Standards to be prepared by a professional engineer if the proposed activities do not qualify for abbreviated grading plan.

C. Geotechnical Engineering Report. The city shall require a geotechnical engineering report in compliance with the minimum report requirements of the Public Works Stormwater and Grading Design Standards to be prepared by a professional engineer who specializes in geotechnical work when any of the following site conditions may exist in the development area:

1. *When any publicly maintained facility (structure, street, pond, utility, park, etc.) will be supported by any engineered fill;*
2. *When an embankment for a stormwater pond is created by the placement of fill;*
3. *When, by excavation, the soils remaining in place are greater than three feet high and less than twenty feet wide.*

D. Residential Lot Grading Plan. The city shall require a residential lot grading plan in compliance with the minimum report requirements of the Public Works Stormwater and Grading Design Standards to be prepared by a professional engineer for all land divisions creating new residential building lots or where a public improvement project is required to provide access to an existing residential lot.

Applicant's Response:

The excavation for footings and new impervious included in the proposed scope of work do not exceed thresholds listed.

CHAPTER 17.47 - EROSION AND SEDIMENT CONTROL

17.47.070 Erosion and sediment control plans.

A. An application for an erosion and sediment control permit shall include an erosion and sediment control plan, which contains methods and interim measures to be used during and following construction to prevent or control erosion prepared in compliance with City of Oregon City public works standards for erosion and sediment control. These standards are incorporated herein and made a part of this title and are on file in the office of the city recorder.

Applicant's Response:

An erosion control plan was not included in the pre-application notes from Development Services.

CHAPTER 17.41 - TREE PROTECTION STANDARDS

17.41.020 - Tree protection—Applicability.

1. Applications for development subject to Chapters [16.08](#) or [16.12](#) (Subdivision or Minor Partition) or [Chapter 17.62](#) (Site Plan and Design Review) shall demonstrate compliance with these standards as part of the review proceedings for those developments.
2. For public capital improvement projects, the city engineer shall demonstrate compliance with these standards pursuant to a Type II process.
3. Tree canopy removal greater than twenty-five percent on sites greater than twenty-five percent slope, unless exempted under [Section 17.41.040](#), shall be subject to these standards.
4. A heritage tree or grove which has been designated pursuant to the procedures of [Chapter 12.08.050](#) shall be subject to the standards of this section.

17.41.030 - Tree protection—Conflicting code provisions.

Except as otherwise specified in this section, where these standards conflict with adopted city development codes or policies, the provision which provides the greater protection for regulated trees or groves, as defined in [Section 17.04](#), shall govern.

Applicant's Response:

Trees are not proposed to be removed.

17.41.040 - Same—Exemptions.

These regulations are not intended to regulate normal cutting, pruning and maintenance of trees on private property except where trees are located on lots that are undergoing development review or are otherwise protected within the Natural Resource Overlay District (NROD) of [section 17.49](#). These standards are not intended to regulate farm and forest practices as those practices are defined under ORS 30.930. Farm or forest resources. An applicant for development may claim exemption from compliance with these standards if the development site containing the regulated grove or trees was a designated farm or forest use, tree farm, Christmas tree plantation, or other approved timber use within one year prior to development application. "Forest practices" and "forestlands" as used in this subsection shall have the meaning as set out in ORS 30.930. The community development director has the authority to modify or waive compliance in this case.

Applicant's Response:

Trees are not proposed to be removed.

17.41.050 - Same—Compliance options.

Applicants for review shall comply with these requirements through one or a combination of the following procedures:

- A. Option 1—Mitigation. Retention and removal of trees, with subsequent mitigation by replanting pursuant to Sections [17.41.060](#) or [17.41.070](#). All replanted and saved trees shall be protected by a permanent restrictive covenant or easement approved in form by the city.
- B. Option 2—Dedicated Tract. Protection of trees or groves by placement in a tract within a new subdivision or partition plat pursuant to Sections [17.41.080](#)—[17.41.100](#); or
- C. Option 3—Restrictive Covenant. Protection of trees or groves by recordation of a permanent restrictive covenant pursuant to Sections [17.41.110](#)—[17.41.120](#); or
- D. Option 4—Cash-in-lieu of planting pursuant to [Section 17.41.130](#).

A regulated tree that has been designated for protection pursuant to this section must be retained or permanently protected unless it has been determined by a certified arborist to be diseased or hazardous, pursuant to the following applicable provisions.

The community development director, pursuant to a Type II procedure, may allow a property owner to cut a specific number of trees within a regulated grove if preserving those trees would:

1. Preclude achieving eighty percent of minimum density with reduction of lot size; or
2. Preclude meeting minimum connectivity requirements for subdivisions.

Applicant's Response:

Trees are not proposed to be removed.

17.41.060 - Tree removal and replanting—Mitigation (Option 1).

A. Applicants for development who select this option shall ensure that all healthy trees shall be preserved outside the construction area as defined in [Chapter 17.04](#) to the extent practicable. Compliance with these standards shall be demonstrated in a tree mitigation plan report prepared by a certified arborist, horticulturalist or forester or other environmental professional with experience and academic credentials in forestry or arboriculture. At the applicant's expense, the city may require the report to be reviewed by a consulting arborist. The number of replacement trees required on a development site shall be calculated separately from, and in addition to, any public or street trees in the public right-of-way required under [section 12.08](#)—Community Forest and Street Trees.

B. The applicant shall determine the number of trees to be mitigated on the site by counting all of the trees six inch DBH (minimum four and one-half feet from the ground) or larger on the entire site and either:

1. Trees that are removed outside of the construction area, shall be replanted with the number of trees specified in Column 1 of Table 17.41.060-1. Trees that are removed within the construction area shall be replanted with the number of replacement trees required in Column 2; or

2. Diseased or hazardous trees, when the condition is verified by a certified arborist to be consistent with the definition in [Section 17.04.1360](#), may be removed from the tree replacement calculation. Regulated healthy trees that are removed outside of the construction area, shall be replanted with the number of trees specified in Column 1 of Table 17.41.060-1. Regulated healthy trees that are removed within the construction area shall be replanted with the number of replacement trees required in Column 2.

Table 17.41.060-1

Tree Replacement Requirements

All replacement trees shall be either:

Two-inch caliper deciduous, or

Six-foot high conifer

Size of tree removed (DBH)	Column 1 Number of trees to be planted. (If removed Outside of construction area)	Column 2 Number of trees to be planted. (If removed Within the construction area)
6 to 12"	3	1
13 to 18"	6	2
19 to 24"	9	3
25 to 30"	12	4
31 and over"	15	5

Steps for calculating the number of replacement trees:

1. Count all trees measuring six inches DBH (minimum four and one-half feet from the ground) or larger on the entire development site.

2. Designate (in certified arborists report) the condition and size (DBH) of all trees pursuant to accepted industry standards.

3. Document any trees that are currently diseased or hazardous.

4. Subtract the number of diseased or hazardous trees in step 3. from the total number of trees on the development site in step 1. The remaining number is the number of healthy trees on the site. Use this number to determine the number of replacement trees in steps 5. through 8.

5. Define the construction area (as defined in [Chapter 17.04](#)).

6. Determine the number and diameter of trees to be removed within the construction area. Based on the size of each tree, use Column 2 to determine the number of replacement trees required.

7. Determine the number and diameter of trees to be removed outside of the construction area. Based on the size of each tree, use Column 1 to determine the number of replacement trees required.

8. Determine the total number of replacement trees from steps 6. and 7.

Applicant's Response:

Trees are not proposed to be removed.

17.41.070 - Planting area priority for mitigation (Option 1).

Development applications which opt for removal of trees with subsequent replanting pursuant to section 17.41.050A. shall be required to mitigate for tree cutting by complying with the following priority for replanting standards below:

A. First Priority. Replanting on the development site.

B. Second Priority. Off-site replacement tree planting locations. If the community development director determines that it is not practicable to plant the total number of replacement trees on-site, a suitable off-site planting location for the remainder of the trees may be approved that will reasonably satisfy the objectives of this section. Such locations may include either publicly owned or private land and must be approved by the community development director.

Applicant's Response:

Trees are not proposed to be removed.

17.41.075 - Alternative mitigation plan.

The community development director may, subject to a Type II procedure, approve an alternative mitigation plan that adequately protects habitat pursuant to the standards for the natural resource overlay district alternative mitigation plan, [Section 17.49.190](#).

Applicant's Response:

The project is not within a natural resource overlay district

17.41.080 - Tree preservation within subdivisions and partitions—Dedicated tract (Option 2).

A. Applicants for new subdivision and partition plats may delineate and show the regulated trees or groves as either a separate tract or part of a larger tract that meets the requirements of subsection D. of this section.

B. The standards for land divisions subject to this section shall apply in addition to the requirements of the city land division ordinance and zoning ordinance, provided that the minimum lot area, minimum average lot width, and minimum average lot depth standards of the base zone may be superseded in order to allow for a reduction of dimensional standards pursuant to Section 17.41100 below.

C. Prior to preliminary plat approval, the regulated tree or grove area shall be shown either as a separate tract or part of a larger tract that meets the requirements of subsection D. of this section, which shall not be a part of any parcel used for construction of a structure. The size of the tract shall be the minimum necessary as recommended by a consulting arborist to adequately encompass the dripline of the tree, protect the critical root zone and ensure long term survival of the tree or grove.

D. Prior to final plat approval, ownership of the regulated tree or grove tract shall be identified to distinguish it from lots intended for sale. The tract may be identified as any one of the following:

- 1. Private open space held by the owner or a homeowners association; or*
- 2. For residential land divisions, private open space subject to an easement conveying stormwater and surface water management rights to the city and preventing the owner of the tract from activities and uses inconsistent with the purpose of this document; or*
- 3. At the owners option, public open space where the tract has been dedicated to the city or other governmental unit; or*
- 4. Any other ownership proposed by the owner and approved by the community development director.*

Applicant's Response:

The project is an addition to an existing building. No trees are proposed to be removed and property lines are to remain as is.

17.41.090 - Density transfers incentive for tree protection tracts (Option 2).

A. The purpose of this section is to allow dimensional adjustments within a regulated tree protection tract to be transferred outside said tract to the remainder of the site. This provision applies on-site and density shall not be transferred beyond the boundaries of the development site.

B. Development applications for subdivisions and minor partitions that request a density transfer shall:

- 1. Provide a map showing the net buildable area of the tree protection tract;*
- 2. Provide calculations justifying the requested dimensional adjustments;*

3. Demonstrate that the minimum lot size requirements can be met based on an average of all lots created, including the tree protection tract created pursuant to [Section 17.41.080](#);
4. Demonstrate that, with the exception of the tree protection tract created pursuant to [Section 17.41.080](#), no parcels have been created which would be unbuildable in terms of minimum yard setbacks;
5. Meet all other standards of the base zone except as modified in [section 17.41.100](#).

C. The area of land contained in a tree protection tract may be excluded from the calculations for determining compliance with minimum density requirements of the zoning code.

Applicant's Response:

Density transfers for tree protection are not proposed.

17.41.100 - Permitted modifications to dimensional standards (Option 2 only).

A. An applicant proposing to protect trees in a dedicated tract pursuant to [section 17.41.080](#) may request, and the community development director, pursuant to a Type II procedure, may grant a reduction to, the lot size, width, depth, and setbacks of the underlying zone district in approving a subdivision or partition if necessary to retain a regulated tree or grove in a tract, as long as the calculation of average lot size, including tree protection tracts, meet the minimum lot size for the zone. The applicant may choose to make the adjustments over as many lots as required. For example, the lot reduction could be spread across all the remaining lots in the proposed subdivision or partition or could be applied to only those needed to incorporate the area of the tree tract.

Table 17.41.100 A

Lot Size Reduction

ZONE	Min. Lot Size [sq. feet]	Min. Lot Width	Min. Lot Depth
R-10	5,000 sq. feet	50'	65'
R-8	4,000 sq. feet	45'	60'
R-6	3,500 sq. feet	35'	55'
R-5	3,000 sq. feet	30'	50'
R-3.5	1,800 sq. feet	20'	45'

Table 17.41.100 B

Reduced Dimensional Standards for Detached Single-Family Residential Units

Size of Reduced Lot	Front Yard Setback	Rear Yard Setback	Side yard Setback	Corner Side	Lot Coverage
8,000—9,999 square feet	15 feet	20 feet	7/9 feet	15 feet	40%
6,000—7,999 square feet	10 feet	15 feet	5/7 feet	15 feet	40%
4,000—5,999 square feet	10 feet	15 feet	5/5 feet	10 feet	40%
1,800—3,999 square feet	5 feet	15 feet	5/5 feet	10 feet	55%

Table 17.41.100 C

Reduced Dimensional Standards for Single-Family Attached or Two-Family Residential Units

<i>Size of Reduced Lot</i>	<i>Front Yard Setback</i>	<i>Rear Yard Setback</i>	<i>Side yard Setback</i>	<i>Corner Side</i>	<i>Lot Coverage</i>
<i>3,500—7,000 square feet</i>	<i>10 feet</i>	<i>15 feet</i>	<i>5/0* feet</i>	<i>10 feet</i>	<i>40%</i>
<i>1,800—3,499 square feet</i>	<i>5 feet</i>	<i>15 feet</i>	<i>5/0* feet</i>	<i>10 feet</i>	<i>55%</i>

**0 foot setback is only allowed on single-family attached units*

Applicant's Response:

No modifications to lot standards proposed

17.41.110 - Tree protection by restrictive covenant (Option 3).

Any regulated tree or grove which cannot be protected in a tract pursuant to [Section 17.41.080](#) above shall be protected with a restrictive covenant in a format to be approved by the community development director. Such covenant shall be recorded against the property deed and shall contain provisions to permanently protect the regulated tree or grove unless such tree or grove, as determined by a certified arborist and approved by the community development director, are determined to be diseased or hazardous.

Applicant's Response:

Trees are not proposed to be removed.

17.41.120 - Permitted adjustments (Option 3 Only).

A. The community development director, pursuant to a Type II procedure, may grant an adjustment to the side, front and rear yard setback standards by up to 50 percent if necessary to retain a Regulated Tree or Grove through a restrictive covenant pursuant to this section. In no case may the side yard setback be reduce less than three feet. The adjustment shall be the minimum necessary to accomplish preservation of trees on the lot and shall not conflict with other conditions imposed on the property.

B. The community development director, pursuant to a Type II procedure, may grant an adjustment to street standards, pursuant to adopted public works standards, in order to preserve a tree. This may include flexibility to redesign sidewalk and planter strip sizes and locations and allow placement of sidewalks and planter strips in an easement within private lots.

C. The community development director, pursuant to a Type II procedure, may allow other adjustments in order to preserve any healthy tree that cannot be moved due to its size, but will contribute to the landscape character of the area and will not present a foreseeable hazard if retained.

Applicant's Response:

Trees are not proposed to be removed.

17.41.1[25] - Cash-in-lieu of planting (tree bank/fund) (Option 4).

The applicant may choose this option in-lieu-of or in addition to Compliance Options 1 through 3. In this case, the community development director may approve the payment of cash-in-lieu into a dedicated fund for the remainder of trees that cannot be replanted in the manner described above.

A. The cash-in-lieu payment per tree shall be as listed on the adopted fee schedule and shall be adjusted annually based on the Consumer Price Index (Index). The price shall include the cost of materials, transportation and planting.

B. The amount of the cash-in-lieu payment into the tree bank shall be calculated as the difference between the value of the total number of trees an applicant is required to plant, including cost of installation and adjusted for Consumer Price Index, minus the value of the trees actually planted. The value of the trees shall be based on the adopted fee schedule.

Applicant's Response:

Trees are not proposed to be removed.

17.41.130 - Regulated tree protection procedures during construction.

A. No permit for any grading or construction of public or private improvements may be released prior to verification by the community development director that regulated trees designated for protection or conservation have been

protected according to the following standards. No trees designated for removal shall be removed without prior written approval from the community development director.

Applicant's Response:

Trees are not proposed to be removed.

B. Tree protection shall be as recommended by a qualified arborist or, as a minimum, to include the following protective measures:

- 1. Except as otherwise determined by the community development director, all required tree protection measures set forth in this section shall be instituted prior to any development activities, including, but not limited to clearing, grading, excavation or demolition work, and such measures shall be removed only after completion of all construction activity, including necessary landscaping and irrigation installation, and any required plat, tract, conservation easement or restrictive covenant has been recorded.*
- 2. Approved construction fencing, a minimum of four feet tall with steel posts placed no farther than ten feet apart, shall be installed at the edge of the tree protection zone or dripline, whichever is greater. An alternative may be used with the approval of the community development director.*
- 3. Approved signs shall be attached to the fencing stating that inside the fencing is a tree protection zone, not to be disturbed unless prior approval has been obtained from the community development director.*
- 4. No construction activity shall occur within the tree protection zone, including, but not limited to; dumping or storage of materials such as building supplies, soil, waste items; nor passage or parking of vehicles or equipment.*
- 5. The tree protection zone shall remain free of chemically injurious materials and liquids such as paints, thinners, cleaning solutions, petroleum products, and concrete or dry wall excess, construction debris, or run-off.*
- 6. No excavation, trenching, grading, root pruning or other activity shall occur within the tree protection zone unless directed by an arborist present on site and approved by the community development director.*
- 7. No machinery repair or cleaning shall be performed within ten feet of the dripline of any trees identified for protection.*
- 8. Digging a trench for placement of public or private utilities or other structure within the critical root zone of a tree to be protected is prohibited. Boring under or through the tree protection zone may be permitted if approved by the community development director and pursuant to the approved written recommendations and on-site guidance and supervision of a certified arborist.*
- 9. The city may require that a certified arborist be present during any construction or grading activities that may affect the dripline of trees to be protected.*
- 10. The community development director may impose conditions to avoid disturbance to tree roots from grading activities and to protect trees and other significant vegetation identified for retention from harm. Such conditions may include, if necessary, the advisory expertise of a qualified consulting arborist or horticulturist both during and after site preparation, and a special maintenance/management program to provide protection to the resource as recommended by the arborist or horticulturist.*

Applicant's Response:

No known existing trees affected by proposal.

C. Changes in soil hydrology due to soil compaction and site drainage within tree protection areas shall be avoided. Drainage and grading plans shall include provision to ensure that drainage of the site does not conflict with the standards of this section. Excessive site run-off shall be directed to appropriate storm drainage facilities and away from trees designated for conservation or protection.

Applicant's Response:

No known existing trees affected by proposal.

CHAPTER 17.50 - ADMINISTRATION AND PROCEDURES

17.50.050 Preapplication Conference

A. Preapplication Conference. Prior to submitting an application for any form of permit, the applicant shall schedule and attend a preapplication conference with City staff to discuss the proposal. To schedule a preapplication conference, the applicant shall contact the Planning Division, submit the required materials, and pay the appropriate conference fee. At a minimum, an applicant should submit a short narrative describing the proposal and a proposed site plan, drawn to a scale acceptable to the City, which identifies the proposed land uses, traffic circulation, and public rights-of-way and all other required plans. The purpose of the preapplication conference is to

provide an opportunity for staff to provide the applicant with information on the likely impacts, limitations, requirements, approval standards, fees and other information that may affect the proposal. The Planning Division shall provide the applicant(s) with the identity and contact persons for all affected neighborhood associations as well as a written summary of the preapplication conference. Notwithstanding any representations by City staff at a preapplication conference, staff is not authorized to waive any requirements of this code, and any omission or failure by staff to recite to an applicant all relevant applicable land use requirements shall not constitute a waiver by the City of any standard or requirement.

B.A preapplication conference shall be valid for a period of six months from the date it is held. If no application is filed within six months of the conference or meeting, the applicant must schedule and attend another conference before the city will accept a permit application. The community development director may waive the preapplication requirement if, in the Director's opinion, the development does not warrant this step. In no case shall a preapplication conference be valid for more than one year.

Applicant's Response:

A pre-application conference was held on August 15th 2018.

17.50.055 Neighborhood Association Meeting

The purpose of the meeting with the recognized neighborhood association is to inform the affected neighborhood association about the proposed development and to receive the preliminary responses and suggestions from the neighborhood association and the member residents.

1. Applicants applying for annexations, zone change, comprehensive plan amendments, conditional use, planning commission variances, subdivision, or site plan and design review (excluding minor site plan and design review), general development master plans or detailed development plans applications shall schedule and attend a meeting with the city-recognized neighborhood association in whose territory the application is proposed. Although not required for other projects than those identified above, a meeting with the neighborhood association is highly recommended.

2. The applicant shall send, by certified mail, return receipt requested letter to the chairperson of the neighborhood association and the citizen involvement committee describing the proposed project. Other communication methods may be used if approved by the neighborhood association.

3. A meeting shall be scheduled within thirty days of the notice. A meeting may be scheduled later than thirty days if by mutual agreement of the applicant and the neighborhood association. If the neighborhood association does not want to, or cannot meet within thirty days, the applicant shall hold their own meeting after six p.m. or on the weekend, with notice to the neighborhood association, citizen involvement committee, and all property owners within three hundred feet. If the applicant holds their own meeting, a copy of the certified letter requesting a neighborhood association meeting shall be required for a complete application. The meeting held by the applicant shall be held within the boundaries of the neighborhood association or in a city facility.

4. If the neighborhood association is not currently recognized by the city, is inactive, or does not exist, the applicant shall request a meeting with the citizen involvement committee.

5. To show compliance with this section, the applicant shall submit a sign-in sheet of meeting attendees, a summary of issues discussed, and letter from the neighborhood association or citizen involvement committee indicating that a neighborhood meeting was held. If the applicant held a separately noticed meeting, the applicant shall submit a copy of the meeting flyer, a sign in sheet of attendees and a summary of issues discussed.

Applicant's Response:

The proposed changes to the existing building are below 1,000SF and not more than 35% of the original building square footage. Therefore the existing conditional use permit is still valid and this requirement is not necessary.

CHAPTER 17.54.100 – FENCES, HEDGES AND WALLS

Applicant's Response:

7' high wrought iron fence is proposed on two sides of a patio area. As proposed, it would be located more than 47 feet from the front property line, which is less than the distance from the portion of façade to the property line where the fence is located. Given the nature of the residents' memory care needs, a 7 foot height is proposed to protect the residents from elopement.

CHAPTER 17.58. LAWFUL NONCONFORMING USES, STRUCTURES AND LOTS

17.58.015 Applicability.

The regulations of this chapter apply only to those nonconforming situations that were lawfully established or that were approved through a land use decision. All nonconforming structures, uses or lots shall have been maintained over time. These situations have lawful nonconforming status. Nonconforming situations that were not allowed when established or have not been maintained over time have no lawful right to continue.

Applicant's Response:

Per the pre application meeting the planner indicated that the site was in full compliance other than the landscaping that had not been kept up during vacancy. This will be fixed to bring the site into full compliance prior to occupancy.

A structure that was lawfully established but no longer conforms to all development standards of this land use code (such as setbacks) shall be considered a lawful nonconforming structure. Notwithstanding development standard requirements in this Code, minor repairs and routine maintenance of a lawful nonconforming structure are permitted. The continuation of a lawful nonconforming structure is subject to the following:

A. Accidental Destruction. When a nonconforming structure is damaged by fire or other causes, the structure may be rebuilt using the same structure footprint.

Applicant's Response:

There are not any non-conforming buildings or structures on site.

B. Intentional Destruction. When a nonconforming structure is removed or intentionally damaged by fire or other causes within the control of the owner, the replacement structure shall comply with the development standards of this title.

Applicant's Response:

There are not any non-conforming structures on this site.

C. Expansion. An expansion of a lawful nonconforming structure may be approved, conditionally approved or denied in accordance with the standards and procedures of this section.

1. In making a determination on such applications, the decision maker shall weigh the proposal's positive and negative features and the public convenience or necessity to be served against any adverse conditions that would result from authorizing the particular development at the location proposed, and, to approve such expansion, it must be found that the criteria identified in [Section 17.58.060](#) have either been met, can be met by observance of conditions, or are not applicable.

Applicant's Response:

There are not any non-conforming structures on this site.

2. An expansion of a nonconforming structure with alterations that exceed the threshold of subparagraph C.2.a. below shall comply with the development standards listed in subparagraph C.2.b. The value of the alterations and improvements is based on the entire project and not individual building permits.

a. Thresholds triggering compliance. The standards of subparagraph C.2.b. below shall be met when the value of the proposed exterior alterations or additions to the site, as determined by the community development director, is more than seventy-five thousand dollars. The following alterations and improvements shall not be included in the threshold calculation:

- 1. Proposed alterations to meet approved fire and life safety agreements;*
- 2. Alterations related to the removal of existing architectural barriers, as required by the Americans with Disabilities Act, or as specified in Section 1113 of the Oregon Structural Specialty Code;*
- 3. Alterations required to meet Seismic Design Requirements; and*
- 4. Improvements to on-site stormwater management facilities in conformance with Oregon City Stormwater Design Standards.*

Applicant's Response:

There are not any non-conforming structures on this site.

b. Standards that shall be met. Developments not complying with the development standards listed below shall be brought into conformance.

- 1. Pedestrian circulation systems, as set out in the pedestrian standards that apply to the sites;*
- 2. Minimum perimeter parking lot landscaping;*
- 3. Minimum interior parking lot landscaping;*

4. Minimum site landscaping requirements;
5. Bicycle parking by upgrading existing racks and providing additional spaces in order to comply with [Chapter 17.52—Off-Street Parking and Loading](#);
6. Screening; and
7. Paving of surface parking and exterior storage and display areas.

Applicant's Response:

Per the pre application meeting the planner indicated that the site was in full compliance other than the landscaping that had not been kept up during vacancy. This will be fixed to bring the site into full compliance prior to occupancy.

c. Area of required improvements.

1. Generally. Except as provided in C.2.c.2. below, required improvements shall be made for the entire site.
2. Exception for sites with ground leases. Required improvements may be limited to a smaller area if there is a ground lease for the portion of the site where the alterations are proposed. If all of the following are met, the area of the ground lease will be considered as a separate site for purposes of required improvements. The applicant shall meet the following:
 - i. The signed ground lease — or excerpts from the lease document satisfactory to the city attorney — shall be submitted to the community development director. The portions of the lease shall include the following:
 - The term of the lease. In all cases, there must be at least one year remaining on the ground lease; and
 - A legal description of the boundaries of the lease.
 - ii. The boundaries of the ground lease shall be shown on the site plan submitted with the application. The area of the lease shall include all existing and any proposed development that is required for, or is used exclusively by, those uses within the area of the lease; and
 - iii. Screening shall not be required along the boundaries of ground leases that are interior to the site.

Applicant's Response:

There is not a ground lease on the site currently.

d. Timing and cost of required improvements. The applicant may choose one of the two following options for making the required improvements:

1. Option 1. Required improvements may be made as part of the alteration that triggers the required improvements. The cost of the standards that shall be met, identified in subparagraph C.2.b. above, is limited to ten percent of the value of the proposed alterations. It is the responsibility of the applicant to document to the community development director the value of the required improvements. Additional costs may be required to comply with other applicable requirements associated with the proposal. When all required improvements are not being made, the priority for the improvements shall be as listed in subparagraph C.2.b. above.
2. Option 2. Required improvements may be made over several years, based on the compliance period identified in [Table 17.58—1](#) below. However, by the end of the compliance period, the site shall be brought fully into compliance with the standards listed in subparagraph C.2.b. Where this option is chosen, the following must be met:
 - i. Before a building permit is issued, the applicant shall submit the following to the community development director:
 - A Nonconforming Development Assessment, which identifies in writing and on a site plan, all development that does not meet the standards listed in Subparagraph C.2.b.
 - A covenant, in a form approved by the city attorney, executed by the property owner that meets the requirements of [17.50.150](#). The covenant shall identify development on the site that does not meet the standards listed in Subparagraph C.2.b., and require the owner to bring that development fully into compliance with this title. The covenant shall also specify the date by which the owner will be in conformance. The date must be within the compliance periods set out in [Table 17.58 — 1](#).
 - ii. The nonconforming development identified in the Nonconforming Development Assessment shall be brought into full compliance with the requirements of this Title within the following compliance periods. The compliance period begins when a building permit is issued for alterations to the site of more than seventy-five thousand dollars. The compliance periods are based on the size of the site (see [Table 17.58—1](#) below).
 - iii. By the end of the compliance period, the applicant or owner shall request that the site be certified by the community development director as in compliance. If the request is not received within that time, or if the site is not fully in conformance, no additional building permits will be issued.

iv. If the regulations referred to by subparagraph C.2.b. are amended after the Nonconforming Development Assessment is received by the community development director, and those amendments result in development on the site that was not addressed by the Assessment becoming nonconforming, the applicant shall address the new nonconforming development using Option 1 or 2. If the applicant chooses Option 2, a separate Nonconforming Development Assessment, covenant and compliance period will be required for the new nonconforming development.

Table 17.58—1

Compliance Periods for Option 2

<i>Square footage of site</i>	<i>Compliance Period</i>
<i>Less than 150,000 sq. ft.</i>	<i>2 years</i>
<i>150,000 sq. ft. or more, up to 300,000 sq. ft.</i>	<i>3 years</i>
<i>300,000 sq. ft. or more, up to 500,000 sq. ft.</i>	<i>4 years</i>
<i>More than 500,000 sq. ft.</i>	<i>5 years</i>

Applicant's Response:

Per the pre application meeting the planner indicated that the site was in full compliance other than the landscaping that had not been kept up during vacancy. This will be fixed to bring the site into full compliance prior to occupancy.

17.60.030 - Variance—Grounds.

A type II minor variance is requested for building lot coverage as the proposed lot coverage is under the 25% additional benchmark for a type II minor variance. The proposed project is a 529 SF building addition providing one new private unit and the expansion of six existing units to double occupancy rooms. Our current proposed lot coverage is 40.19% or 88 SF over the allowed 40% lot coverage. Alternatively, the building is a commercial use business in residential zoning. The OCMC allows a lot coverage of 85% (including parking) for a commercial use building. The proposed lot coverage from a commercial use standpoint is 80.2% under the 85% allowed.

Below is a response to the variance grounds conditions listed in OCMC 17.60.030.

A variance may be granted only in the event that all of the following conditions exist:

- A. That the variance from the requirements is not likely to cause substantial damage to adjacent properties by reducing light, air, safe access or other desirable or necessary qualities otherwise protected by this title;

The building is located on a corner lot and the expansion to the South will not negatively affect any other structures given the street between them. The North building expansions are within the required setbacks for the site and will not affect the buildings any more than a legally conforming building to the zoning code.

- B. That the request is the minimum variance that would alleviate the hardship;

The building expansion allows the facility to give more space to the memory care patients who spend a majority of their time inside the facility and in their rooms. Given the need to add these units and the existing design of the building, it is believed that this is the least amount of overage required to provide a comfortable space for the residents of the building.

- C. Granting the variance will equal or exceed the purpose of the regulation to be modified.

Given the small nature of the exceeding amount (88sf), it is believed that the variance will have very minimal effect on the purpose of the regulation.

- D. Any impacts resulting from the adjustment are mitigated;

The building is within the required setbacks per zoning requirements and will not impact the buildings surrounding any more than a conforming building.

- E. No practical alternatives have been identified which would accomplish the same purpose and not require a variance; and

Given the existing nature of the building and the need for the additional units, this is the only way to provide adequate units for the residents.

- F. The variance conforms to the comprehensive plan and the intent of the ordinance being varied

It is believed that the variance continues to fulfill the intent of the ordinance by being respectful of the surrounding buildings and using strong architectural character and landscaping to conform to the comprehensive plan.

TYPE II –SITE PLAN AND DESIGN REVIEW
Applicant's Submittal
9/28/18

APPLICANT: Wellington Management, Inc.
Jeffrey Wellington
415 SE 28th Ave.
Portland, OR 97214

OWNER: River Terrace, LLC
415 SE 28th Ave.
Portland, OR 97214

REQUEST: A 529 SF building expansion

LOCATION: River Terrace
950 South End Rd.
Oregon City, OR 97045

I. BACKGROUND:

1. Existing Conditions

The existing project is an occupied memory care building with 31 beds.

2. Project Description

The project is a 529sf building addition enlarging six units to double unit occupancy and expand another common space area to convert to a new unit.

II. RESPONSES TO THE OREGON CITY MUNICIPAL CODE:

CHAPTER 17.50 ADMINISTRATION AND PROCEDURES

17.50.050 Preapplication Conference

A. Preapplication Conference. Prior to submitting an application for any form of permit, the applicant shall schedule and attend a preapplication conference with City staff to discuss the proposal. To schedule a preapplication conference, the applicant shall contact the Planning Division, submit the required materials, and pay the appropriate conference fee. At a minimum, an applicant should submit a short narrative describing the proposal and a proposed site plan, drawn to a scale acceptable to the City, which identifies the proposed land uses, traffic circulation, and public rights-of-way and all other required plans. The purpose of the preapplication conference is to provide an opportunity for staff to provide the applicant with information on the likely impacts, limitations, requirements, approval standards, fees and other information that may affect the proposal. The Planning Division shall provide the applicant(s) with the identity and contact persons for all affected neighborhood associations as well as a written summary of the preapplication conference. Notwithstanding any representations by City staff at a

preapplication conference, staff is not authorized to waive any requirements of this code, and any omission or failure by staff to recite to an applicant all relevant applicable land use requirements shall not constitute a waiver by the City of any standard or requirement.

B.A preapplication conference shall be valid for a period of six months from the date it is held. If no application is filed within six months of the conference or meeting, the applicant must schedule and attend another conference before the city will accept a permit application. The community development director may waive the preapplication requirement if, in the Director's opinion, the development does not warrant this step. In no case shall a preapplication conference be valid for more than one year.

Applicant's Response:

A pre-application conference was held on August 15th 2018.

17.50.055 Neighborhood Association Meeting

The purpose of the meeting with the recognized neighborhood association is to inform the affected neighborhood association about the proposed development and to receive the preliminary responses and suggestions from the neighborhood association and the member residents.

1. Applicants applying for annexations, zone change, comprehensive plan amendments, conditional use, planning commission variances, subdivision, or site plan and design review (excluding minor site plan and design review), general development master plans or detailed development plans applications shall schedule and attend a meeting with the city-recognized neighborhood association in whose territory the application is proposed. Although not required for other projects than those identified above, a meeting with the neighborhood association is highly recommended.

2. The applicant shall send, by certified mail, return receipt requested letter to the chairperson of the neighborhood association and the citizen involvement committee describing the proposed project. Other communication methods may be used if approved by the neighborhood association.

3. A meeting shall be scheduled within thirty days of the notice. A meeting may be scheduled later than thirty days if by mutual agreement of the applicant and the neighborhood association. If the neighborhood association does not want to, or cannot meet within thirty days, the applicant shall hold their own meeting after six p.m. or on the weekend, with notice to the neighborhood association, citizen involvement committee, and all property owners within three hundred feet. If the applicant holds their own meeting, a copy of the certified letter requesting a neighborhood association meeting shall be required for a complete application. The meeting held by the applicant shall be held within the boundaries of the neighborhood association or in a city facility.

4. If the neighborhood association is not currently recognized by the city, is inactive, or does not exist, the applicant shall request a meeting with the citizen involvement committee.

5. To show compliance with this section, the applicant shall submit a sign-in sheet of meeting attendees, a summary of issues discussed, and letter from the neighborhood association or citizen involvement committee indicating that a neighborhood meeting was held. If the applicant held a separately noticed meeting, the applicant shall submit a copy of the meeting flyer, a sign in sheet of attendees and a summary of issues discussed.

Applicant's Response:

A neighborhood meeting is planned for October 18th which we plan to attend.

Chapter 17.08 - R-10 SINGLE-FAMILY DWELLING DISTRICT

17.08.010 - Designated.

This residential district is designed for areas of single-family homes on lot sizes of approximately ten thousand square feet.

17.08.020 - Permitted uses.

Permitted uses in the R-10 district are:

- A. Single-family detached residential units;*
- B. Parks, playgrounds, playfields and community or neighborhood centers;*
- C. Home occupations;*
- D. Farms, commercial or truck gardening and horticultural nurseries on a lot not less than twenty thousand square feet in area (retail sales of materials grown on-site is permitted);*
- E. Temporary real estate offices in model homes located on and limited to sales of real estate on a single piece of platted property upon which new residential buildings are being constructed;*
- F. Accessory uses, buildings and dwellings;*

- G. *Family day care provider, subject to the provisions of Section 17.54.050;*
- H. *Residential home per ORS 443.400;*
- I. *Cottage housing;*
- J. *Transportation facilities.*

Applicant's Response:

Conditional use is already approved.

17.08.030 - Conditional uses.

The following conditional uses are permitted in this district when authorized by and in accordance with the standards contained in Chapter 17.56:

- A. *Golf courses, except miniature golf courses, driving ranges or similar commercial enterprises;*
- B. *Bed and breakfast inns/boarding houses;*
- C. *Cemeteries, crematories, mausoleums and columbariums;*
- D. *Child care centers and nursery schools;*
- E. *Emergency service facilities (police and fire), excluding correctional facilities;*
- F. *Residential care facility;*
- G. *Private and/or public educational or training facilities;*
- H. *Public utilities, including sub-stations (such as buildings, plants and other structures);*
- I. *Religious institutions;*
- J. *Assisted living facilities; nursing homes and group homes for over fifteen patients.*

Applicant's Response:

J. Assisted living facility

17.08.035 - Prohibited uses.

Prohibited uses in the R-10 district are:

- A. *Any use not expressly listed in Section 17.08.020 or 17.08.030.*
- B. *Marijuana businesses.*

Applicant's Response:

No prohibited use proposed.

17.08.040 - Dimensional standards.

Dimensional standards in the R-10 district are:

- A. *Minimum lot areas, ten thousand square feet;*

Applicant's Response:

Minimum lot area is met. There is no change to lot size or area.

- B. *Minimum lot width, sixty-five feet;*

Applicant's Response:

Minimum lot width met. No change to lot size or area.

- C. *Minimum lot depth, eighty feet;*

Applicant's Response:

Minimum lot depth met. No change to lot size or area.

- D. *Maximum building height, two and one-half stories, not to exceed thirty-five feet;*

Applicant's Response:

Max. building height met, no change to overall building height.

- E. *Minimum required setbacks:*

- 1. *Front yard, twenty feet minimum setback,*

Applicant's Response:

No change to front yard proposed.

- 2. *Front porch, fifteen feet minimum setback,*

Applicant's Response:

No front porch proposed

3. *Attached and detached garage, twenty feet minimum setback from the public right-of-way where access is taken, except for alleys. Detached garages on an alley shall be setback a minimum of five feet in residential areas.*

Applicant's Response:

No garage proposed.

4. *Interior side yard, ten feet minimum setback for at least one side yard; eight feet minimum setback for the other side yard,*

Applicant's Response:

Ten foot minimum setback met.

5. *Corner side yard, fifteen feet minimum setback,*

Applicant's Response:

Fifteen foot side yard met at corner.

6. *Rear yard, twenty feet minimum setback,*

Applicant's Response:

Twenty foot rear yard setback met.

7. *Rear porch, fifteen feet minimum setback.*

Applicant's Response:

No rear porch proposed.

F. *Garage standards: See Chapter 17.20—Residential Design and Landscaping Standards.*

Applicant's Response:

No garage proposed.

G. *Maximum lot coverage: The footprint of all structures two hundred square feet or greater shall cover a maximum of forty percent of the lot area.*

Applicant's Response:

Max lot coverage of 40.19% Variance requested.

CHAPTER 17.56 CONDITIONAL USES

17.56.010.A.1. *The use is listed as a conditional use in the underlying district;*

Applicant's Response:

RCF listed as a conditional use in the underlying district.

17.56.010.A.2 *The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, existence of improvements and natural features;*

Applicant's Response:

The previously approved proposal was thought to be within suitable characteristics of the site and this proposal is in keeping with it. Proposed changes are in line with existing.

17.56.010.A.3. *Development shall demonstrate compliance with Chapter 12.04, Streets, Sidewalks and Public Places;*

Applicant's Response:

From the pre-application meeting held on 8/15/18 the site was in full conformance to 12.04. The proposed development stays in compliance.

17.56.010.A.4. *The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or precludes the use of surrounding properties for the primary uses listed in the underlying district;*

Applicant's Response:

The addition of 529 sf to the existing previously approved project does not impair or limit any of the surrounding properties from realizing their primary use.

17.56.010.A.5. The proposal satisfies the goals and policies of the city comprehensive plan which apply to the proposed use.

Applicant's Response:

The addition to the existing building continues to satisfy the goals and policies of the city comprehensive plan.

17.56.010.B. Permits for conditional uses shall stipulate restrictions or conditions which may include, but are not limited to, a definite time limit to meet such conditions, provisions for a front, side or rear yard greater than the minimum dimensional standards of the zoning ordinance, suitable landscaping, off-street parking, and any other reasonable restriction, condition or safeguard that would uphold the spirit and intent of the zoning ordinance, and mitigate adverse effect upon the neighborhood properties by reason of the use, extension, construction or alteration allowed as set forth in the findings of the planning commission.

Applicant's Response:

The existing restrictions for the original conditional use permit will remain.

17.56.010.C. Any conditional use shall meet the dimensional standards of the zone in which it is to be located pursuant to subsection B of this section unless otherwise indicated, as well as the minimum conditions listed below.

Finding:

Dimensional standards are met as indicated with responses to previous questions above.

17.56.010.D. In the case of a use existing prior to the effective date of the ordinance codified in this title and classified in this title as a conditional use, any change of use, expansion of lot area or expansion of structure shall conform with the requirements for conditional use.

Applicant's Response:

The conditional use was approved within the effective date of the code.

17.56.010.E. The planning commission may specifically permit, upon approval of a conditional use, further expansion to a specified maximum designated by the planning commission without the need to return for additional review.

Applicant's Response:

Due to the language in the conditional use findings the project must return to the planning commission with any change to the site plan.

17.56.040.A. Building Openings. The city may limit or prohibit building openings within fifty feet of residential property in a residential zone if the openings will cause glare, excessive noise or excessive traffic which would adversely affect adjacent residential property as set forth in the findings of the planning commission.

Applicant's Response:

The use of the building is a residential use and would not create any more glare, noise or lighting than a single family home.

17.56.040.B Additional Street Right-of-Way. The dedication of additional right-of-way may be required where the city plan indicates need for increased width and where the street is inadequate for its use; or where the nature of the proposed development warrants increased street width.

Applicant's Response:

Right of way dedication was given during the previous development.

17.56.040.C Public Utility or Communication Facility. Such facilities as a utility substation, water storage tank, radio or television transmitter, tower, tank, power transformer, pumping station and similar structures shall be located, designed and installed with suitable regard for aesthetic values. The base of these facilities shall not be located closer to the property line than a distance equal to the height of the structure. Hydroelectric generation facilities shall not exceed ninety megawatts of generation capacity.

Applicant's Response:

This is not a public utility or communication facility.

17.56.040.D Schools. *The site must be located to best serve the intended area, must be in conformance with the city plan, must have adequate access, and must be in accordance with appropriate State standards.*

Finding: Not Applicable. The applicant has not proposed a school use.

Applicant's Response: Previously given finding above applies to this proposal too.

17.56.040.E Helipad Landing Facility. *In evaluating a conditional use application for a helipad, the planning commission shall consider such matters as the following:*

Applicant's Response:

No helipads proposed in this 529 sf single story building addition.

17.56.040.F Residential Care Facilities.

1. In addition to the general provisions of Section 17.56.020, any application shall include a description of the proposed use, including the number of residents and the nature of the condition or circumstances for which care, or a planned treatment or training program will be provided, the number of staff and the estimated length of stay per resident and the name of the agency responsible for regulating or sponsoring the use.

2. Approval of a conditional use application for a residential care facility shall include the following minimum standards where applicable:

a. The proposed facility shall maintain all applicable licenses required by the appropriate agencies for the use described in the application.

b. All residential care facilities shall be subject to design review. Special considerations for this use are:

i. Compatibility in appearance with the surrounding area;

Finding: Complies as Proposed. The proposed design of the building will be compatible with the adjacent

ii. Provisions of usable on-site open space appropriate to the needs of the residents and the nature of the care, treatment or training provided;

iii. Clearly defined property boundaries.

Applicant's Response:

The small building additions are in keeping with the original approved design and conditional use and will maintain all necessary licenses required to operate the facility.

17.56.040.G Bed and Breakfast Inns.

Applicant's Response:

While this facility will contain beds and serves breakfast it is not a bed and breakfast inn.

17.56.060 Revocation of conditional use permits.

The Planning Commission or the City Commission may initiate administrative action under Chapter 17.50 to revoke any conditional use permit previously issued by the city or, with regard to lands annexed by the city, those such permits issued by the county. The Planning Commission or, on review, the City Commission, may revoke such permit upon determining:

A. One or more conditions attached to the grant of the conditional use permit have not been fulfilled; and

B. The unfulfilled condition is substantially related to the issuance of the conditional use permit.

Applicant's Response:

The project applicants and operators are aware of the need to maintain conformance to the conditional use permit from the city.

RIVER TERRACE OREGON CITY

DRAWING INDEX

ARCHITECTURAL

A0.0	TITLE PAGE
A0.1	EGRESS PLAN
A0.2	ACCESSIBILITY REQUIREMENTS
A1.1	SITE PLAN
A2.11	OVERALL DEMO PLAN
A2.12	OVERALL FLOOR PLAN
A2.6	DOOR/WINDOW SCHEDULE & DTLS.
A2.7	FINISH SCHEDULE
A3.1	BUILDING ELEVATIONS
A4.11	ENLARGED PLANS
A4.12	ENLARGED PLANS, INTERIOR ELEVATIONS & PARTIAL BUILDING SECTIONS
A5.1	ENLARGED PLAN - SOUTH
A5.2	ENLARGED PLAN - NORTH
A5.3	ELEVATIONS - COMMON AREA
A8.1	DETAILS
A8.2	DETAILS
A8.3	DETAILS

BUILDING CODE INFORMATION

BUILDING CODE EDITION:

2014 OSSC (NO CHANGE)
2014 OEESC (NO CHANGE)

OCCUPANCY GROUPS:

SEPARATIONS:

I-2, B, S-2 (NO CHANGE)
OCCUPANCIES ARE NON-SEPARATED PER 508.3 EXCEPT THAT A SMOKE PARTITION SEPARATION IS REQ'D. AT ALL CORRIDORS

CONSTRUCTION TYPES:

EXISTING - TYPE V-A (TYPE 5, I-HR.)
(NO CHANGE)

CODE REQUIREMENTS:

FIRE SPRINKLERS:
NUMBER OF STORIES:
BUILDING HEIGHT:

REQUIRED/ALLOWED
NFPA 13

I @ I-2/2 @ A-2/4 @ S-2
35' FROM AVE. GRADE

PROVIDED
NFPA 13

2 ABOVE GRADE/I @ I-2
~29' (NO CHANGE)

DHS LIGHTING REQUIREMENTS:

Light Levels for Memory Care Communities
Minimum Maintained Average Luminance Measured in Foot-candles
Table 2
(Adopted 11/1/2010)

Areas	Ambient Light	Task Light
Exterior Entrance (Night)	10	NA
Interior Entry (Day – within the first '10 feet from door	50	NA
Interior Entry (Night)	10	NA
Exit Stairways and Landings (Value Contrast on edge)	30	NA
Elevator Interiors	30	NA
Exterior Walking Surface (Night)	5	NA
Administrative Areas	30	50
Visiting Areas (Day)	30	NA
Visiting Areas (Night)	10	NA
Resident Bedroom/Apartment		
Entrance	30	NA
Wardrobe	30	NA
Living Room	30	NA
Bedroom (Day)	30	75
Make-up/Shaving Vanity	30	60
Shower/Bathing Room	30	NA
Activity Areas	30	50
Chapel or Quiet Area	30	NA
Barber/Beautician (Day)	50	NA
Hallways (Day)	30	NA
Hallways (Night/Sleeping)	10	NA
Dining (Active Hours)	30	50
		(On table surface)

- Notes:
- Utilization of daylight is encouraged in entry ways to provide transition between outside and interior illumination levels. Areas commonly used by residents, i.e. dining, activity and living rooms should maximize use of daylight.
 - Ambient light levels are minimum averages measured at 30 inches above the floor in a horizontal plane. Task light levels are absolute minimums taken on the work surface. In the Make-up/Shaving area the measurement is to be taken four feet above the finished floor.

DIMENSIONS

AT EXTERIOR WALLS:



AT OTHER LOCATIONS:



COORDINATE DIMENSIONAL LAYOUT WITH ALL CASEWORK, TUB/SHOWERS, FIXTURES & EQUIPMENT AS REQ'D.

SYMBOLS



SECTION



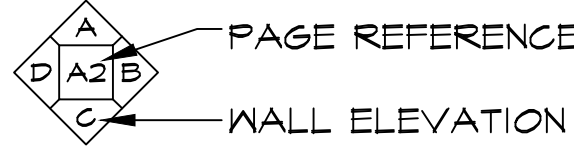
DETAIL

ROOM NUMBER
ROOM NAME

ROOM NUMBER/NAME

UNIT NUMBER
UNIT TYPE

UNIT NUMBER/TYPE



INTERIOR ELEVATIONS



REVISION NUMBERS

DOOR I.D. NUMBER

DOOR NUMBERS

WINDOW I.D. NUMBER

WINDOW NUMBERS

LETTER
PAGE REFERENCE

REFERENCE NOTE

NUMBER
PAGE REFERENCE

WALL TYPE

SITE AND ZONING INFORMATION

PROJECT ADDRESS:

950 SOUTH END RD
OREGON CITY, OR 97045

TAX PARCEL # (APN):

3-1E-01AD-03100

LEGAL DESCRIPTION:

A TRACT OF LAND BEING ALL OF DOCUMENT NO. 2014-002380 AND A PORTION OF DOCUMENT NO. 2013-050193, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF OREGON CITY, COUNTY OF CLACKAMAS AND STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2013-050193, CLACKAMAS COUNTY DEED RECORDS; THENCE ALONG THE SOUTH LINE OF SAID DOCUMENT NO. 2013-050193 TRACT, NORTH 90°00'00" WEST, 251.20 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 38°42'46", AN ARC LENGTH OF 47.30 FEET (CHORD OF WHICH BEARS NORTH 70°38'37" WEST, 46.40 FEET), TO A POINT OF NON-TANGENCY AND THE SOUTHERLY EXTENSION OF THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2014-002380, CLACKAMAS COUNTY DEED RECORDS; THENCE ALONG SAID SOUTHERLY EXTENSION, AND CONTINUING ALONG SAID WEST LINE, NORTH 00°03'38" WEST, 122.35 FEET TO THE NORTHWEST CORNER OF SAID DOCUMENT NO. 2014-002380 TRACT; THENCE ALONG THE NORTH LINE OF SAID DOCUMENT NO. 2014-002380 TRACT, NORTH 89°58'30" EAST, 295.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SOUTH END ROAD, BEING 30.00 FEET WEST OF CENTERLINE WHEN MEASURED AT RIGHT ANGLES; THENCE WESTERLY OF, PARALLEL WITH AND 30.00 FEET DISTANT OF SAID CENTERLINE, SOUTH 00°02'46" EAST, 137.86 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION GRANTED TO THE CITY OF OREGON CITY FOR STREET, ROAD, RIGHT-OF-WAY AND PUBLIC UTILITY PURPOSES IN DEED OF DEDICATION RECORDED JUNE 16, 2016 AS RECORDER'S FEE NO. 2016-039446.

ZONING OF SITE:

R-10 (RCF IS CONDITIONAL USE)

SITE AREA:

39,439 SQ. FT. AFTER DEDICATIONS

SITE COVERAGE:

15,852 SQ. FT. FOOTPRINT = 39% OF
PRE-DEDICATION SITE AREA
MAX. ALLOWED = 40.19% (VARIANCE REQUESTED)

LANDSCAPE AREA:

REQ'D PROVIDED
15% 15,300 SQ. FT. (38%)

SETBACKS:

FRONT: 20' (NO CHANGE)
REAR: 20' (NO CHANGE)
SIDE (INTERIOR): 10' 10.2'
SIDE (CORNER): 15' 15.3'

PARKING:

MIN. OFF-STREET REQ'D
1 PER 7 BEDS = 6
2.70 PER 1,000 SQ. FT. OFFICE
1,000 SQ. FT./150 SQ. FT. = 2 (NO CHANGE)
TOTAL = 8 MIN./11 MAX.

PROVIDED
9 (INC. 1 VAN ACCESSIBLE) (NO CHANGE)

BIKE PARKING:

MIN. REQ'D
1 PER 30 VEHICLE STALLS = 1

PROVIDED
1 (NO CHANGE)

PROJECT DESCRIPTION

ADDITION AND MINOR MODIFICATIONS TO EXISTING 31-BED MEMORY CARE. ADDITIONS ARE LIMITED TO THE ENLARGEMENT OF SIX EXISTING UNITS AND ONE CONVERTED UNIT. MODIFICATIONS INCLUDE ACCESSIBILITY UPGRADES, ADDED BATHROOM, AND MINOR REMODELING PROPOSED IN THREE ADDITIONAL AREAS WITHIN THE FACILITY TO CREATE MORE COMMON AREAS AND AN ENTRY/RECEPTION AREA SEPARATE FROM THE LIVING AREA. SCOPE INCLUDES ELIMINATION OF TWO EXIT DOORS AND THE ADDITION OF AN ACCESSIBLE RAMP FROM AN EXISTING EXIT DOOR.

DEFERRED SUBMITTALS:

DOOR HARDWARE
MEP, DESIGN/BUILD**
FIRE SPRINKLER
FIRE ALARM SYSTEM
SMOKE DETECTION SYSTEM

PER OFC 901.5 FIRE DETECTION, ALARM, EXTINGUISHING, HYDRANT SYSTEMS AND ALL OTHER FIRE PROTECTION SYSTEMS WHILE DEFERRED SHALL BE TESTED AND APPROVED BY THE FIRE CODE OFFICIAL PRIOR TO OCCUPANCY.

ELECTRICAL LIGHTING SCOPE TO BE DESIGN BUILD TO INCLUDE A PHOTOMETRIC STUDY TO OUTLINE DEFICIENCIES AND SCOPE OF WORK, SEE NOTE 1, SHEET A2.12 FOR MORE INFORMATION

BUILDING INFORMATION

GROSS FLOOR AREA:
LEVEL 1 - EXISTING 15,323 SF

LEVEL 1 - ADDITIONS 529 SF

TOTAL LEVEL 1 AREA PROPOSED 15,852 SF

LEVEL 2 - FINISHED 215 SF
LEVEL 2 - UNFINISHED 1,765 SF

TOTAL GROSS S.F. AREA EXISTING 17,303 SF
TOTAL GROSS S.F. AREA PROPOSED 17,832 SF

UNIT MODIFICATIONS

31 EXISTING PRIVATE UNITS ACCESSIBLE
1 CONVERSION TO PRIVATE UNIT ACCESSIBLE
6 CONVERSIONS TO DOUBLE UNITS ACCESSIBLE

UNIT TOTALS

26 PRIVATE UNIT 125-186 SF
6 DOUBLE UNITS 233-235 SF

32 TOTAL UNITS, 38 BEDS

PERMIT & REVIEW NUMBERS

PERMIT TYPE	PERMIT NO.	ISSUED (APPLIED)
ORIG. COND. USE:	CU 14-01	(4/21/14)
ORIG. LAND USE:	SP-14-09	(4/21/14)
ORIG. VARIANCE:	VR 14-01	(4/21/14)
ORIG. CONSTRUCTION:	BB-14-0185	3/2/2015

NOTE: THIS FACILITY IS SUBJECT TO STATE OF OREGON LICENSURE



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TITLE SHEET

RIVER TERRACE
MEMORY CARE ADDITION & REMODEL

950 SOUTH END RD.
OREGON CITY, OR 97045

FILE NO.: O1805

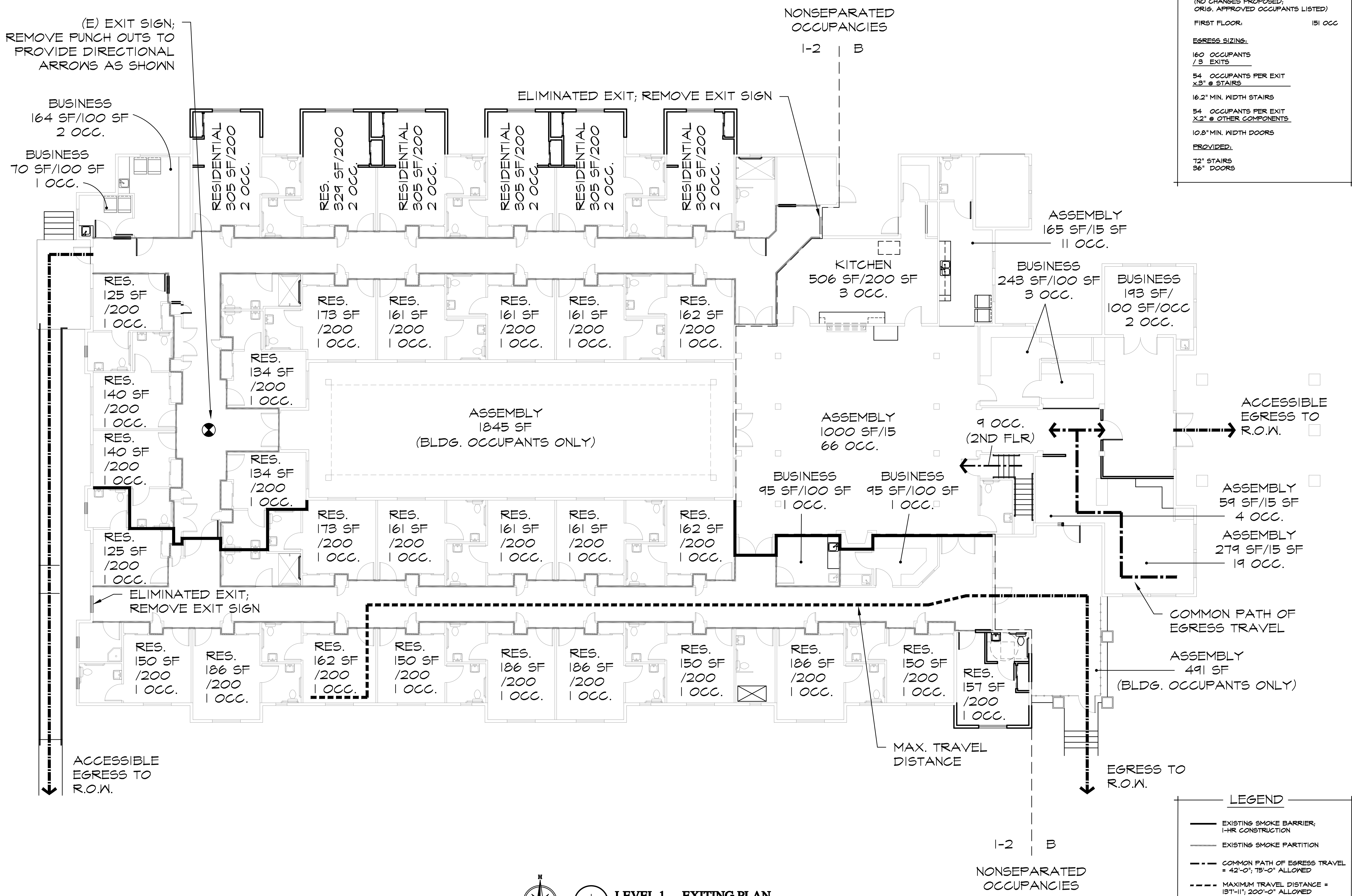
DATE: AUGUST 29, 2018

WORKING DATE:

SHEET:

A0.0

LAYER SAVES: XREF: FILE: SCALE: 1/8" = 1'-0"



TOTAL FLOOR OCCUPANCY:	160 OCC.
SECOND FLOOR:	9 OCC.
(NO CHANGES PROPOSED, ORIG. APPROVED OCCUPANCIES LISTED)	
FIRST FLOOR:	151 OCC.
EGRESS SIZING:	
160 OCCUPANTS / 3 EXITS	
54 OCCUPANTS PER EXIT x 3" @ STAIRS	
16.2" MIN. WIDTH STAIRS	
54 OCCUPANTS PER EXIT x 2" @ OTHER COMPONENTS	
10.8" MIN. WIDTH DOORS	
PROVIDED:	
12" STAIRS	
36" DOORS	

LEVEL 1 - EXITING PLAN
1/8" = 1'-0"

LEGEND	
	EXISTING SMOKE BARRIER; 1-HR CONSTRUCTION
	EXISTING SMOKE PARTITION
	COMMON PATH OF EGRESS TRAVEL = 42'-0"; 15'-0" ALLOWED
	MAXIMUM TRAVEL DISTANCE = 137'-11"; 200'-0" ALLOWED
	EXIT DISCHARGE

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EGRESS PLAN
RIVER TERRACE
MEMORY CARE ADDITION & REMODEL
950 SOUTH END RD.
OREGON CITY, OR 97045

O1805
FILE NO.:
AUGUST 29, 2018
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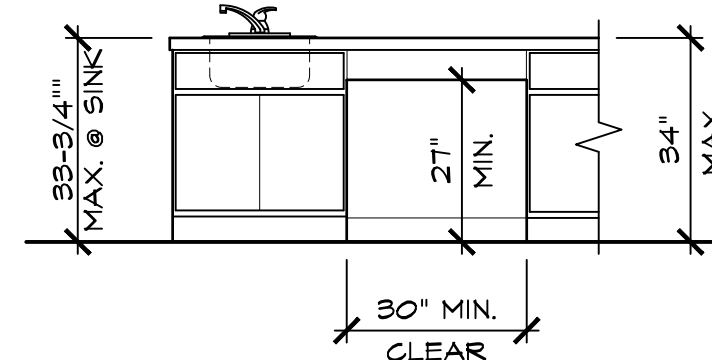
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LAYER SAVES

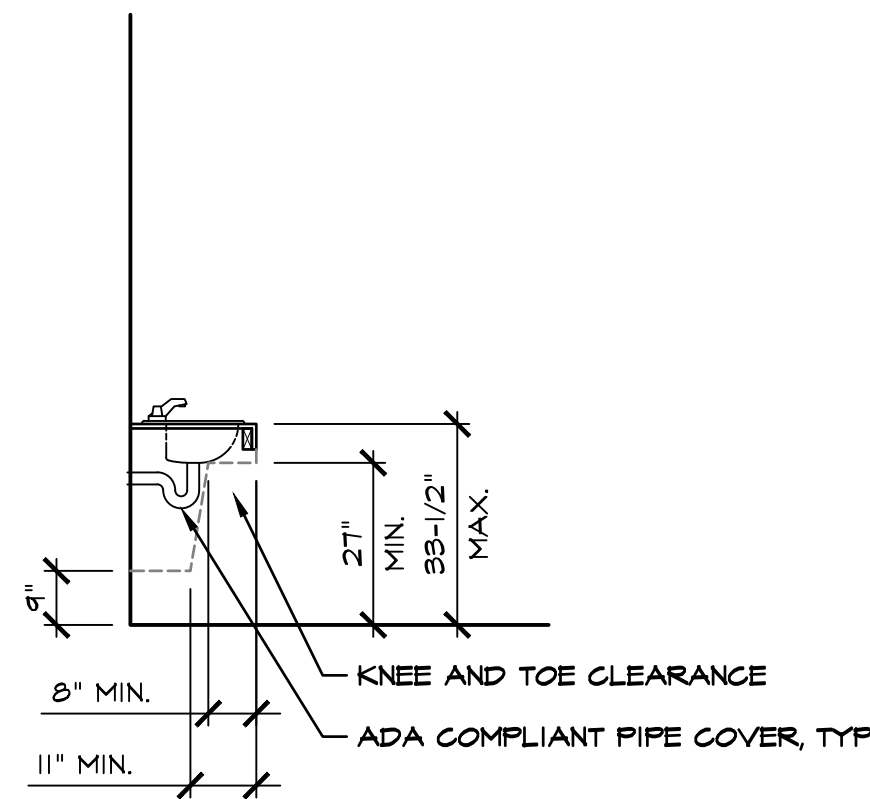
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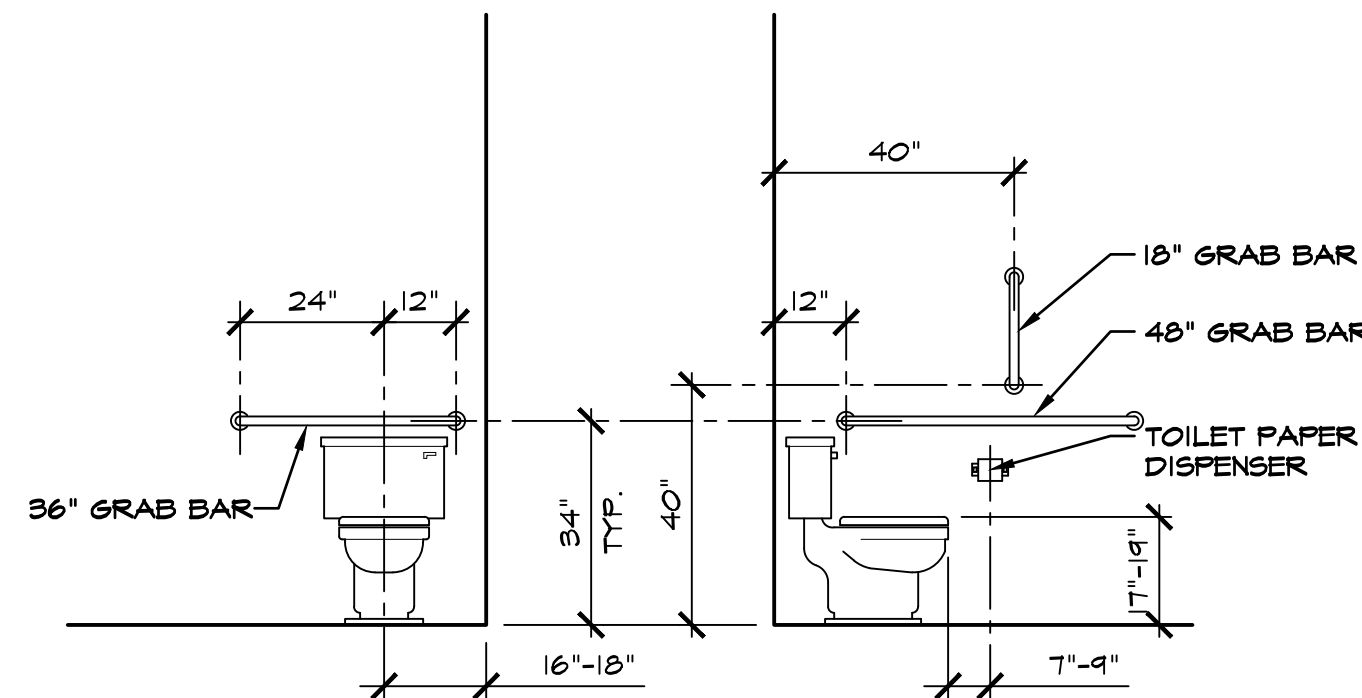
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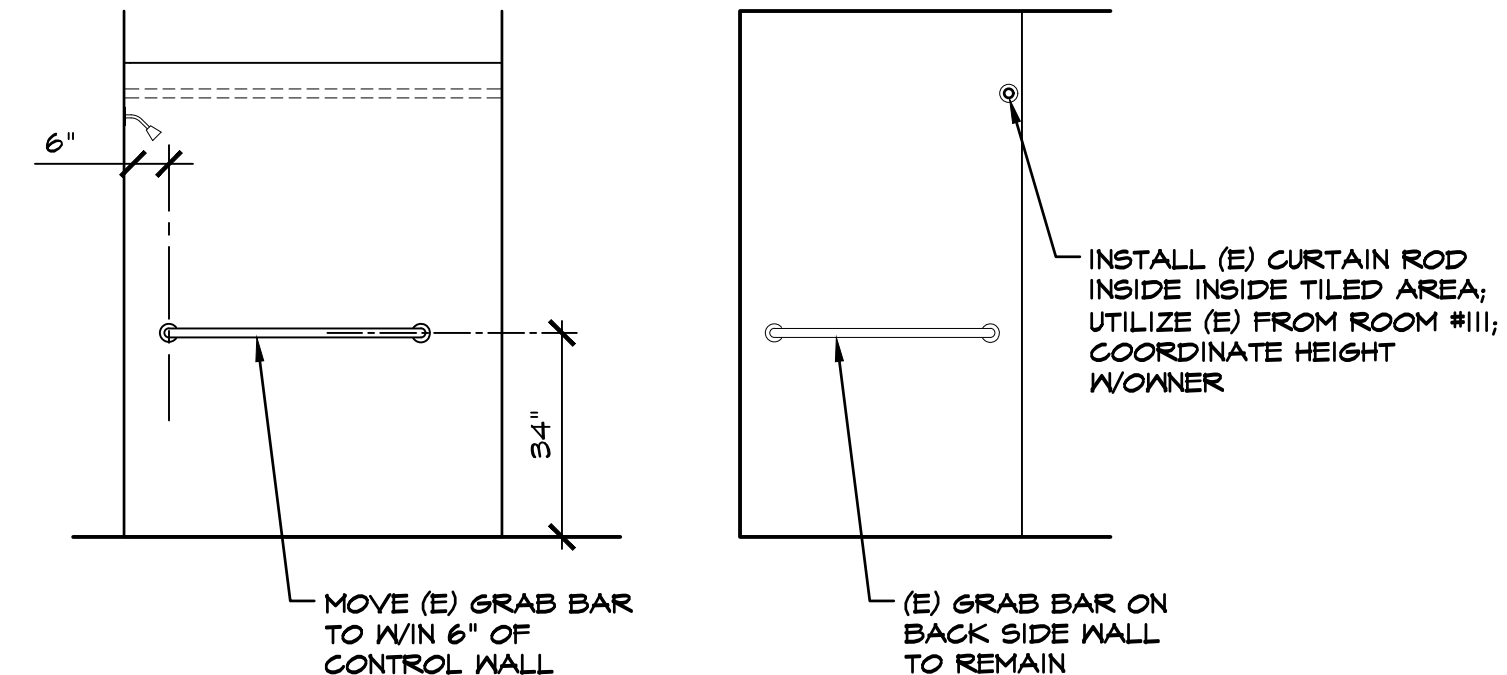
**ELEVATION
@ ACCESSIBLE WORK COUNTER**
3/8"=1'-0"



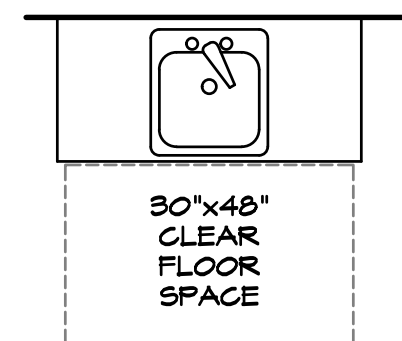
**SECTION
@ ACCESSIBLE LAVATORY**
3/8"=1'-0"



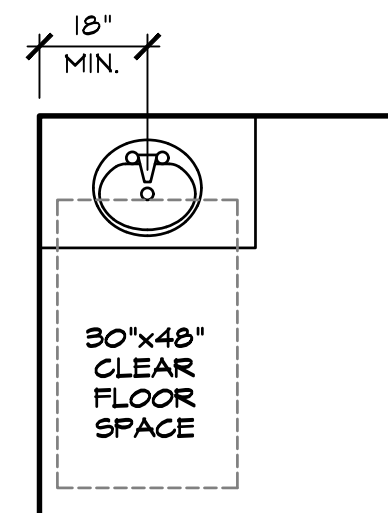
**ELEVATIONS
@ ACCESSIBLE WATER CLOSET**
3/8"=1'-0"



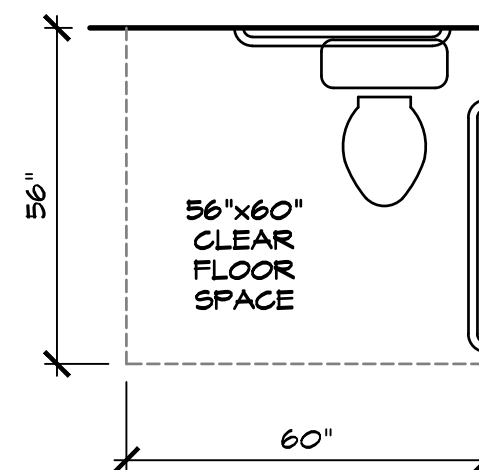
**ELEVATIONS
@ EXISTING ROLL-IN SHOWER**
3/8"=1'-0"



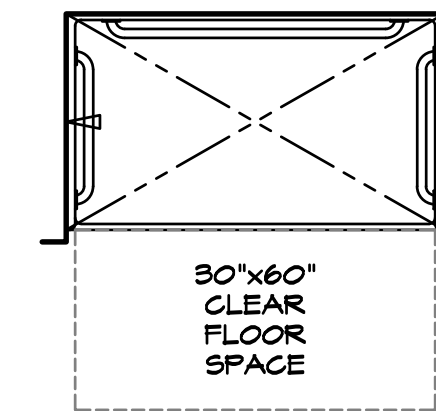
**CLEAR FLOOR SPACE
@ SINK W/PARALLEL APPROACH**
3/8"=1'-0"



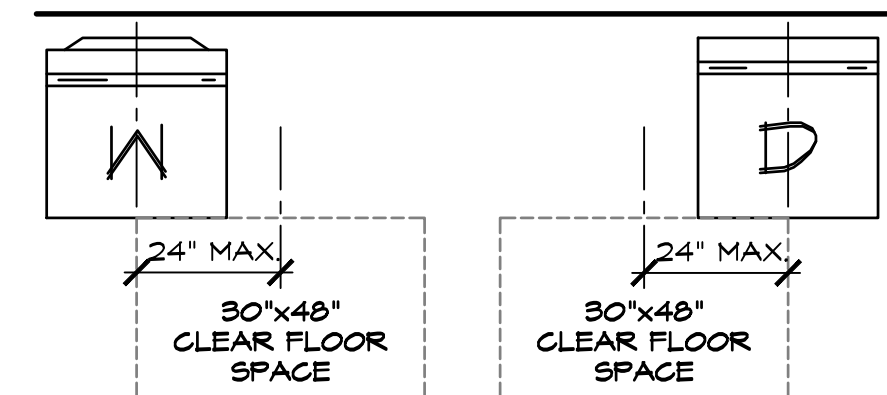
**CLEAR FLOOR SPACE
@ ROLL-UNDER LAVATORY**
3/8"=1'-0"



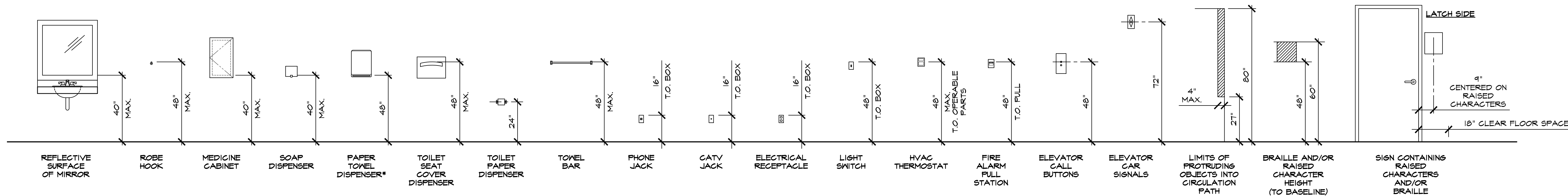
**CLEAR FLOOR SPACE
@ ACCESSIBLE WATER CLOSET**
3/8"=1'-0"



**CLEAR FLOOR SPACE
@ ROLL-IN SHOWER**
3/8"=1'-0"

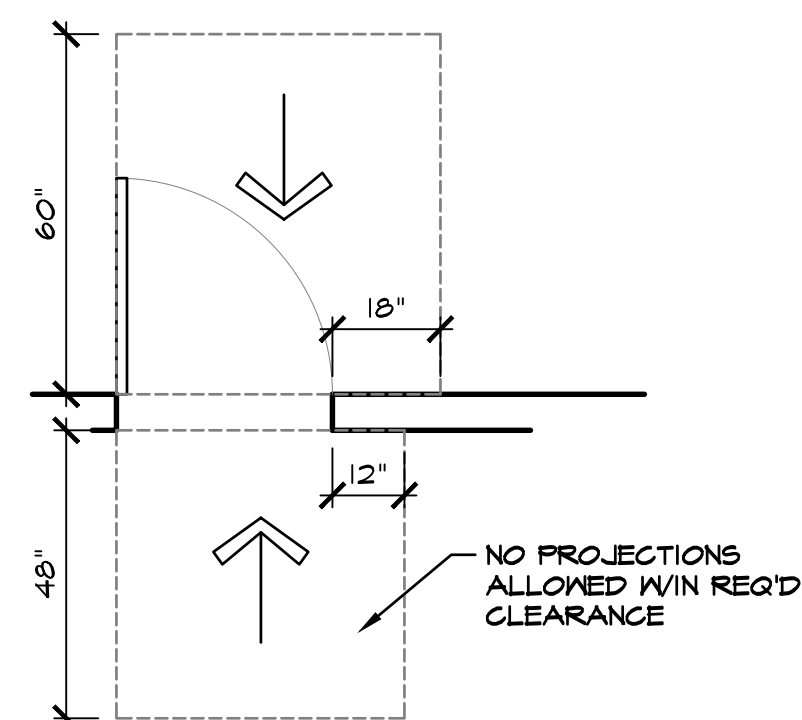


**CLEAR FLOOR SPACE
@ FRONT LOADING LAUNDRY W/D**
3/8"=1'-0"



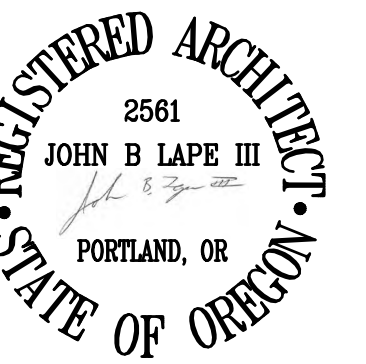
TYPICAL MOUNTING HEIGHTS
3/8"=1'-0"

NOTES:
*SEE TABLE 603.6, ANSI 117.1 - 2009, FOR MAXIMUM REACH HEIGHT WHERE REACH DEPTH EXCEEDS 5 INCH



**CLEAR FLOOR SPACE
@ DOOR W/LATCH & CLOSER**
3/8"=1'-0"

NOTE:
THE STANDARDS/INFORMATION SHOWN HEREIN IS INTENDED AS A REFERENCE. COMPLIANCE WITH ANSI 117.1 - 2009 & ADA 2010 IS REQUIRED.



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ACCESSIBILITY STANDARDS

RIVER TERRACE
MEMORY CARE ADDITION & REMODEL
950 SOUTH END RD.
OREGON CITY, OR 97045

FILE NO.: O1805

DATE: AUGUST 29, 2018

WORKING DATE:

SHEET:

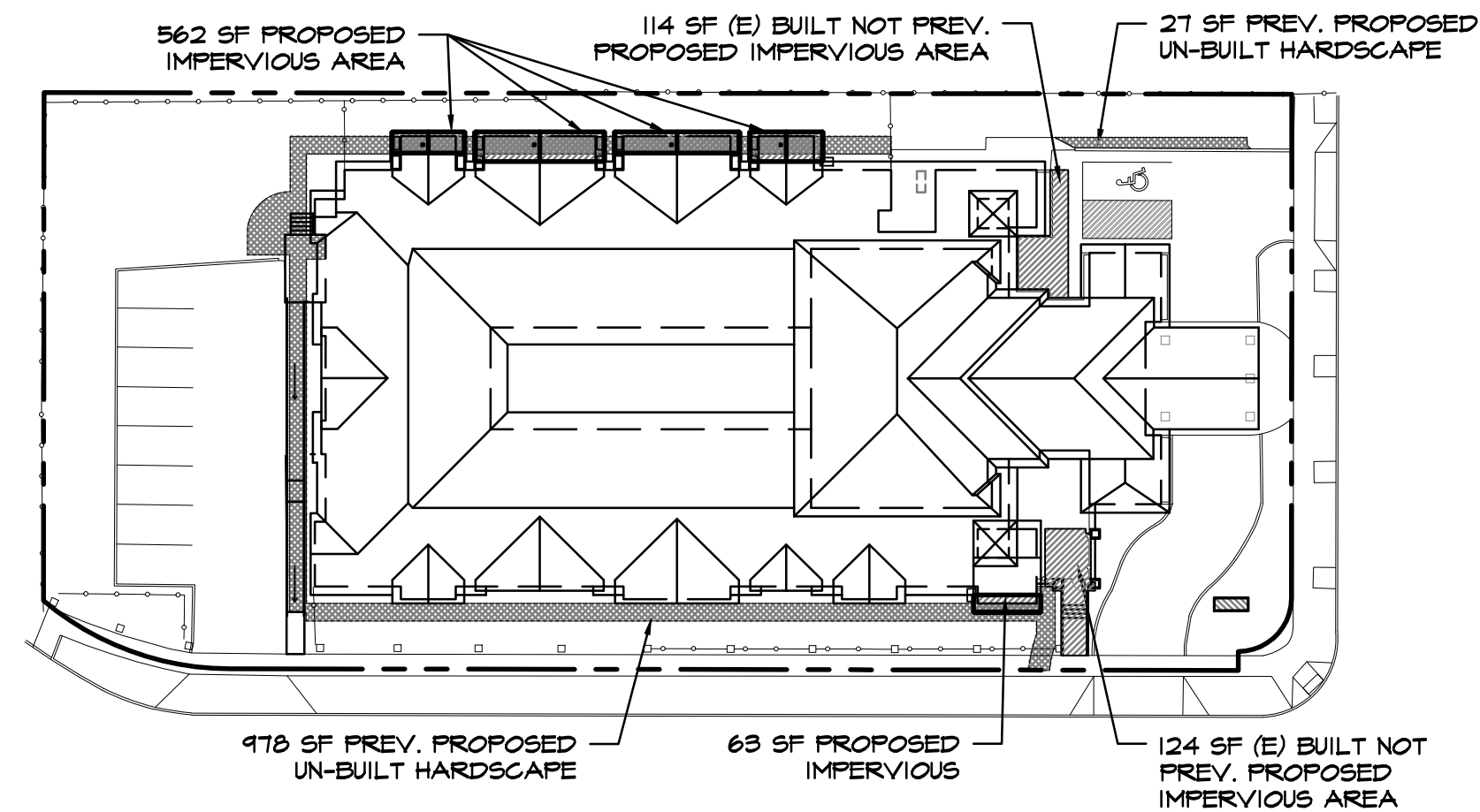
A0.2

LAYER SAVES:

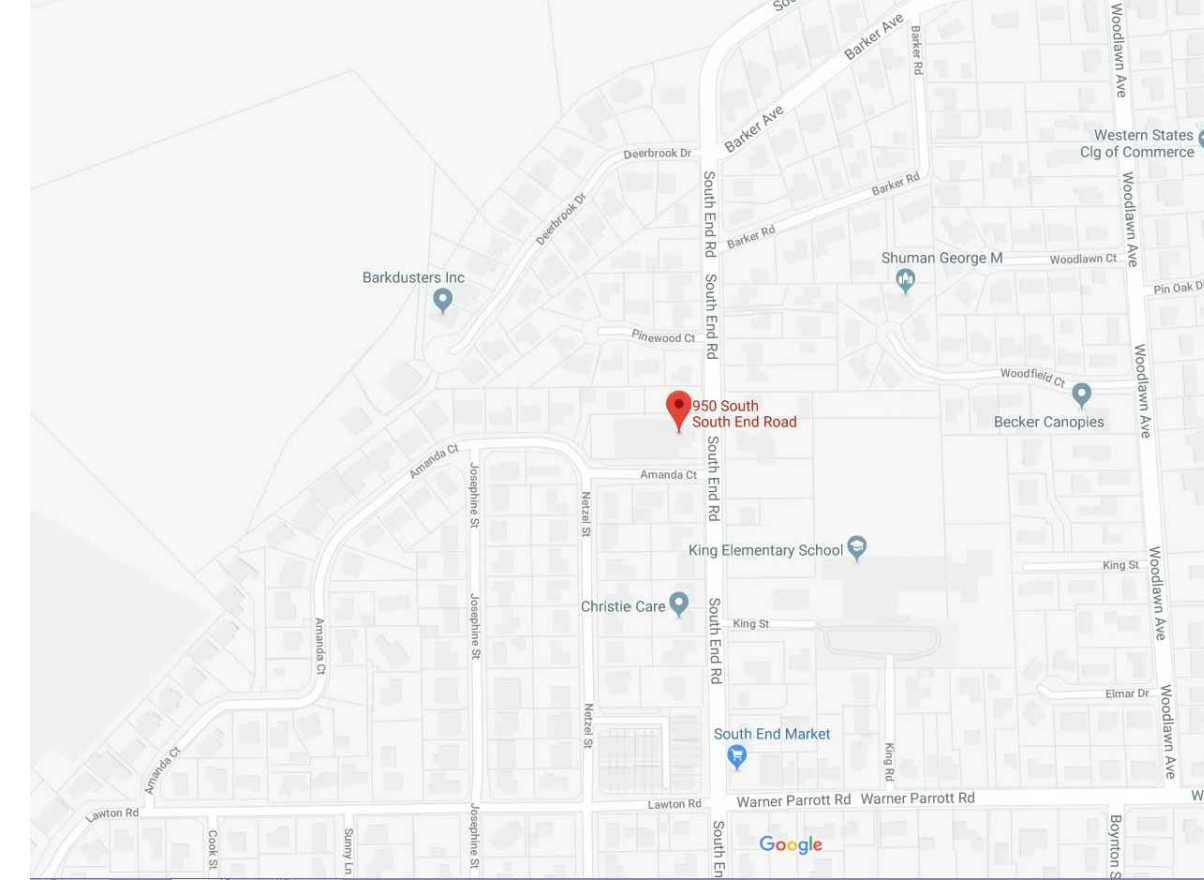
XREF:

FILE:

SCALE:



IMPERVIOUS AREA CHANGES	
1,005 SF	PREV. PROPOSED AND UN-BUILT IMPERVIOUS AREA
-238 SF	NOT PROPOSED AND BUILT IMPERVIOUS AREA
767 SF	PREV. PROPOSED AND UN-BUILT IMPERVIOUS AREA
161 SF	PREV. PROPOSED AND UN-BUILT IMPERVIOUS AREA
-625 SF	PROPOSED (N) BLDG. AND SITE ADDITION
142 SF	NET AREA LEFT FROM PROPOSED IMPERVIOUS AREA

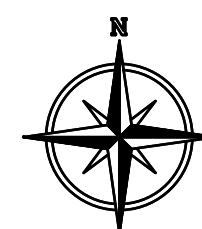
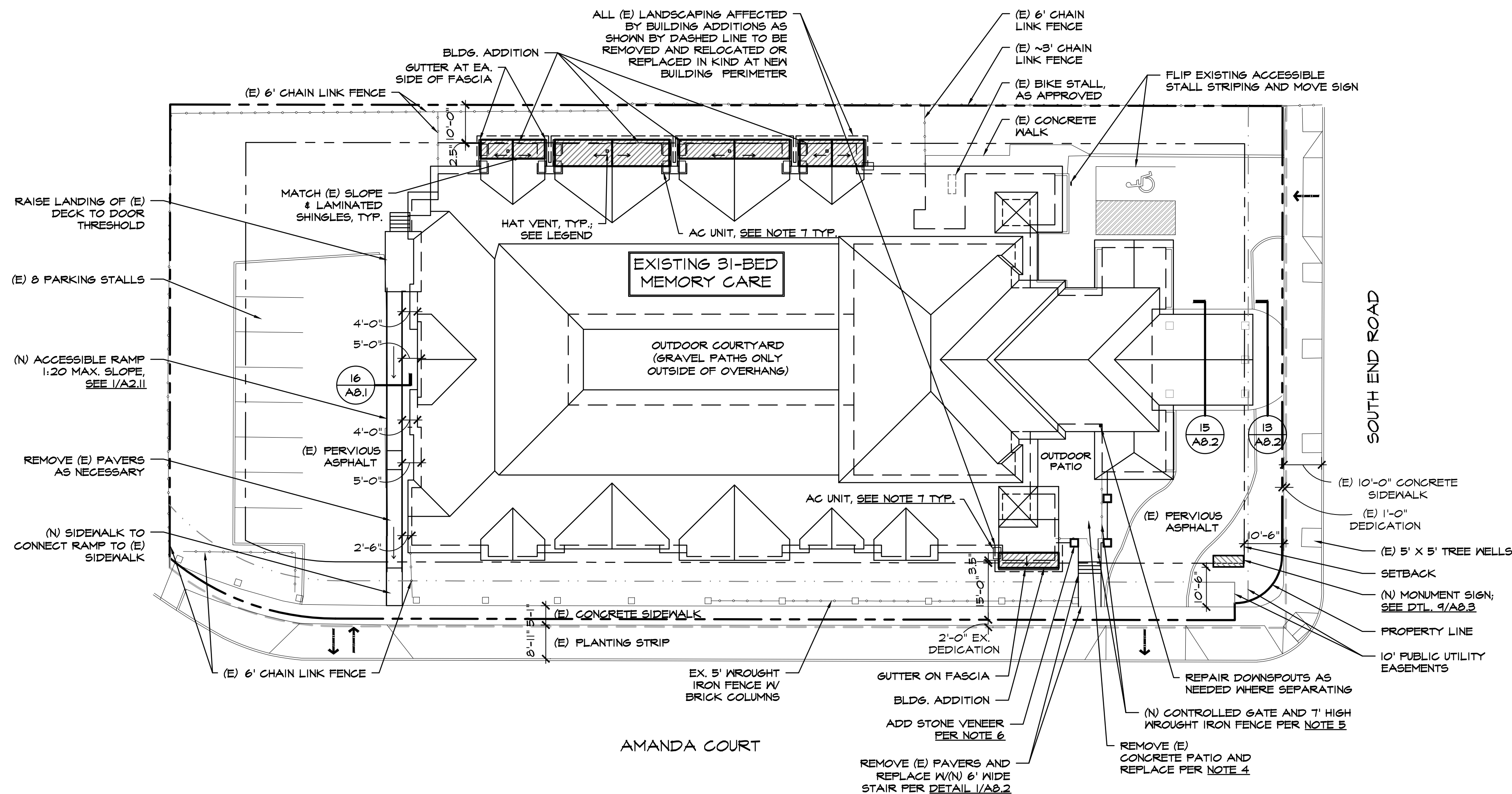


2 IMPERVIOUS AREA

A1.1 1"=40'-0"

3 VICINITY MAP

A1.1 N.T.S.



1 SITE PLAN

A1.1 1"=20'-0"

LEGEND	
<input type="checkbox"/>	NEW 7" X 7" HAT VENT @ RIDGE TO MATCH EXISTING @ 12" MAX. O.C. PER ORIGINAL VENTILATION CALC'S; SEE DTL'S 2/A2.1 FOR EAVE VENTING

- SITE PLAN NOTES**
- 1) SWEEP ROOF VALLEYS AND REMOVE ALL DEBRIS FROM ROOF AREAS
 - 2) SEE SHEET A0.0 FOR CLARIFICATION OF DIMENSION REFERENCE POINTS
 - 3) SEE ENLARGED PLANS FOR ADDITIONAL DIMENSIONS & DETAIL REFERENCES
 - 4) REPLACE W/GIP CONCRETE SLAB UP TO FACE OF EXTERIOR WALL; COMPACT SOILS, PROVIDE 4" CRUSHED ROCK BASE. FOUR MIN. 3500 PSI CONCRETE W/ AIR ENTRAINMENT AND SLOPE AWAY FROM BUILDING W/ A MAX SLOPE OF 1.5% IN ANY DIRECTION; PROVIDE AREAWAYS AT (E) CRAWL SPACE VENTS AND PROVIDE GRATES TO COVER; MAX. ELEVATION TO BE 1/2" BELOW TOP OF DR. THRESHOLD IF THRESHOLD IS SLOPED
 - 5) 7' HIGH FENCE TO MATCH EXISTING WROUGHT IRON ALONG S. P.L.; LOCATE ENTIRELY WITHIN (E) COLUMNS AND EXTEND AROUND ALL OPEN SIDES OF PATIO; COORDINATE GATE W/LON VOLTAGE EXTERIOR-RATED MAG-LOCK TO BE FACE-MOUNTED ON FENCE AND GATE; PROVIDE KEYPAD EA. SIDE OF GATE, SEE 1/A2.3 FOR MAG LOCK INSTALLATION DIAGRAM.
 - 6) INSTALL STONE VENEER OVER ALL SIDES OF THREE (E) BRICK COLUMNS AROUND PATIO TO MATCH TAPER AND STONE AT PORTE COCHERE COLUMNS; SEE DTL. 17/A2.3
 - 7) MOVE ALL GROUND MOUNTED AC UNITS ON NORTH SIDE AS NEEDED AND REPLACE CONCRETE SLAB; LOCATE TO EAST OR WEST OF ADDTNS; RETAIN MFG. CLEARANCES
 - 8) REPLACE OR ADD NEW GUTTERS WHERE SCOPE OF WORK REQUIRES. TIE NEW GUTTER SYSTEM INTO (E) UNDERGROUND SYSTEM.



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SITE PLAN

RIVER TERRACE
MEMORY CARE ADDITION & REMODEL
950 SOUTH END RD.
OREGON CITY, OR 97045

O1805

FILE NO.:
AUGUST 29, 2018

WORKING DATE:
SHEET:

A1.1

JOHN LAPE, ARCHITECT

320 SW 9TH AVE., SUITE 320
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(503) 243-2837
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DEMOLITION PLAN

**RIVER TERRACE
MEMORY CARE ADDITION & REMODEL**
950 SOUTH END RD.
OREGON CITY, OR 97045

1805

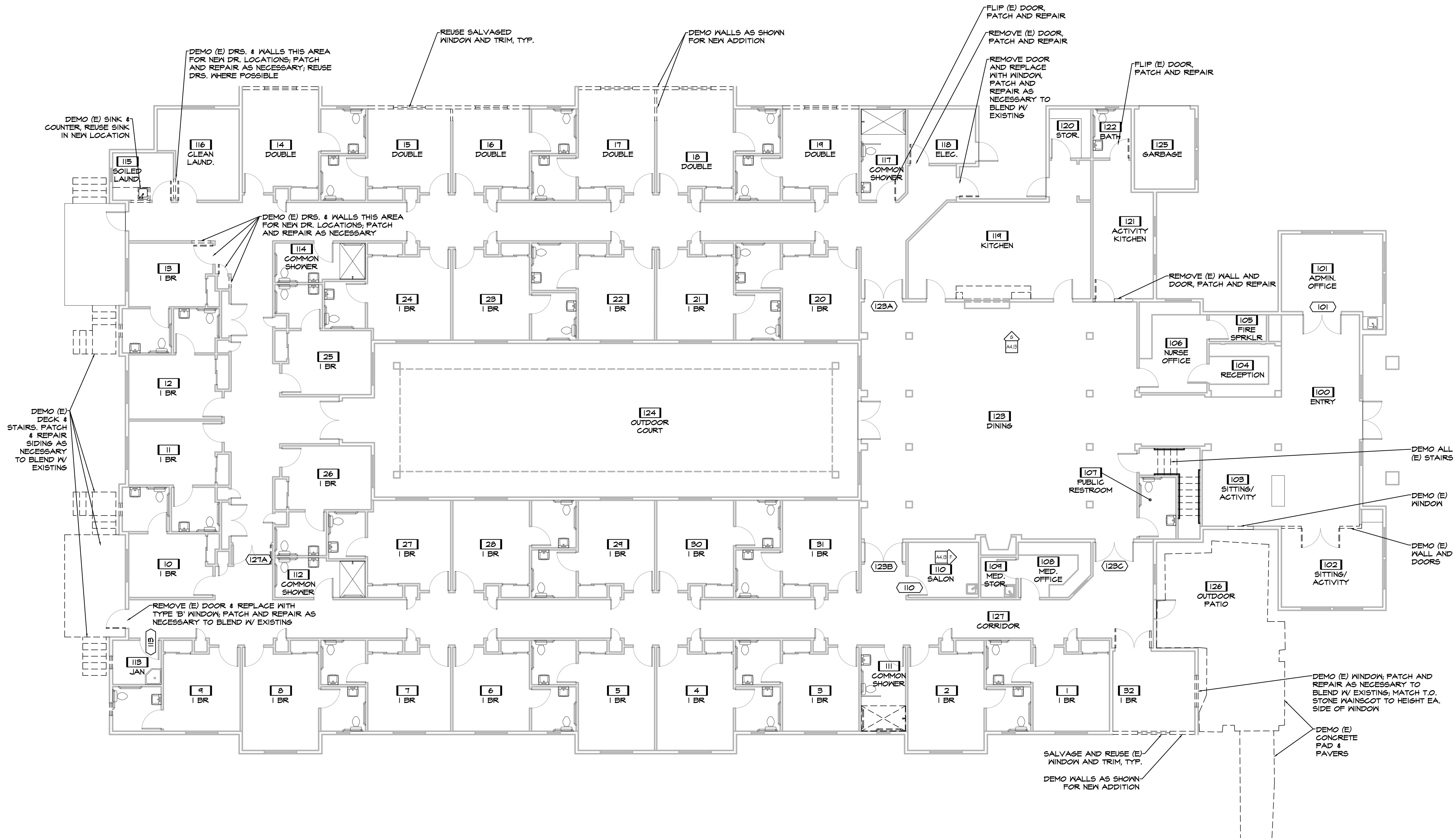
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AUGUST 29, 2018

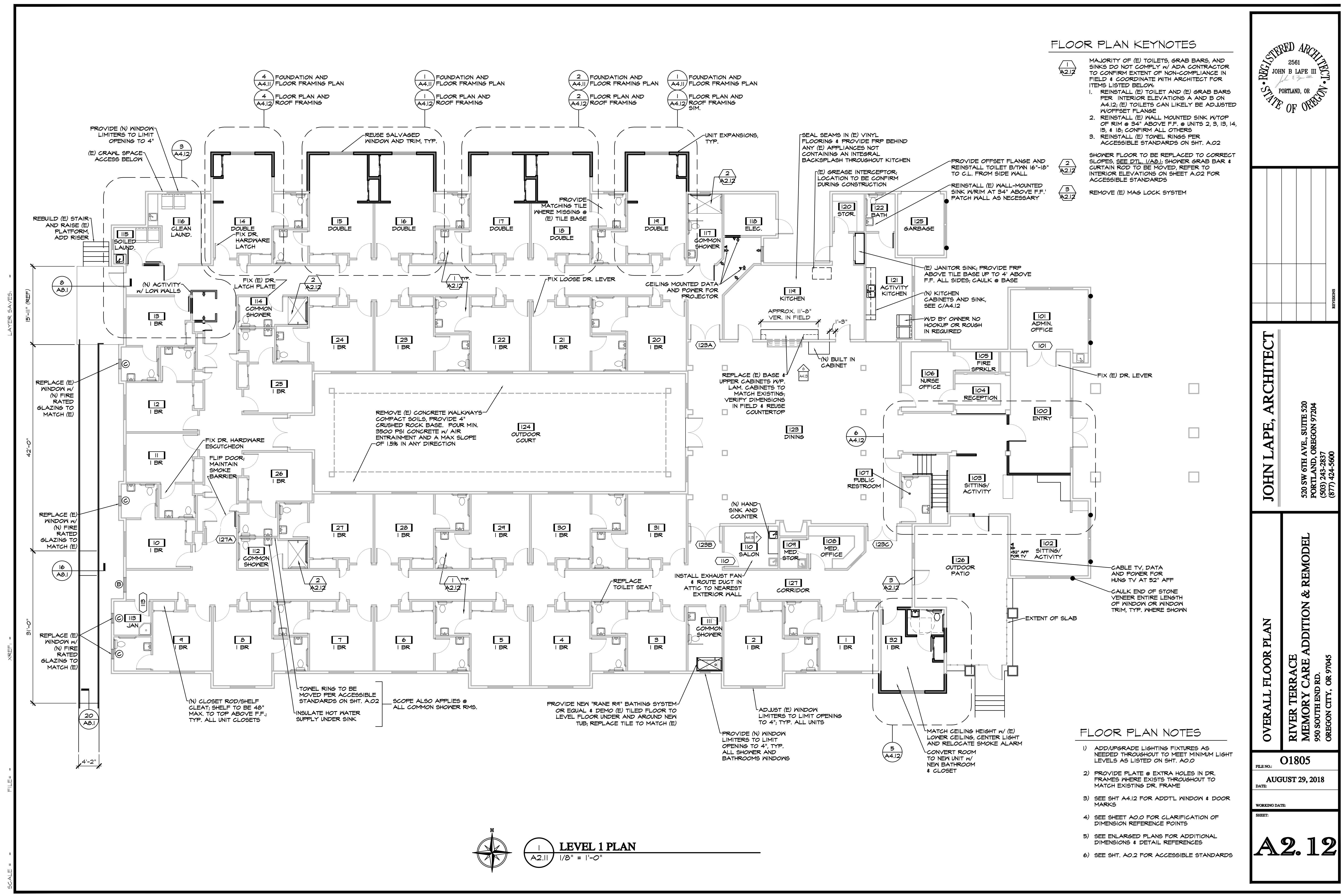
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SHEET: _____

A2.11



LEVEL 1 PLAN - DEMO

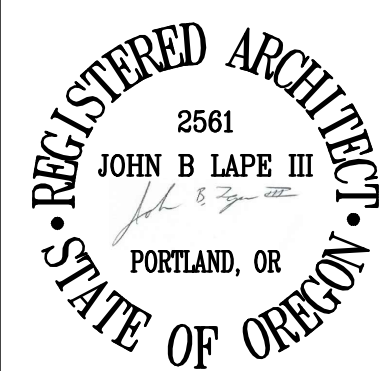


FLOOR PLAN KEYNOTES

1. MAJORITY OF (E) TOILETS, GRAB BARS, AND SINKS DO NOT COMPLY W/ ADA CONTRACTOR TO CONFIRM EXTENT OF NON-COMPLIANCE IN FIELD & COORDINATE WITH ARCHITECT FOR ITEMS LISTED BELOW:
2. REINSTALL (E) TOILET AND (E) GRAB BARS PER INTERIOR ELEVATIONS A AND B ON A4.12; (E) TOILETS CAN LIKELY BE ADJUSTED W/OFFSET FLANGE
3. REINSTALL (E) WALL MOUNTED SINK W/TOP OF RIM @ 34" ABOVE F.F. @ UNITS 2, 3, 13, 14, 15, & 18; CONFIRM ALL OTHERS
4. REINSTALL (E) TOWEL RINGS PER ACCESSIBLE STANDARDS ON SHT. A.02
5. SHOWER FLOOR TO BE REPLACED TO CORRECT SLOPES, SEE DTL. 1/A2.11; SHOWER GRAB BAR & CURTAIN ROD TO BE MOVED, REFER TO INTERIOR ELEVATIONS ON SHEET A.02 FOR ACCESSIBLE STANDARDS
6. REMOVE (E) MAG LOCK SYSTEM

FLOOR PLAN NOTES

- 1) ADD/UPGRADE LIGHTING FIXTURES AS NEEDED THROUGHOUT TO MEET MINIMUM LIGHT LEVELS AS LISTED ON SHT. A.02
- 2) PROVIDE PLATE @ EXTRA HOLES IN DR. FRAMES WHERE EXISTS THROUGHOUT TO MATCH EXISTING DR. FRAME
- 3) SEE SHT A4.12 FOR ADD'L WINDOW & DOOR MARKS
- 4) SEE SHEET A.02 FOR CLARIFICATION OF DIMENSION REFERENCE POINTS
- 5) SEE ENLARGED PLANS FOR ADDITIONAL DIMENSIONS & DETAIL REFERENCES
- 6) SEE SHT. A.02 FOR ACCESSIBLE STANDARDS



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OVERALL FLOOR PLAN

RIVER TERRACE
MEMORY CARE ADDITION & REMODEL
950 SOUTH END RD.
OREGON CITY, OR 97045

FILE NO: O1805
DATE: AUGUST 29, 2018
WORKING DATE:
SHEET:

A2.12

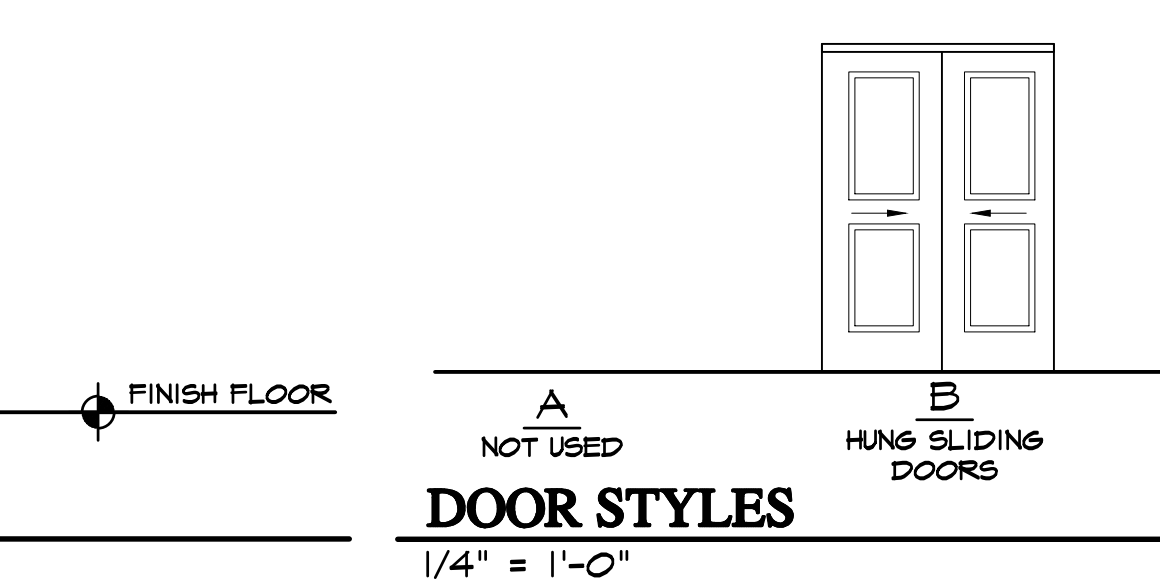
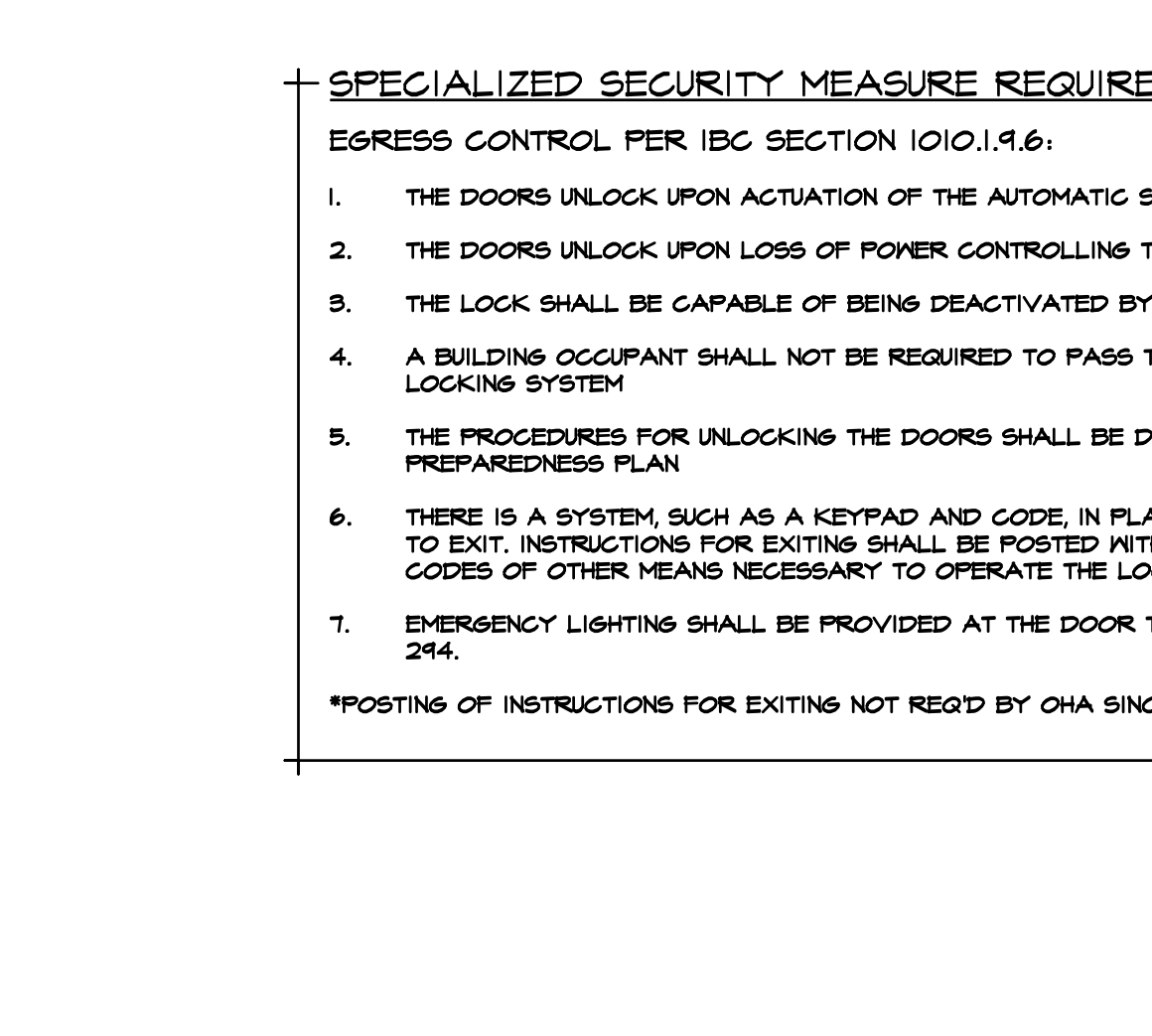
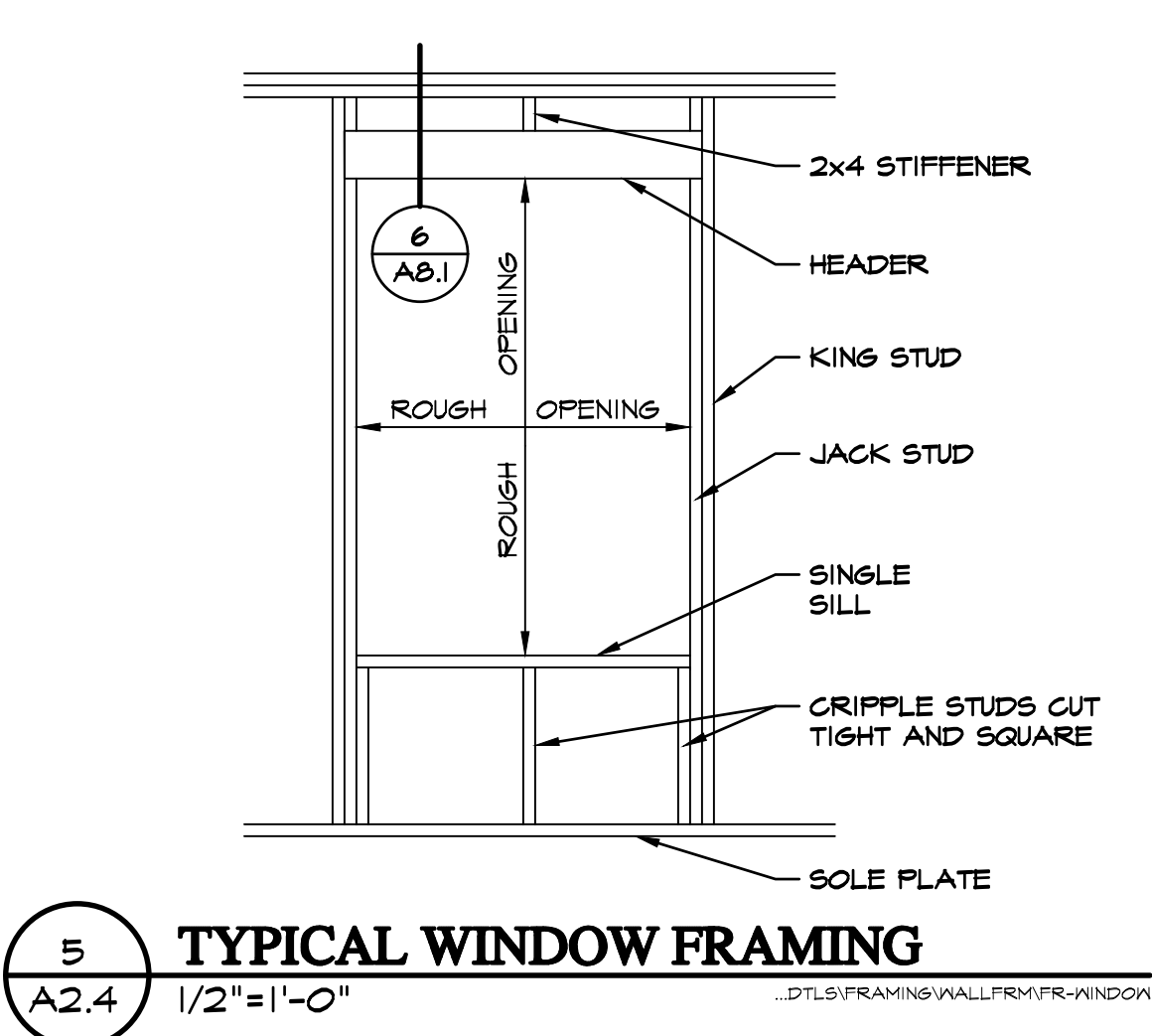
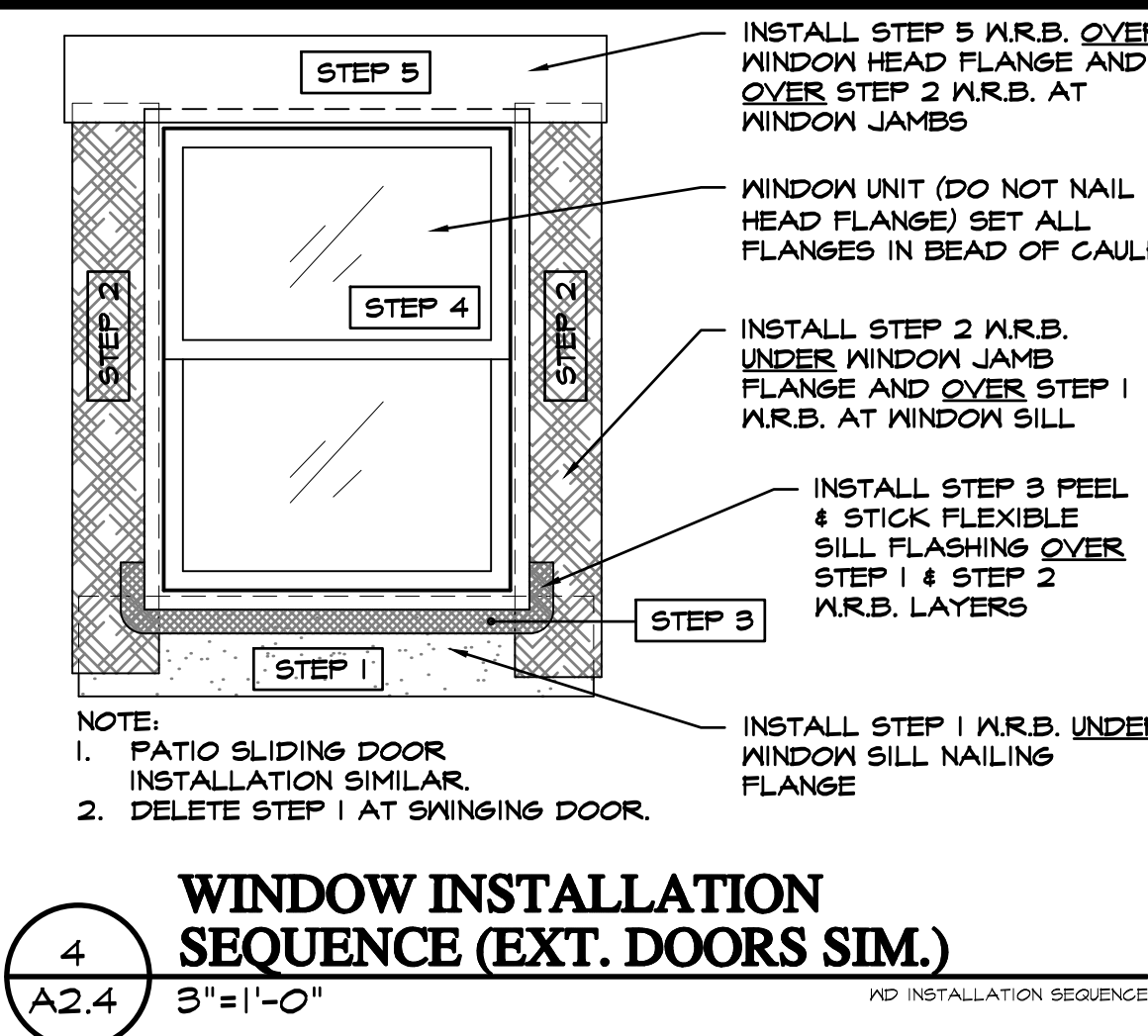
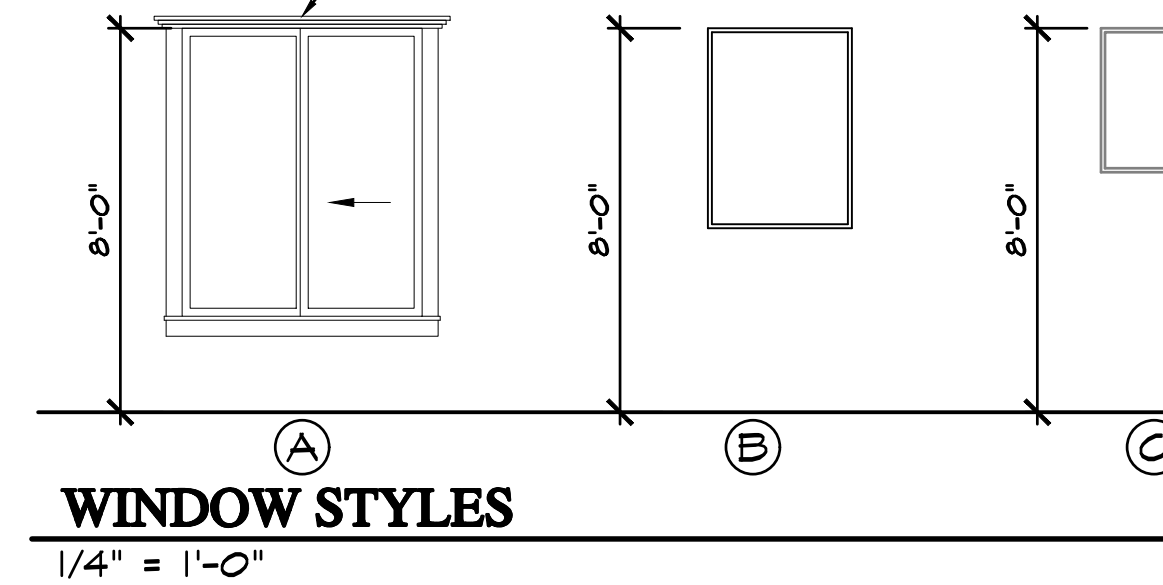
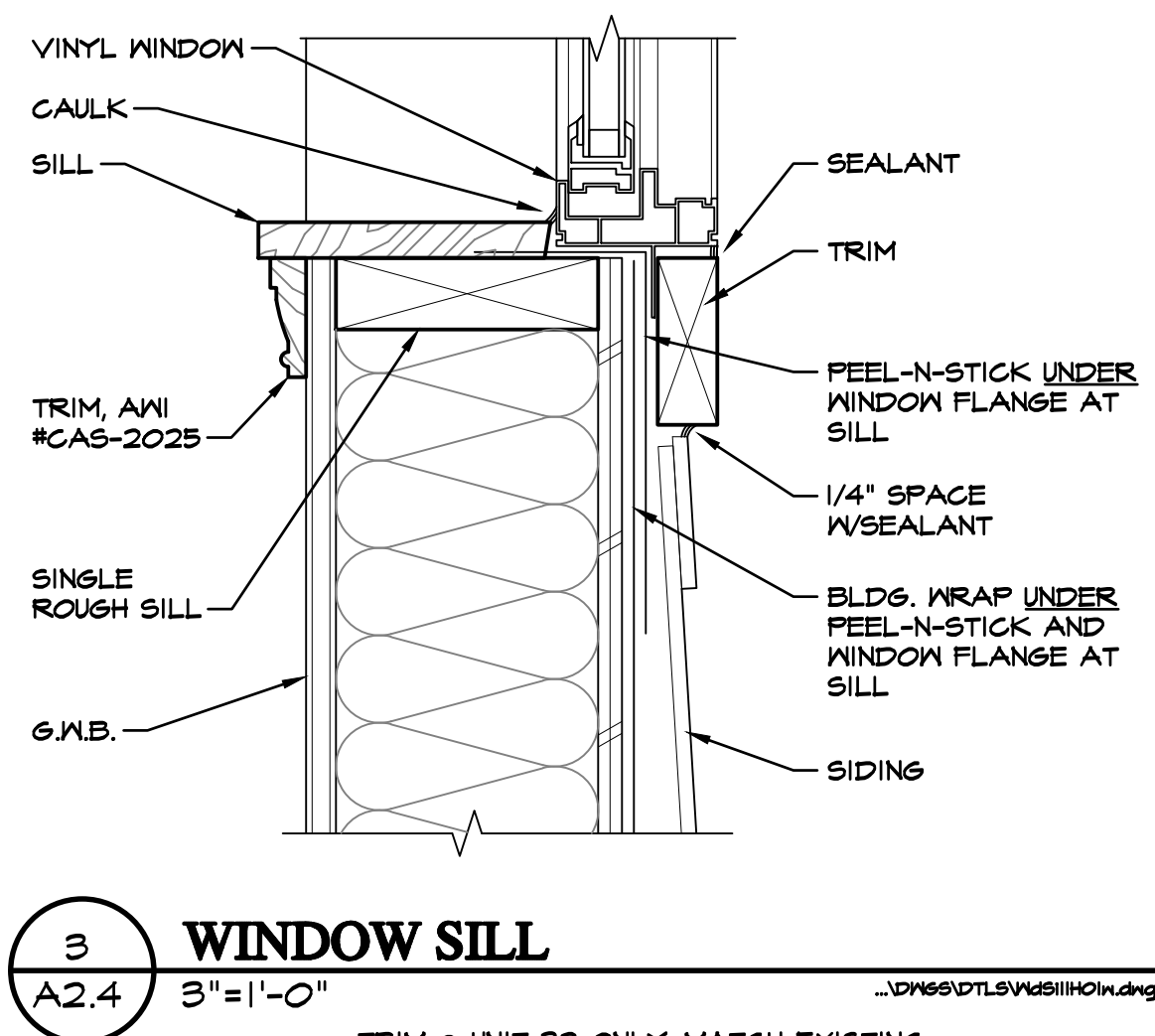
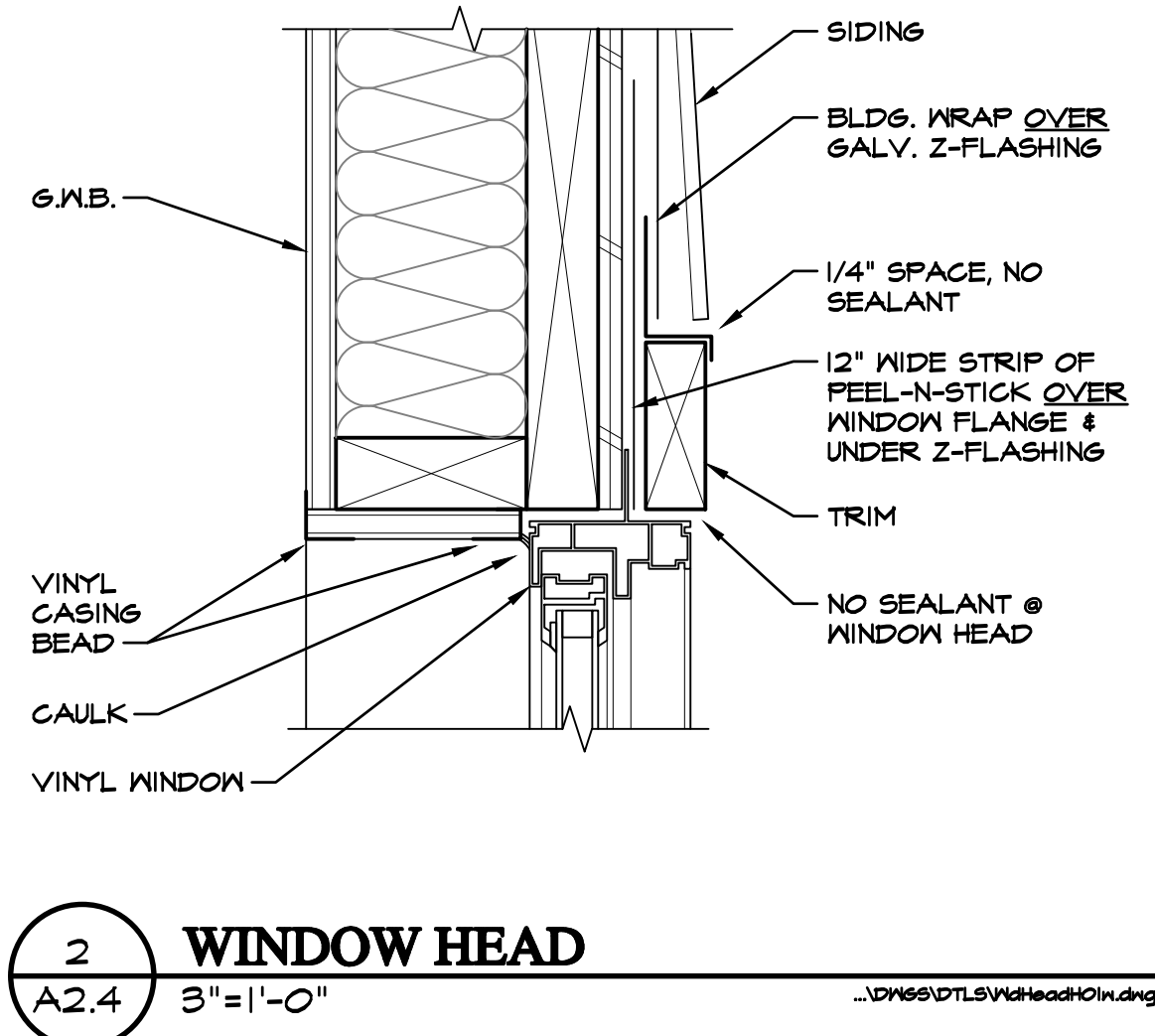
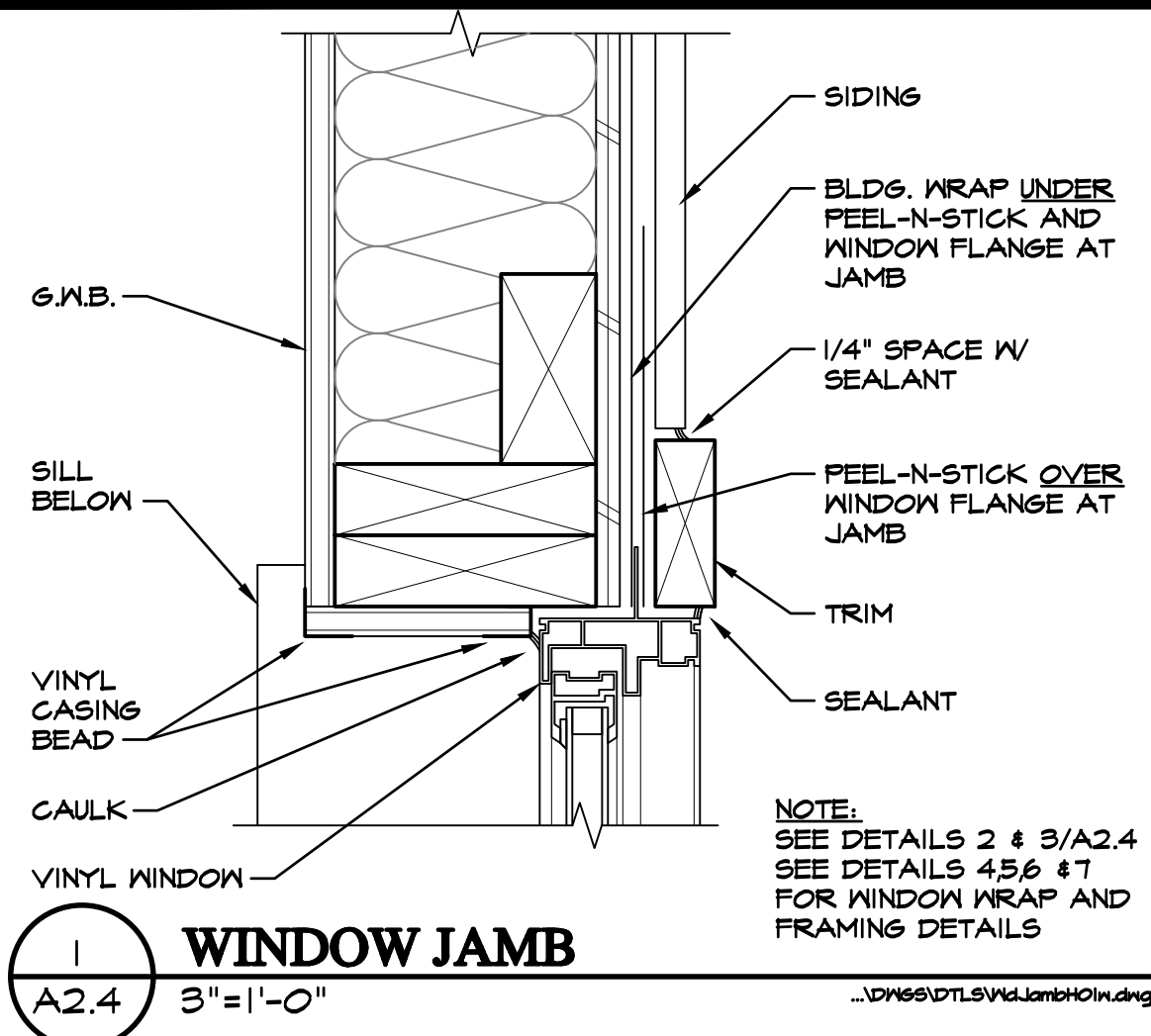
LEVEL 1 PLAN
A2.11 1/8" = 1'-0"

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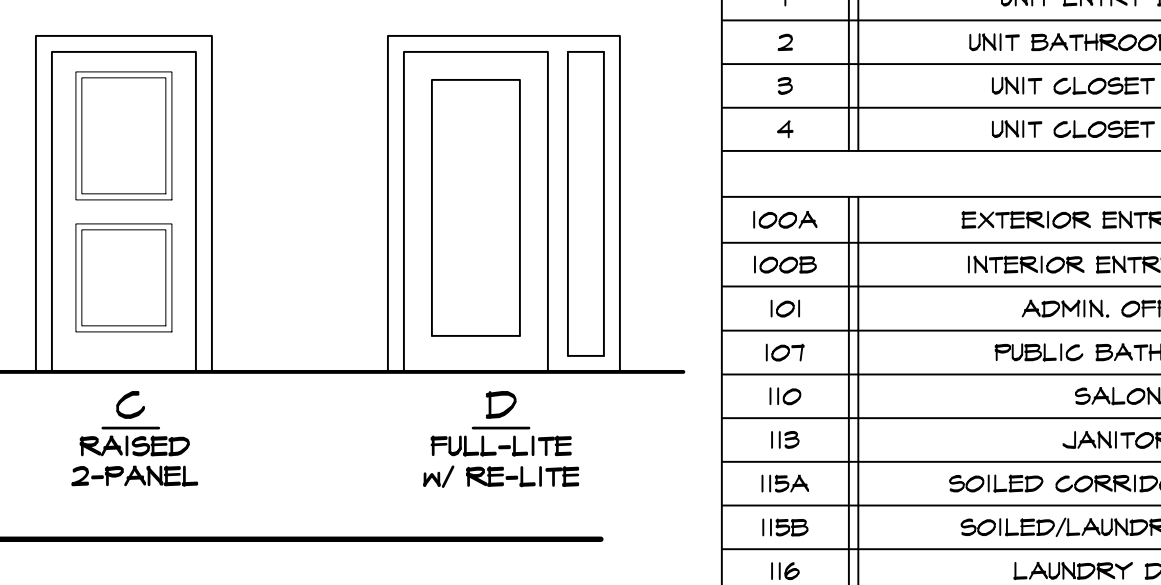
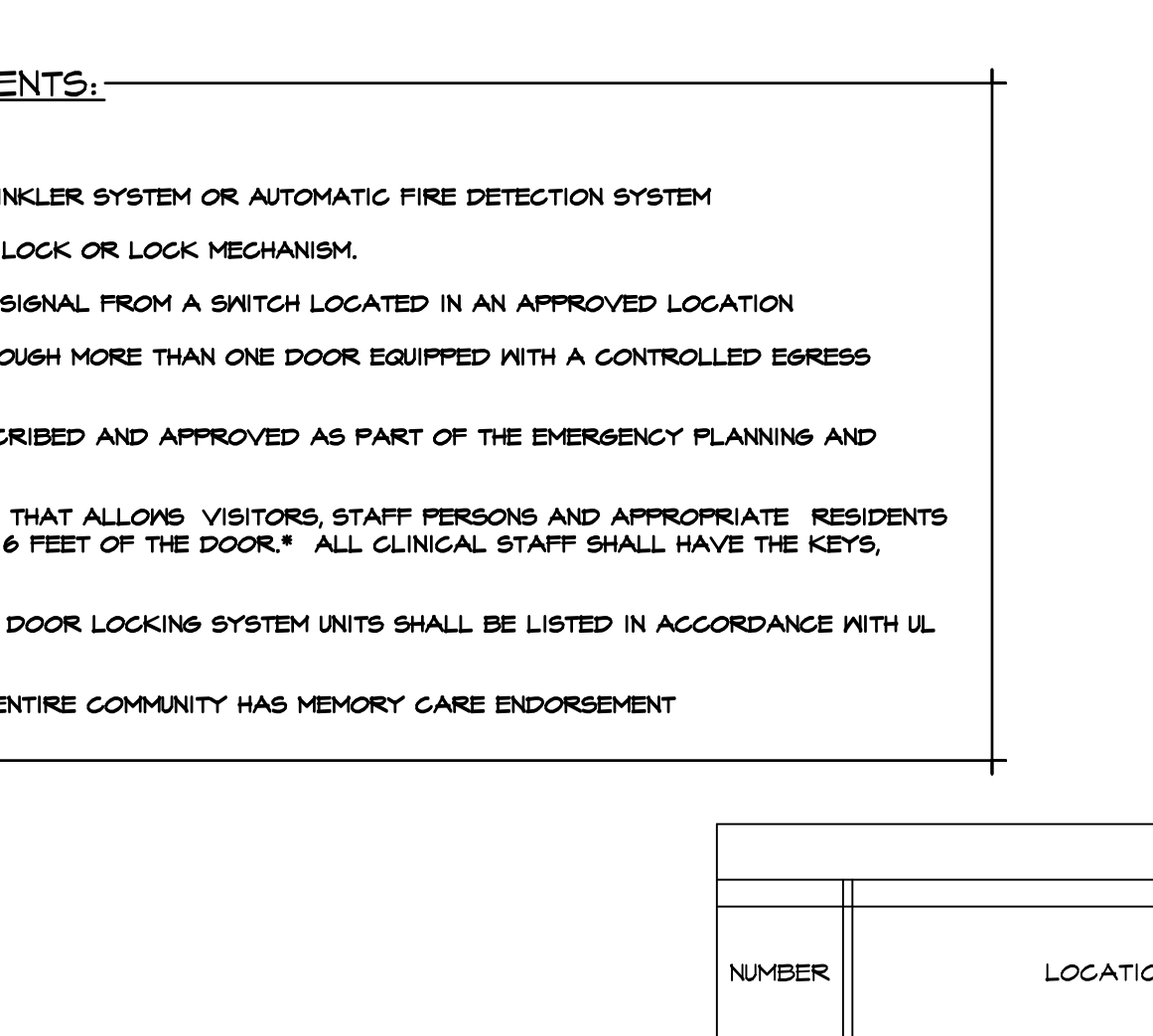
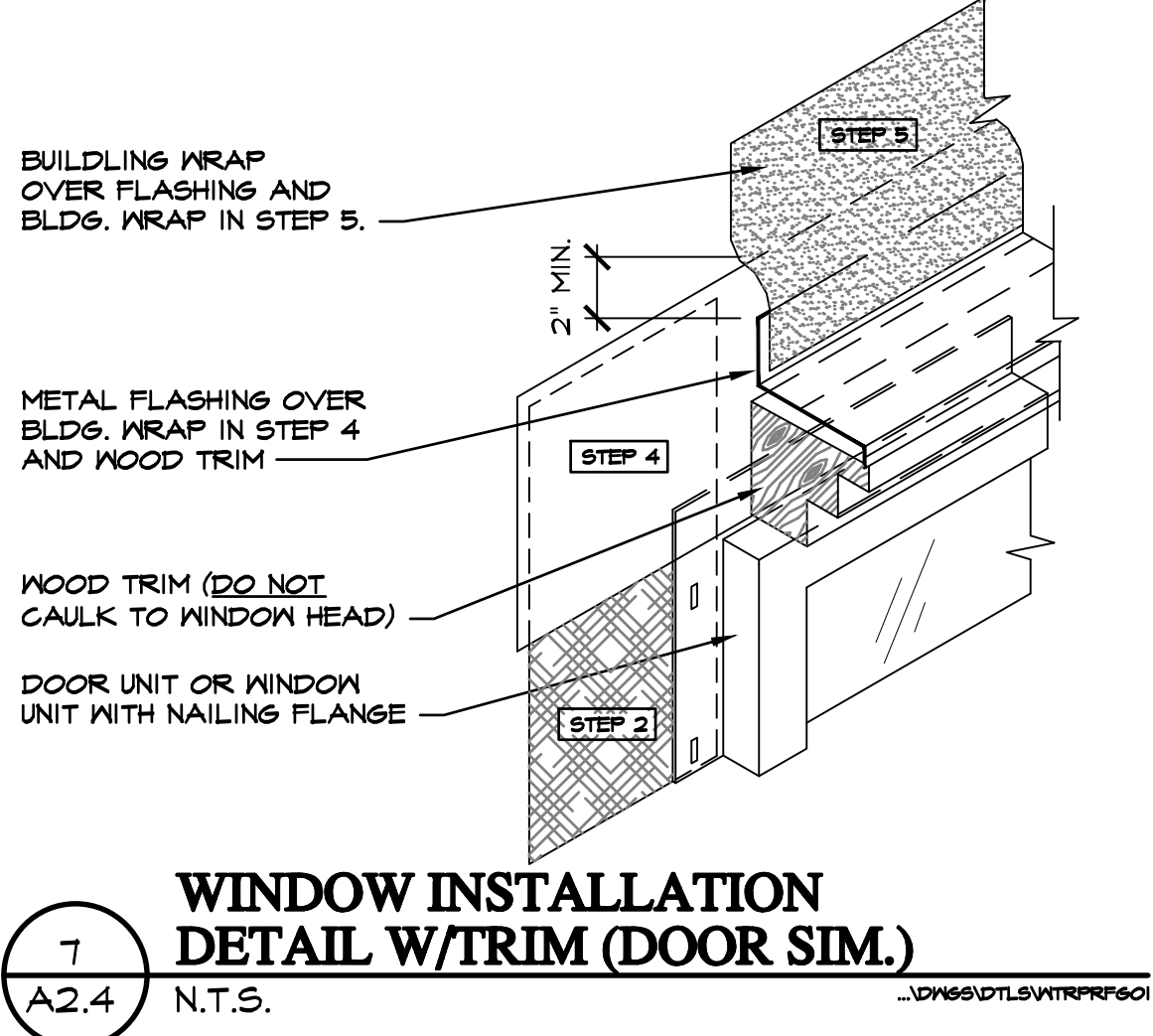
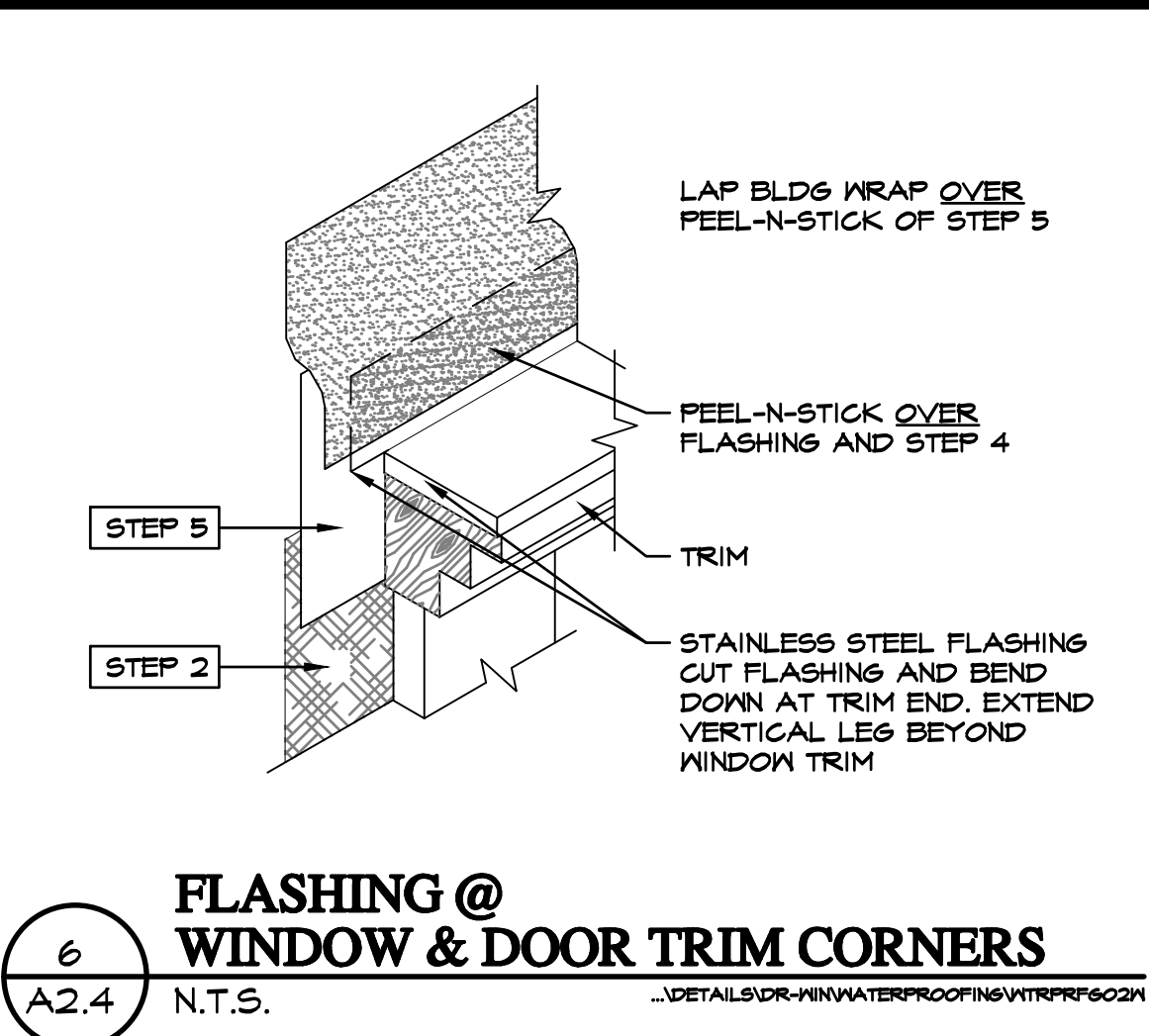
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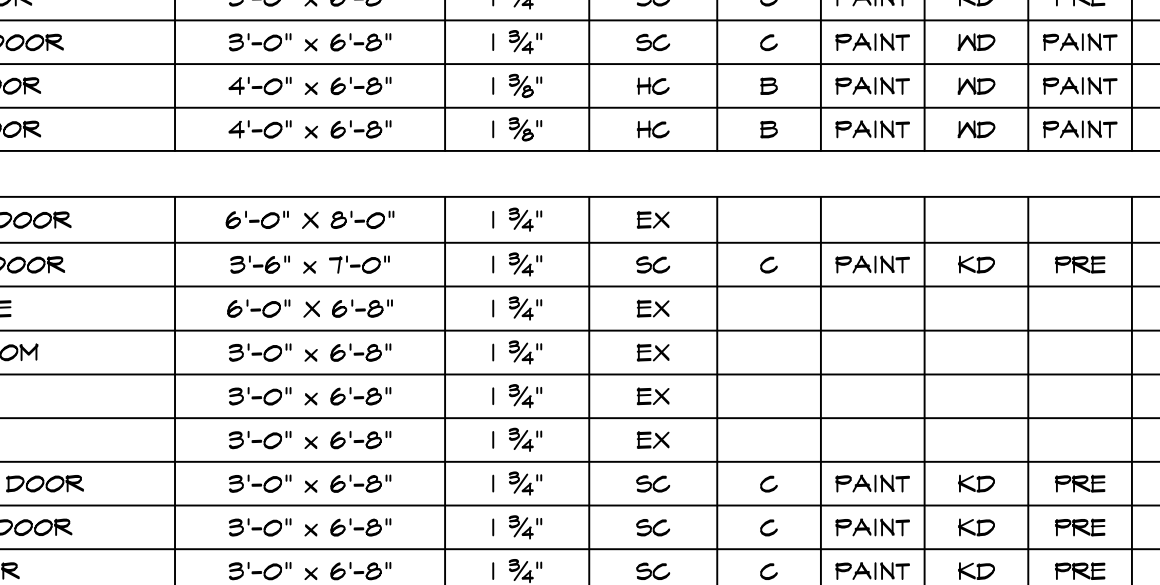
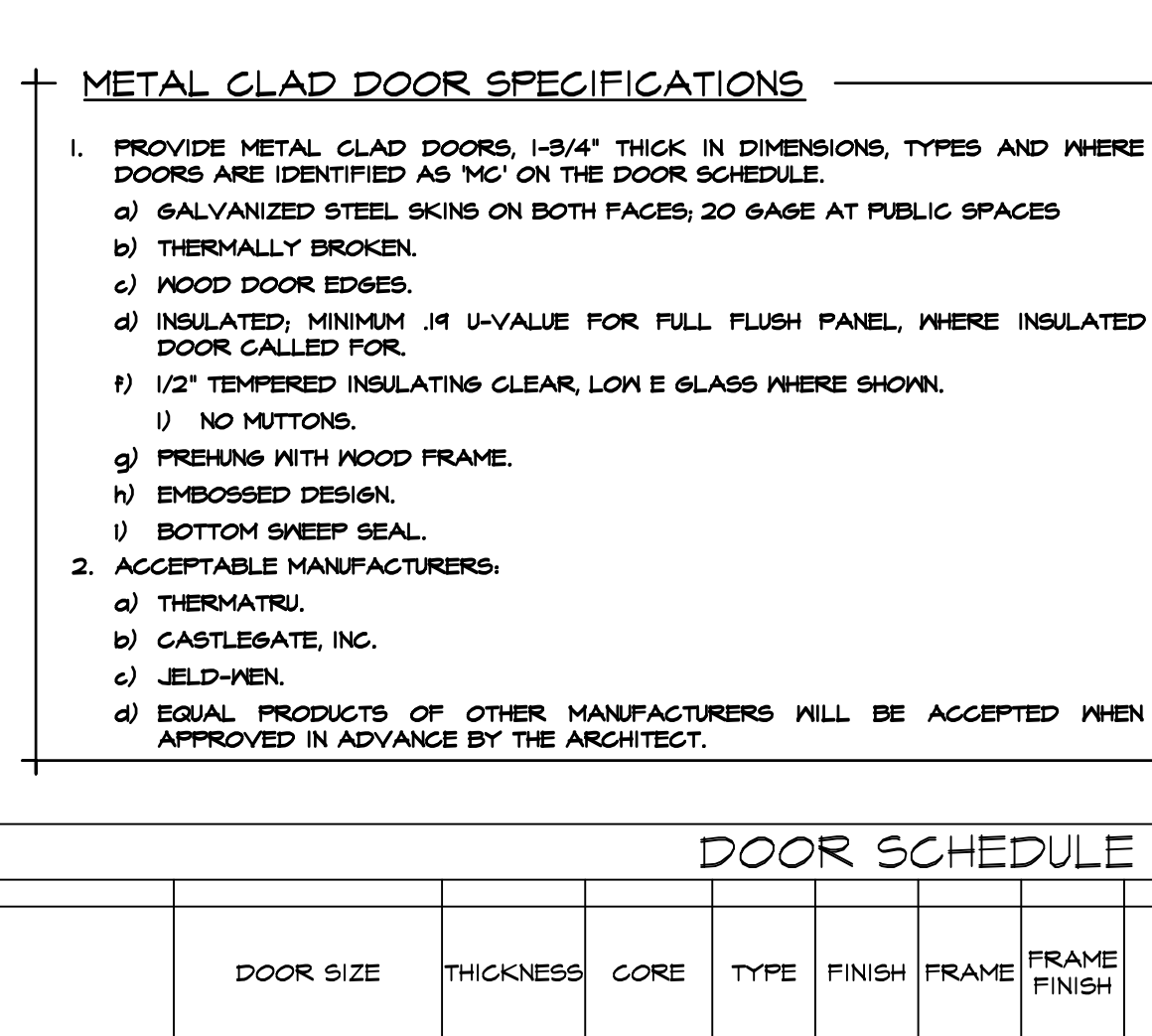
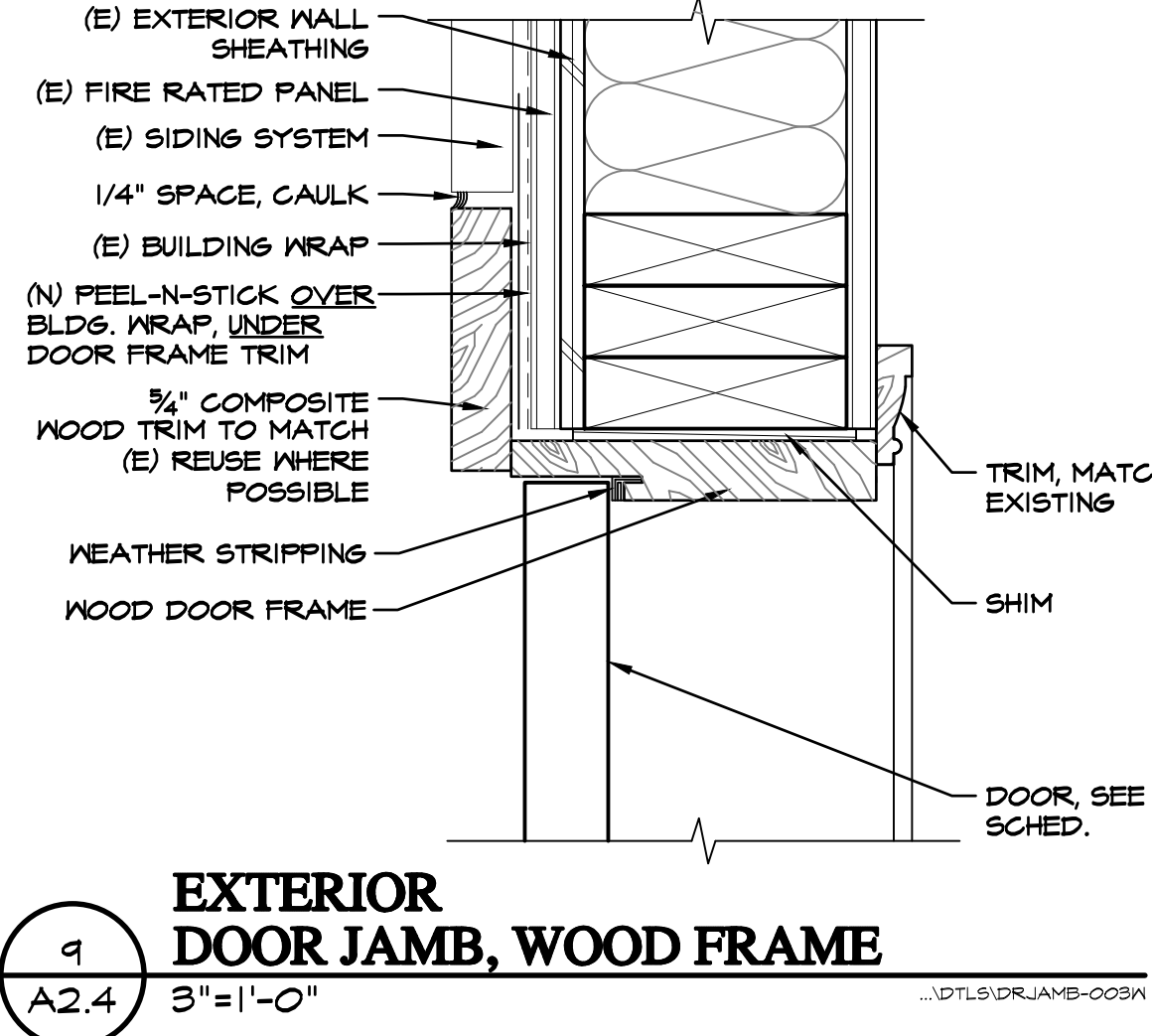
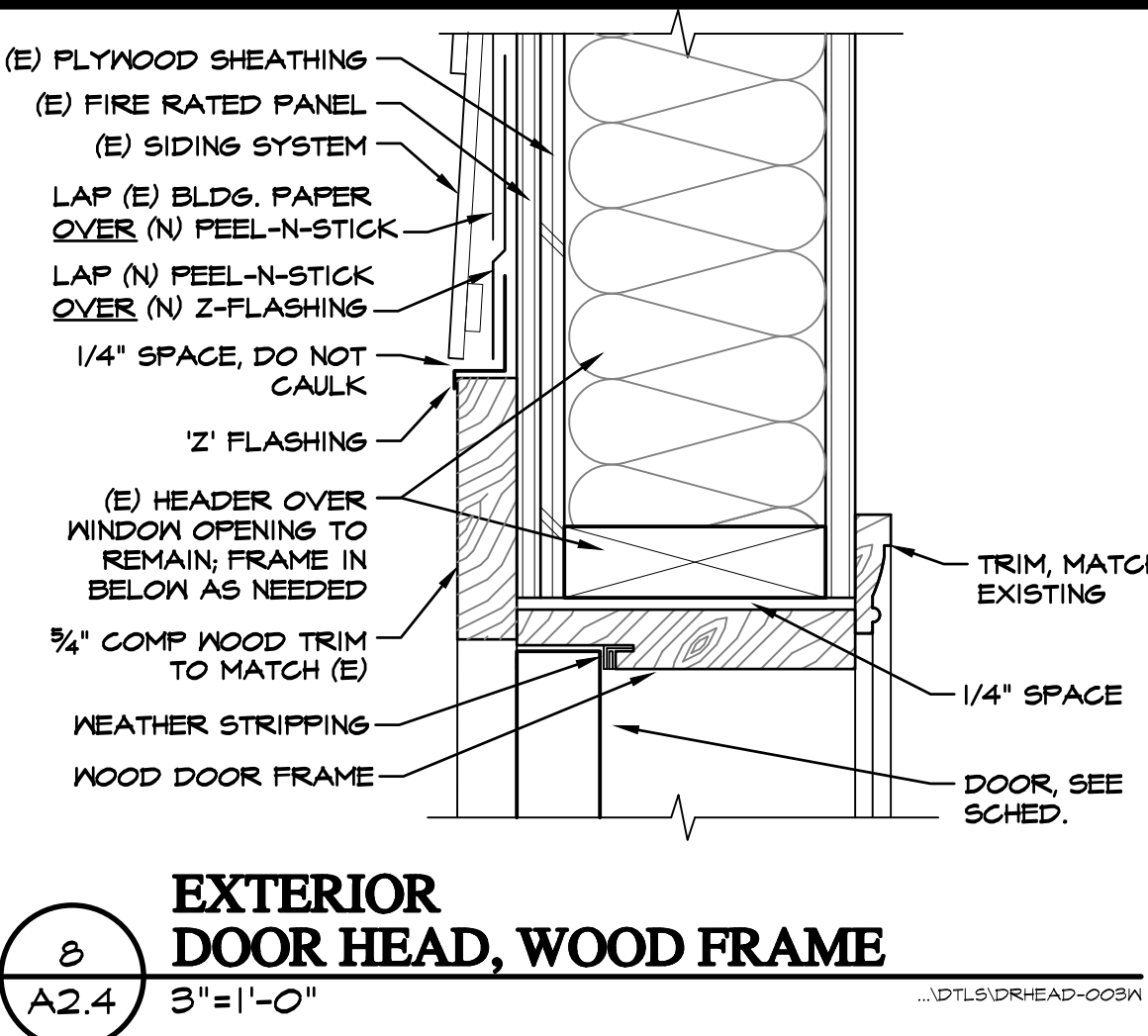
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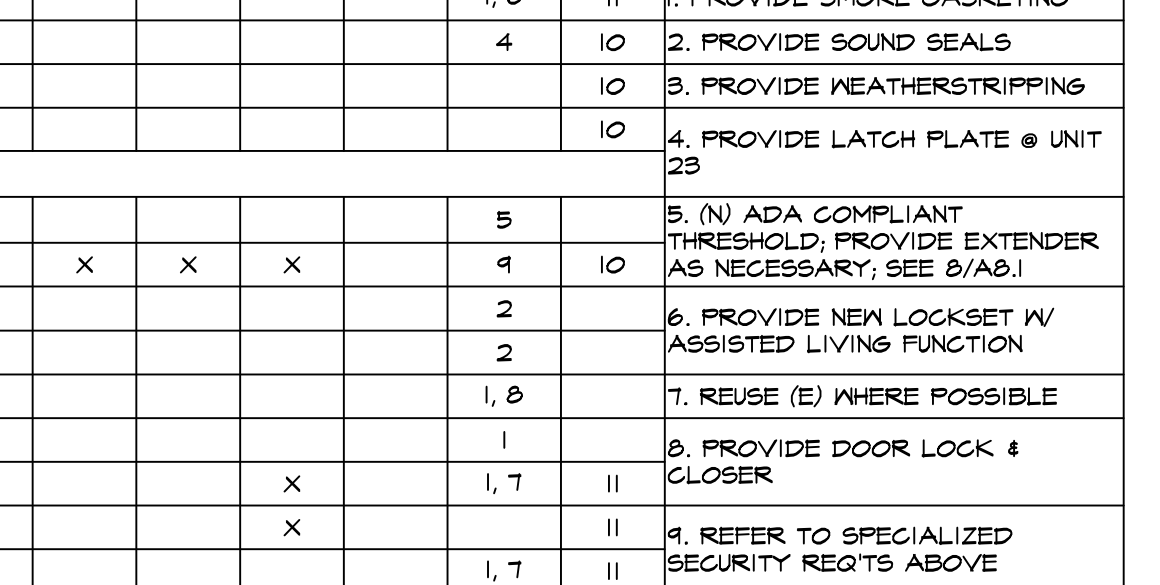
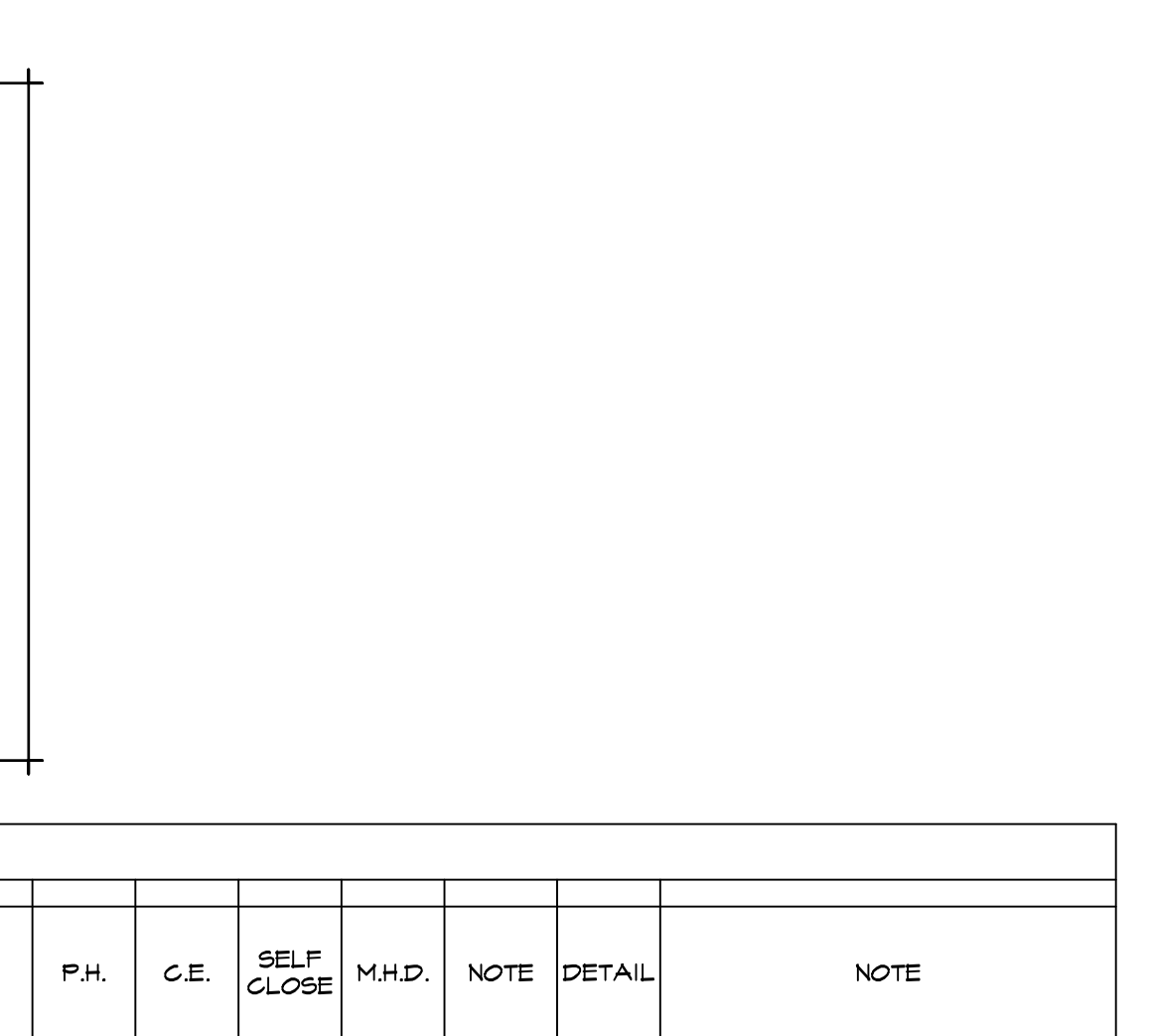
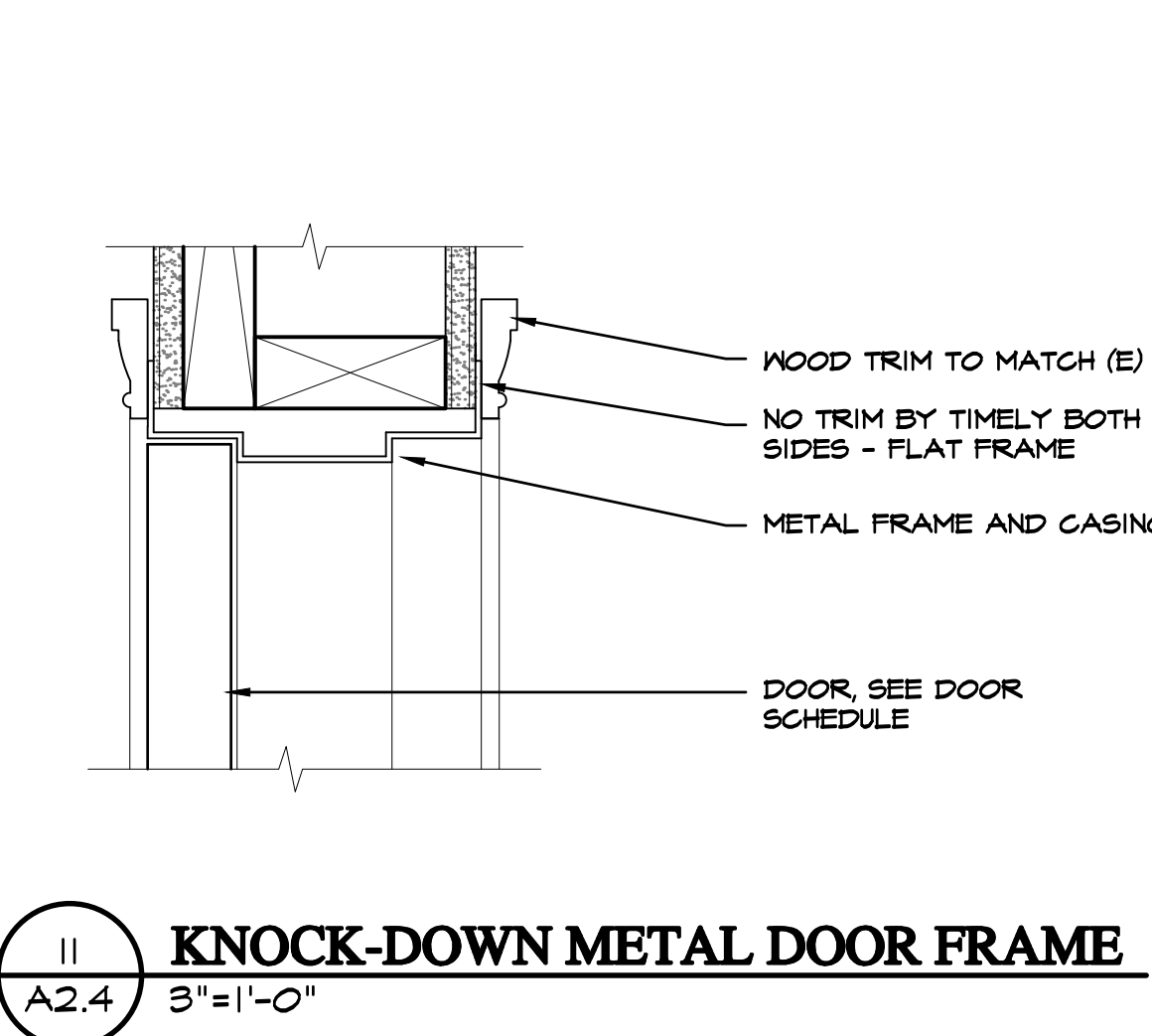
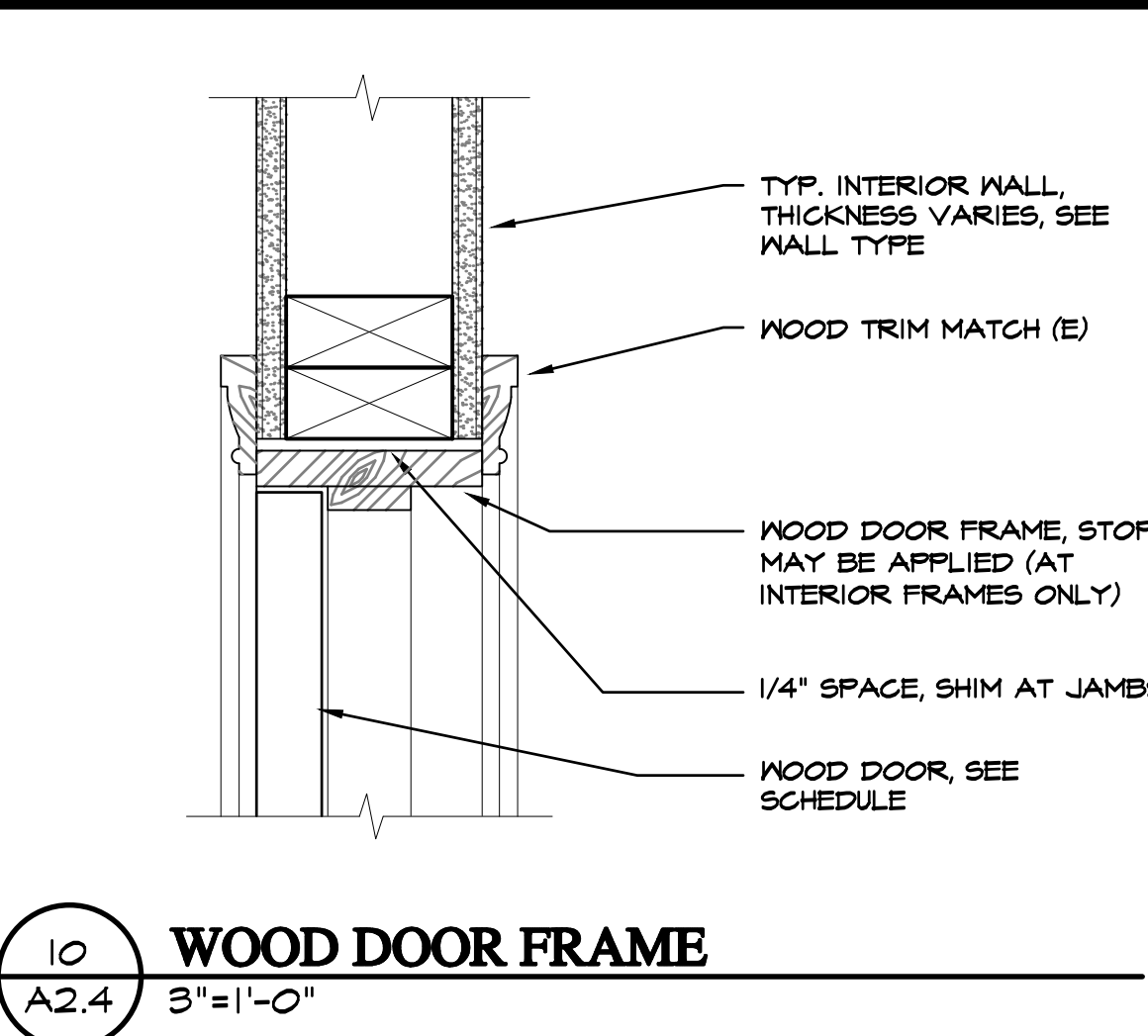
DOOR SCHEDULE									
NUMBER	LOCATION	DOOR SIZE	THICKNESS	CORE	TYPE	FINISH	FRAME	FRAME FINISH	UL
1	UNIT ENTRY DOOR	3'-0" x 6'-8"	1 3/4"	SC	C	PAINT	KD	PRE	
2	UNIT BATHROOM DOOR	3'-0" x 6'-8"	1 3/4"	SC	C	PAINT	WD	PAINT	
3	UNIT CLOSET DOOR	4'-0" x 6'-8"	1 3/4"	HC	B	PAINT	WD	PAINT	
4	UNIT CLOSET DOOR	4'-0" x 6'-8"	1 3/4"	HC	B	PAINT	WD	PAINT	
100A	EXTERIOR ENTRY DOOR	6'-0" x 8'-0"	1 3/4"	EX					
100B	INTERIOR ENTRY DOOR	3'-6" x 7'-0"	1 3/4"	SC	C	PAINT	KD	PRE	
101	ADMIN. OFFICE	6'-0" x 6'-8"	1 3/4"	EX					
107	PUBLIC BATHROOM	3'-0" x 6'-8"	1 3/4"	EX					
110	SALON	3'-0" x 6'-8"	1 3/4"	EX					
113	JANITOR	3'-0" x 6'-8"	1 3/4"	EX					
115A	SOILED CORRIDOR DOOR	3'-0" x 6'-8"	1 3/4"	SC	C	PAINT	KD	PRE	
115B	SOILED/LAUNDRY DOOR	3'-0" x 6'-8"	1 3/4"	SC	C	PAINT	KD	PRE	
116	LAUNDRY DOOR	3'-0" x 6'-8"	1 3/4"	SC	C	PAINT	KD	PRE	
128A	DINING RM TO CORRIDOR	6'-0" x 6'-8"	1 3/4"	EX					
128B	DINING RM TO CORRIDOR	6'-0" x 6'-8"	1 3/4"	EX					
128C	DINING SE TO CORRIDOR	6'-0" x 6'-8"	1 3/4"	EX					
126A	EXTERIOR PATIO DOOR	3'-0" x 6'-8"	1 3/4"	MC	D	PAINT	WD	PAINT	
126B	EXTERIOR PATIO GATE	3'-6" x 7'-0"	-						
127A	CROSS-CORRIDOR	6'-0" x 6'-8"	1 3/4"	EX					
127B	EXTERIOR EXIT DOOR	3'-0" x 6'-8"	1 3/4"	EX					



DOOR SCHEDULE									
NUMBER	LOCATION	DOOR SIZE	THICKNESS	CORE	TYPE	FINISH	FRAME	FRAME FINISH	UL
1	UNIT ENTRY DOOR	3'-0" x 6'-8"	1 3/4"	SC	C	PAINT	KD	PRE	
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3	UNIT CLOSET DOOR	4'-0" x 6'-8"	1 3/4"	HC	B	PAINT	WD	PAINT	
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115A	SOILED CORRIDOR DOOR	3'-0" x 6'-8"	1 3/4"	SC	C	PAINT	KD	PRE	
115B	SOILED/LAUNDRY DOOR	3'-0" x 6'-8"	1 3/4"	SC	C	PAINT	KD	PRE	
116	LAUNDRY DOOR	3'-0" x 6'-8"	1 3/4"	SC	C	PAINT	KD	PRE	
128A	DINING RM TO CORRIDOR	6'-0" x 6'-8"	1 3/4"	EX					
128B	DINING RM TO CORRIDOR	6'-0" x 6'-8"	1 3/4"	EX					
128C	DINING SE TO CORRIDOR	6'-0" x 6'-8"	1 3/4"	EX					
126A	EXTERIOR PATIO DOOR	3'-0" x 6'-8"	1 3/4"	MC	D	PAINT	WD	PAINT	
126B	EXTERIOR PATIO GATE	3'-6" x 7'-0"	-						
127A	CROSS-CORRIDOR	6'-0" x 6'-8"	1 3/4"	EX					
127B	EXTERIOR EXIT DOOR	3'-0" x 6'-8"	1 3/4"	EX					



DOOR SCHEDULE									
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3	UNIT CLOSET DOOR	4'-0" x 6'-8"	1 3/4"	HC	B	PAINT	WD	PAINT	
4	UNIT CLOSET DOOR	4'-0" x 6'-8"	1 3/4"	HC	B	PAINT	WD	PAINT	
100A	EXTERIOR ENTRY DOOR	6'-0" x 8'-0"	1 3/4"	EX					
100B	INTERIOR ENTRY DOOR	3'-6" x 7'-0"	1 3/4"	SC	C	PAINT	KD	PRE	
101	ADMIN. OFFICE	6'-0" x 6'-8"	1 3/4"	EX					
107	PUBLIC BATHROOM	3'-0" x 6'-8"	1 3/4"	EX					
110	SALON	3'-0" x 6'-8"	1 3/4"	EX					
113	JANITOR	3'-0" x 6'-8"	1 3/4"	EX					
115A	SOILED CORRIDOR DOOR	3'-0" x 6'-8"	1 3/4"	SC	C	PAINT	KD	PRE	
115B	SOILED/LAUNDRY DOOR	3'-0" x 6'-8"	1 3/4"	SC	C	PAINT	KD	PRE	
116	LAUNDRY DOOR	3'-0" x 6'-8"	1 3/4"	SC	C	PAINT	KD	PRE	
128A	DINING RM TO CORRIDOR	6'-0" x 6'-8"	1 3/4"	EX					
128B	DINING RM TO CORRIDOR	6'-0" x 6'-8"	1 3/4"	EX					
128C	DINING SE TO CORRIDOR	6'-0" x 6'-8"	1 3/4"	EX					
126A	EXTERIOR PATIO DOOR	3'-0" x 6'-8"	1 3/4"	MC	D	PAINT	WD	PAINT	
126B	EXTERIOR PATIO GATE	3'-6" x 7'-0"	-						
127A	CROSS-CORRIDOR	6'-0" x 6'-8"	1 3/4"	EX					
127B	EXTERIOR EXIT DOOR	3'-0" x 6'-8"	1 3/4"	EX					



DOOR SCHEDULE									
NUMBER	LOCATION	DOOR SIZE	THICKNESS	CORE	TYPE	FINISH	FRAME	FRAME FINISH	UL
1	UNIT ENTRY DOOR	3'-0" x 6'-8"	1 3/4"	SC	C	PAINT	KD	PRE	
2	UNIT BATHROOM DOOR	3'-0" x 6'-8"	1 3/4"	SC	C	PAINT	WD	PAINT	
3	UNIT CLOSET DOOR	4'-0" x 6'-8"	1 3/4"	HC	B	PAINT	WD	PAINT	
4	UNIT CLOSET DOOR	4'-0" x 6'-8"	1 3/4"	HC	B	PAINT	WD	PAINT	
100A	EXTERIOR ENTRY DOOR	6'-0" x 8'-0"	1 3/4"	EX					
100B	INTERIOR ENTRY DOOR	3'-6" x 7'-0"	1 3/4"	SC	C	PAINT	KD	PRE	
101	ADMIN. OFFICE	6'-0" x 6'-8"	1 3/4"	EX					
107	PUBLIC BATHROOM	3'-0" x 6'-8"	1 3/4"	EX					
110	SALON	3'-0" x 6'-8"	1 3/4"	EX					
113	JANITOR	3'-0" x 6'-8"	1 3/4"	EX					
115A	SOILED CORRIDOR DOOR	3'-0" x 6'-8"	1 3/4"	SC	C	PAINT	KD	PRE	
115B	SOILED/LAUNDRY DOOR	3'-0" x 6'-8"	1 3/4"	SC	C	PAINT	KD	PRE	
116	LAUNDRY DOOR	3'-0" x 6'-8"	1 3/4"	SC	C	PAINT	KD	PRE	
128A	DINING RM TO CORRIDOR	6'-0" x 6'-8"	1 3/4"	EX					
128B	DINING RM TO CORRIDOR	6'-0" x 6'-8"	1 3/4"	EX					
128C	DINING SE TO CORRIDOR	6'-0" x 6'-8"	1 3/4"	EX					
126A	EXTERIOR PATIO DOOR	3'-0" x 6'-8"	1 3/4"	MC	D	PAINT	WD	PAINT	
126B	EXTERIOR PATIO GATE	3'-6" x 7'-0"	-						
127A	CROSS-CORRIDOR	6'-0" x 6'-8"	1 3/4"	EX					
127B	EXTERIOR EXIT DOOR	3'-0" x 6'-8"	1 3/4"	EX					

REGISTERED ARCHITECT
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WINDOW SCHEDULE & DETAILS

RIVER TERRACE
MEMORY CARE ADDITION & REMODEL
950 SOUTH END RD.
OREGON CITY, OR 97045

FILE NO: 01805

DATE: AUGUST 29, 2018

WORKING DATE:

SHEET:

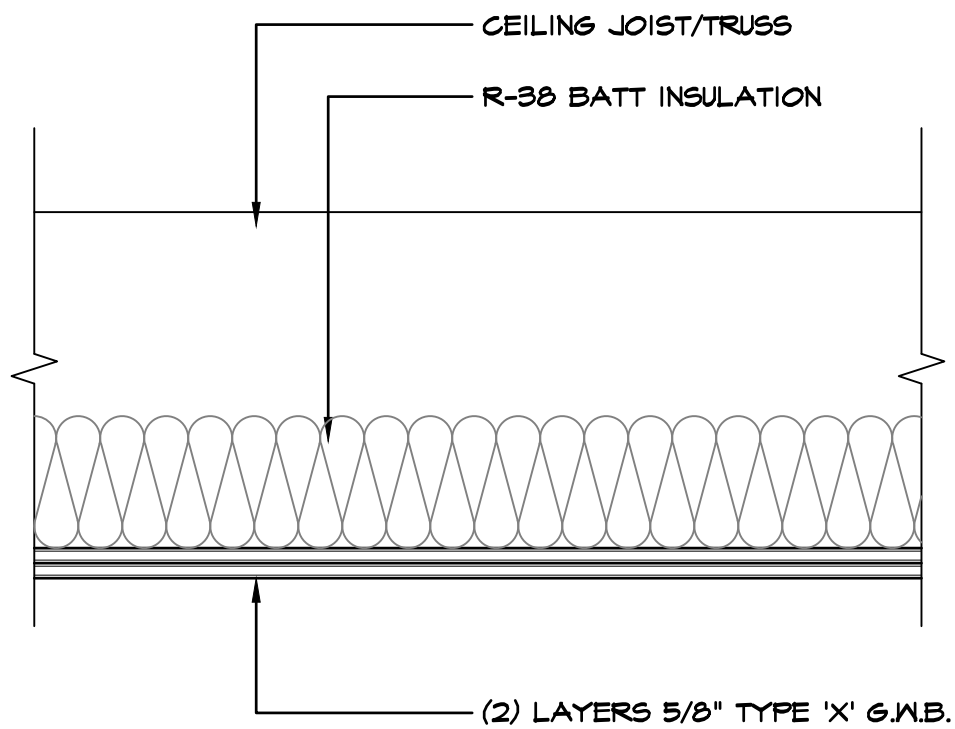
A2.4

LAYER SAVES:

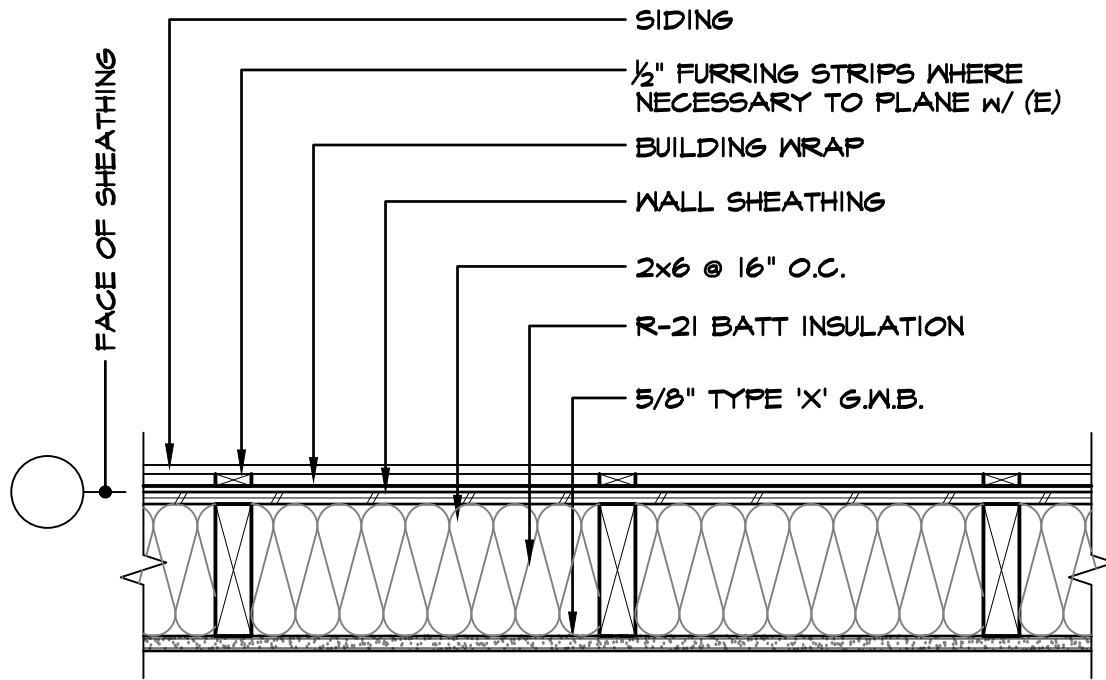
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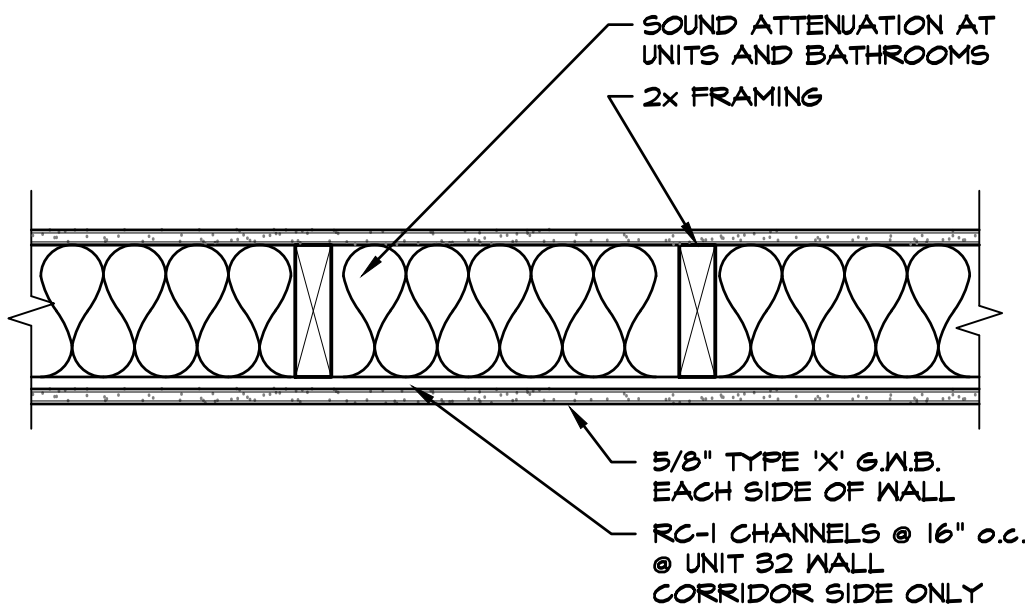
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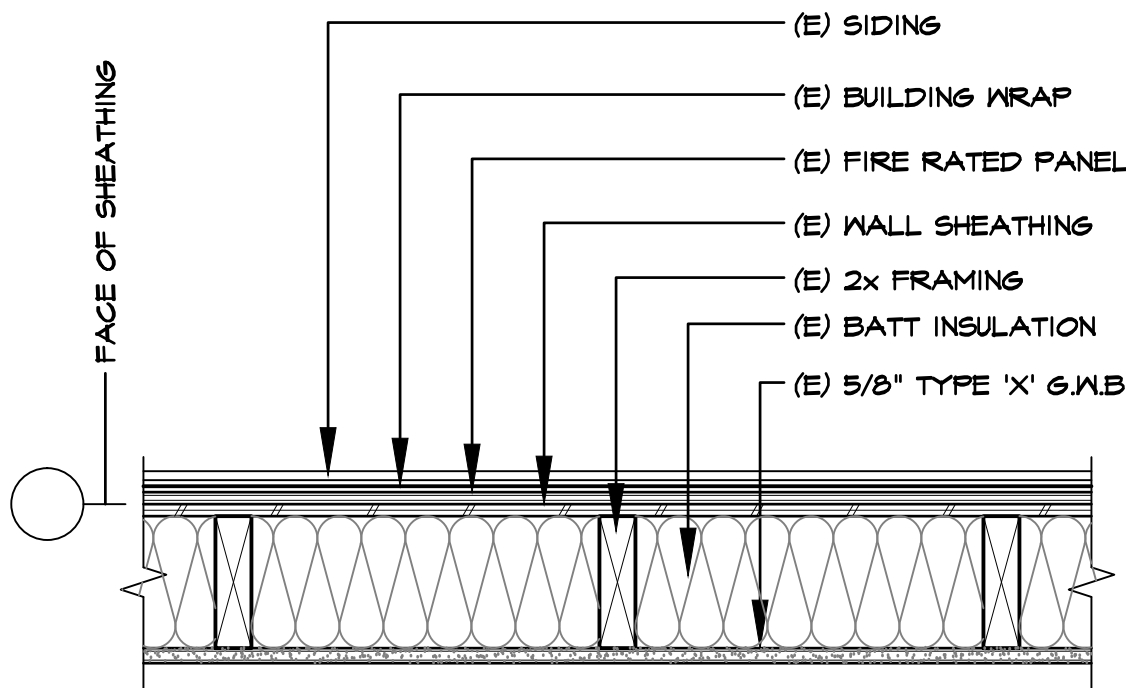
1	TYPICAL CEILING ASSEMBLY	DTLS/FRAMING/FLOOR/UT/J/F/DTL-10
A2.6	1 1/2"=1'-0" ONE HOUR RATED - U.L. DESIGN NO. L544	



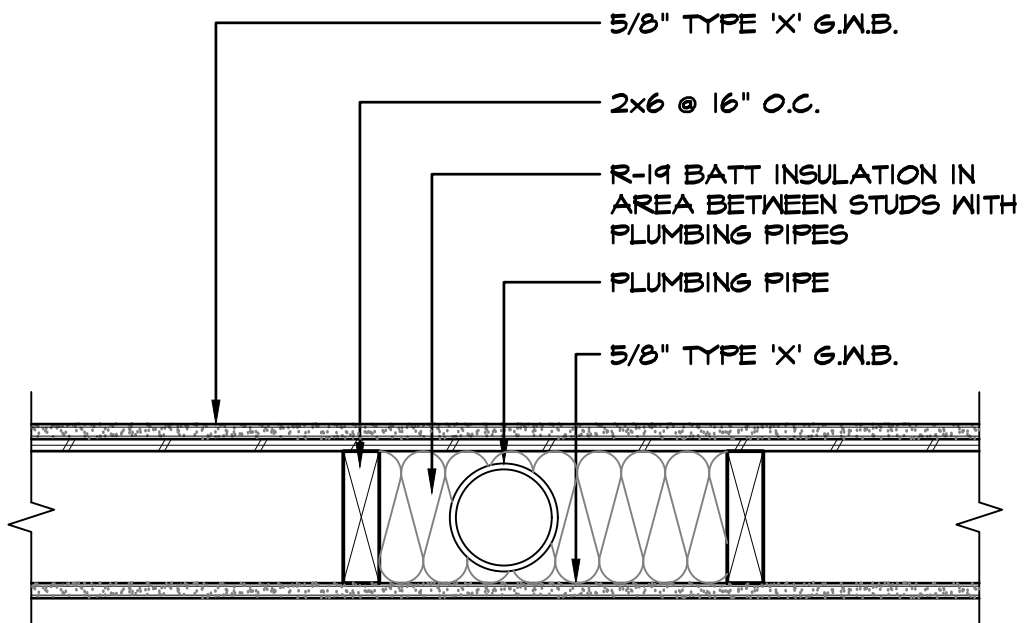
2	TYPICAL EXTERIOR WALL	DTLS/FRAMING/WALL TYPE WALL-1001
A2.6	1 1/2"=1'-0" ONE HOUR RATED - U.L. DESIGN NO. U356	



3	TYPICAL INTERIOR WALL	DTLS/FRAMING/WALL TYPE WALL-1002
A2.6	1 1/2"=1'-0" ONE HOUR RATED - U.L. DES. NO. U341 or DES. NO. U311 W/ FURRING	



5	TYPICAL (E) EXTERIOR WALL	DTLS/FRAMING/WALL TYPE WALL-1003
A2.6	1 1/2"=1'-0" ONE HOUR RATED - U.L. DESIGN NO. U356	



4	INTERIOR PLUMBING WALL	DTLS/FRAMING/WALL TYPE WALL-1004
A2.6	1 1/2"=1'-0" ONE HOUR RATED - U.L. DESIGN NO. U305 / U344	

(1) ALL SECONDARY STRUCTURAL MEMBERS MUST BE PROTECTED WITHIN A MINIMUM 1 HR. FIRE-RESISTANCE RATED ASSEMBLY. MEMBERS INCLUDE:
-BEARING WALLS
-FLOOR FRAMING
-ROOF FRAMING



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WALL AND FLOOR TYPES

RIVER TERRACE
MEMORY CARE ADDITION & REMODEL
950 SOUTH END RD.
OREGON CITY, OR 97045

FILE NO: O1805

DATE: AUGUST 29, 2018

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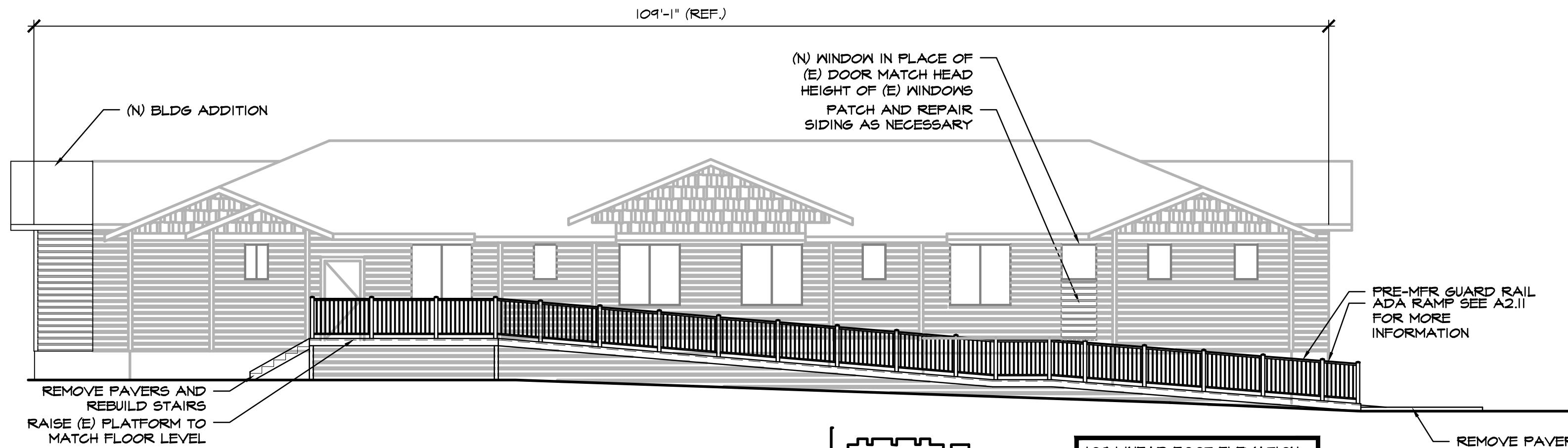
A2.61

LAYER SAVES:

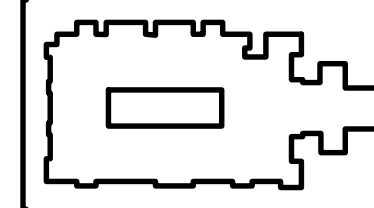
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FILE:

SCALE:



1 WEST ELEVATION
A3.1 1/4" = 1'-0"

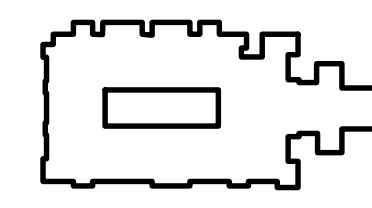


104 LINEAR FOOT ELEVATION
33 LINEAR FEET OF WINDOW
30% TRANSPARENCY

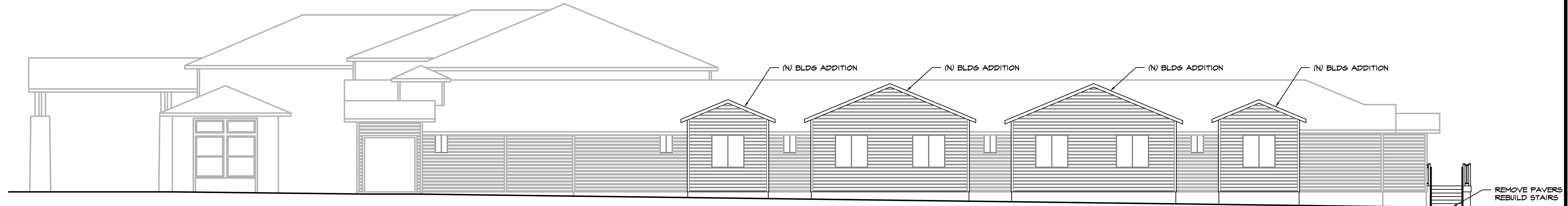
REMOVE PAVERS
AND FOUR NEW
SIDEWALK



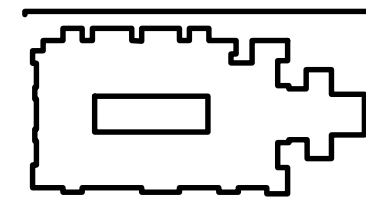
4 EAST ELEVATION
A3.1 1/4" = 1'-0"



NO WINDOWS CHANGED
ALONG PRIMARY FRONT
FACADE



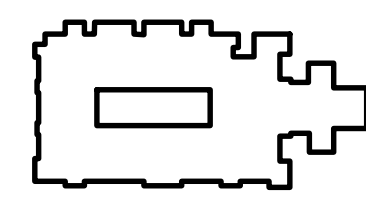
1 NORTH ELEVATION
A3.1 1/8" = 1'-0"



REPLACEMENT OF (E) WINDOW WITH
SAME SIZE MAINTAINS VARIANCE IN
PLACE FOR PEDESTRIAN WINDOWS
TRANSPARENCY SOUTH FACADE.



1 SOUTH ELEVATION
A3.1 1/4" = 1'-0"



REPLACEMENT OF (E) WINDOW WITH
SAME SIZE MAINTAINS VARIANCE IN
PLACE FOR PEDESTRIAN WINDOWS
TRANSPARENCY SOUTH FACADE.



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BUILDING ELEVATIONS

RIVER TERRACE
MEMORY CARE ADDITION & REMODEL
950 SOUTH END RD.
OREGON CITY, OR 97045

FILE NO.: O1805

DATE: AUGUST 29, 2018

WORKING DATE:

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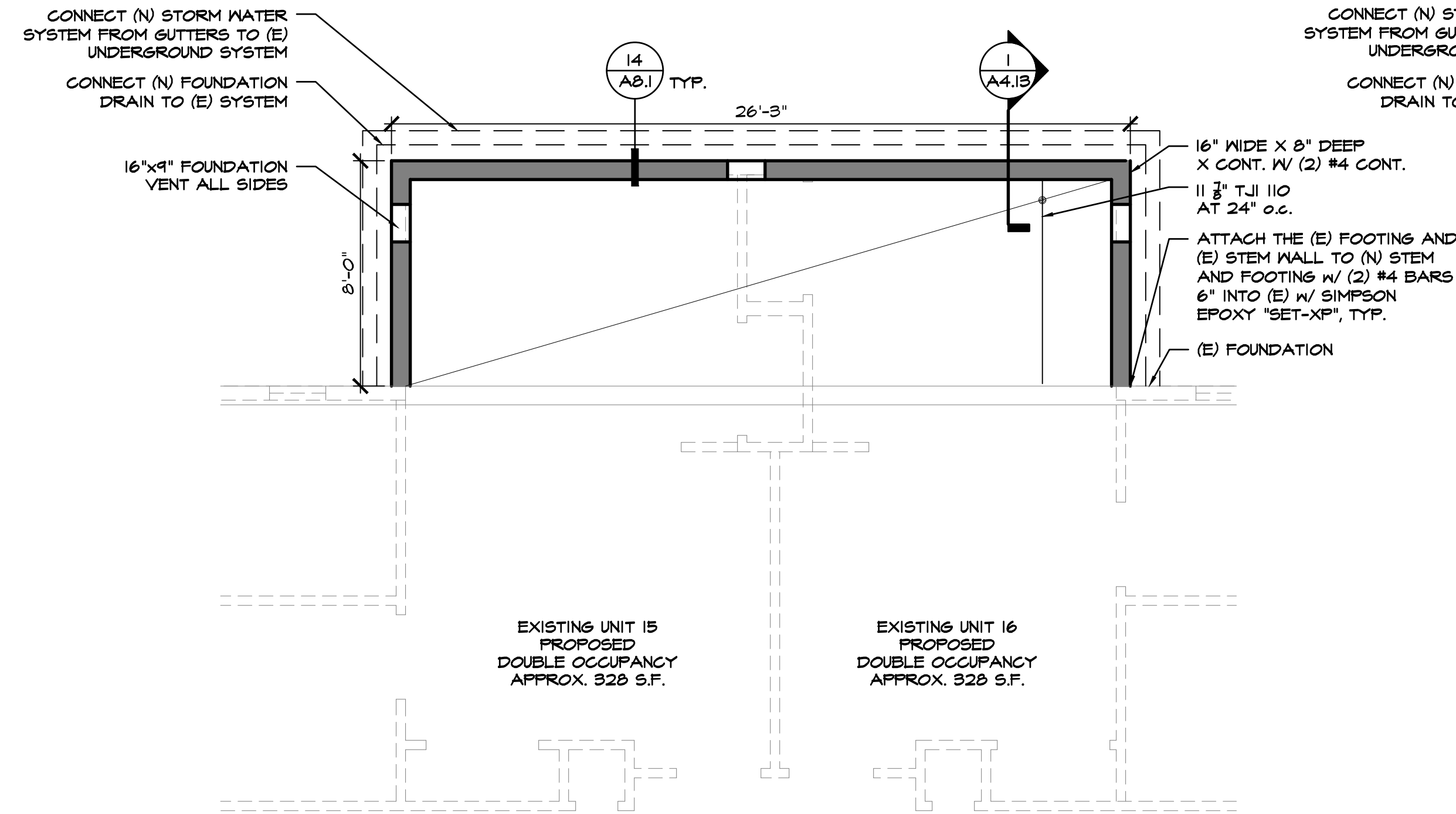
A3.1

LAYER SAVES:

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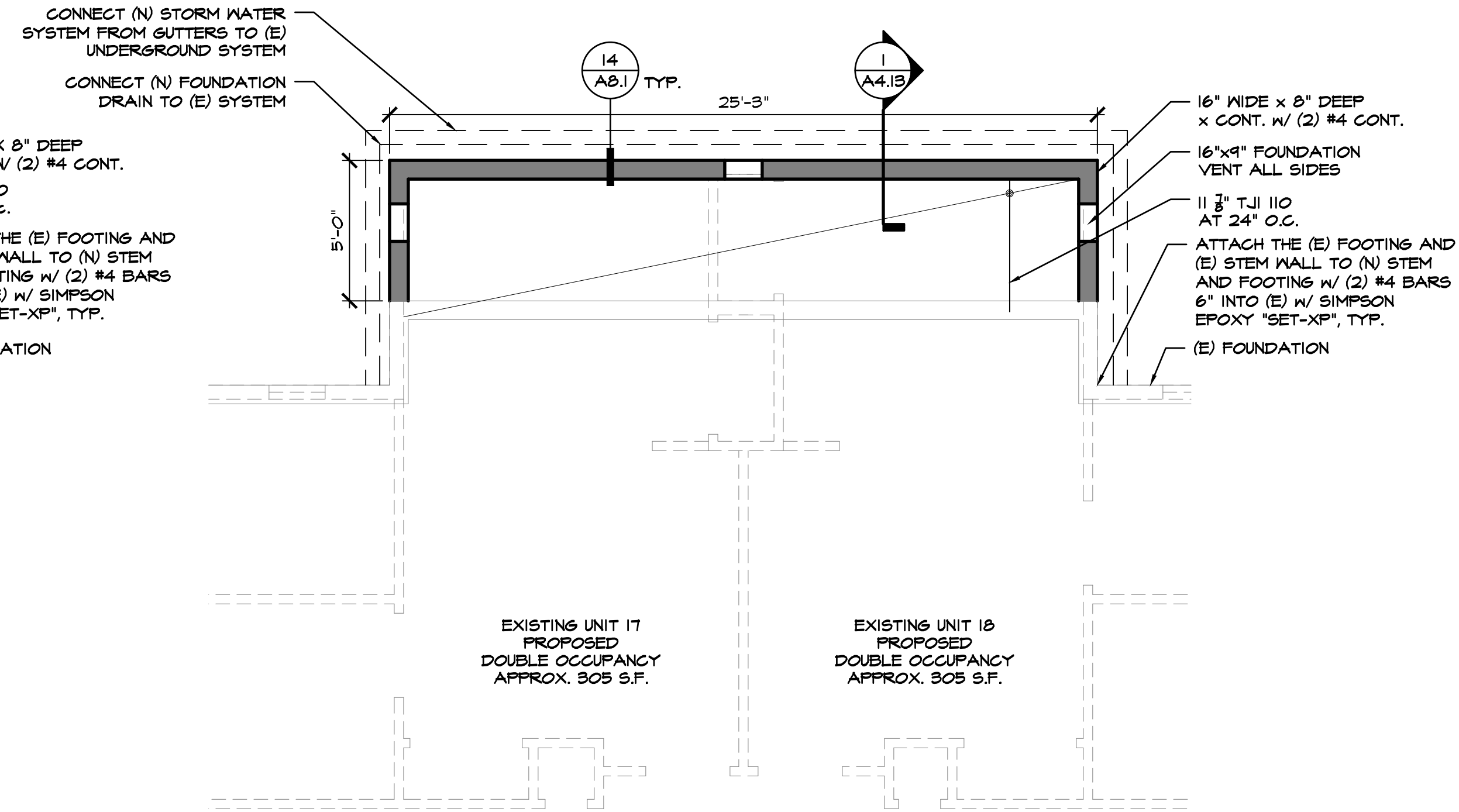
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SCALE#:



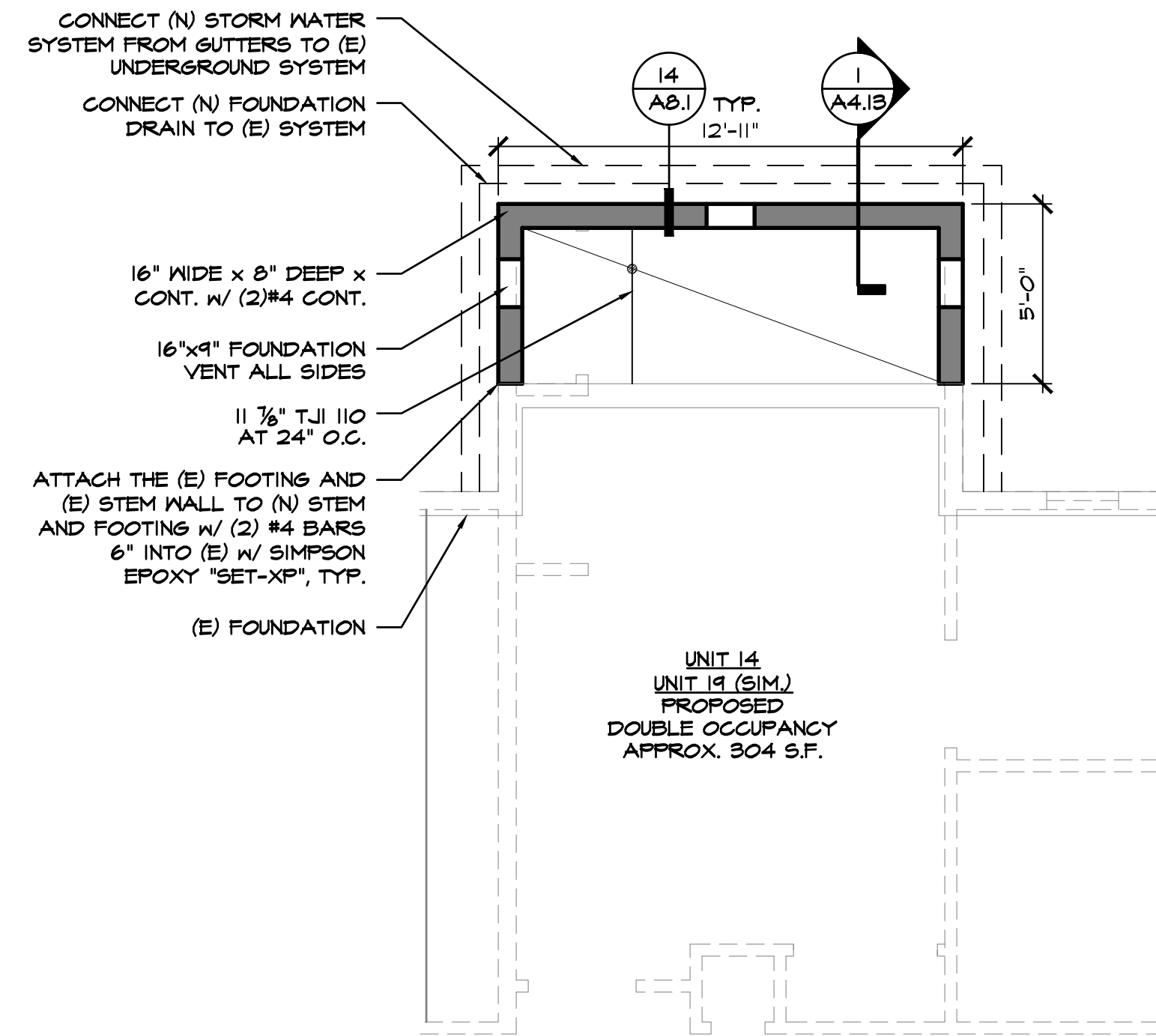
1
A4.11 1/4" = 1'-0"

DOUBLE UNIT FOUNDATION PLAN B



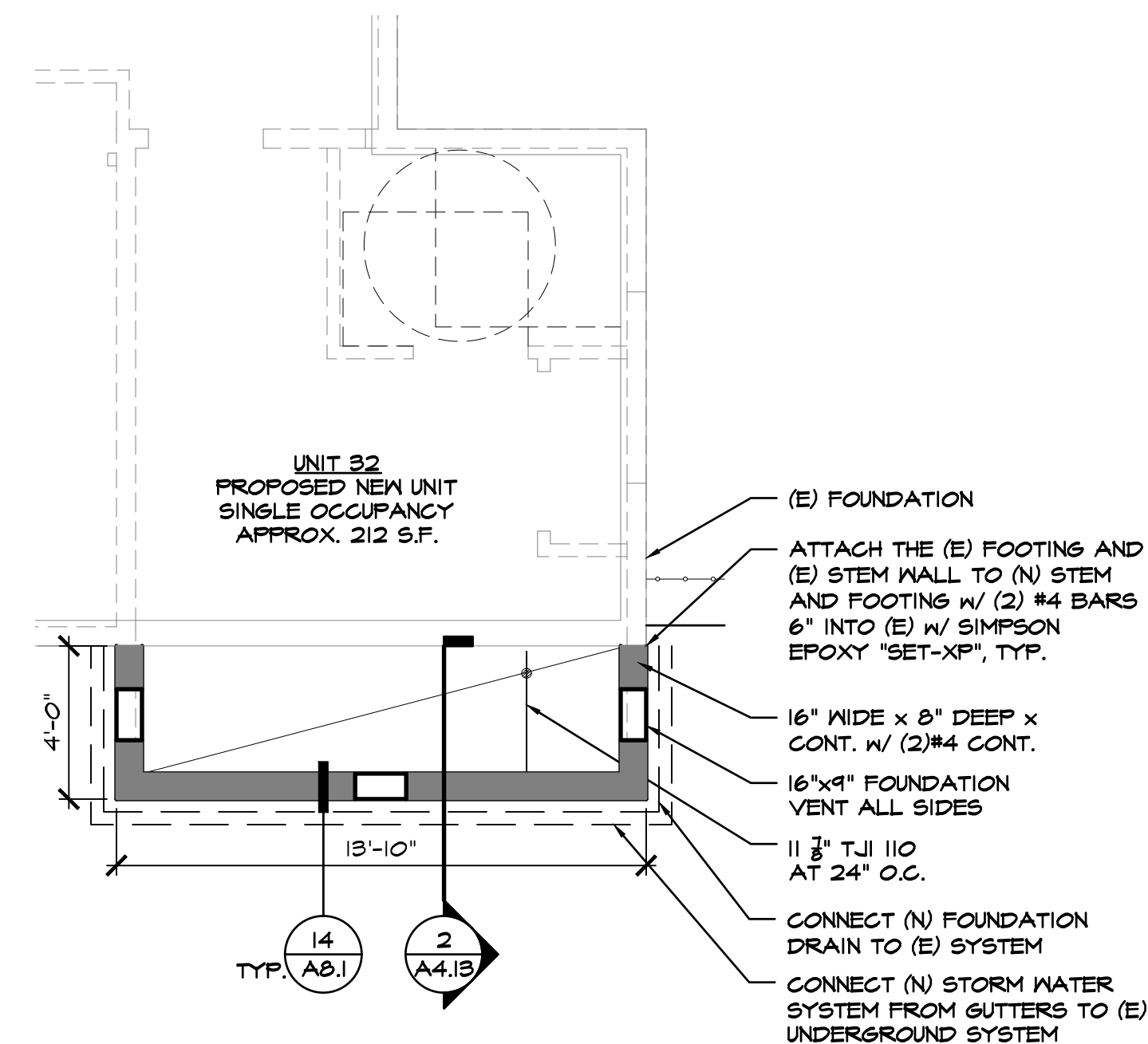
2
A4.11 1/4" = 1'-0"

DOUBLE UNIT FOUNDATION PLAN C



4
A4.11 1/4" = 1'-0"

DOUBLE UNIT FOUNDATION PLAN A



5
A4.11 1/4" = 1'-0"

UNIT 32 ADDITION FOUNDATION



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FOUNDATION & FLOOR FRAMING PLANS

**RIVER TERRACE
MEMORY CARE ADDITION & REMODEL**
950 SOUTH END RD.
OREGON CITY, OR 97045

O1805

FILE NO:

AUGUST 29, 2018

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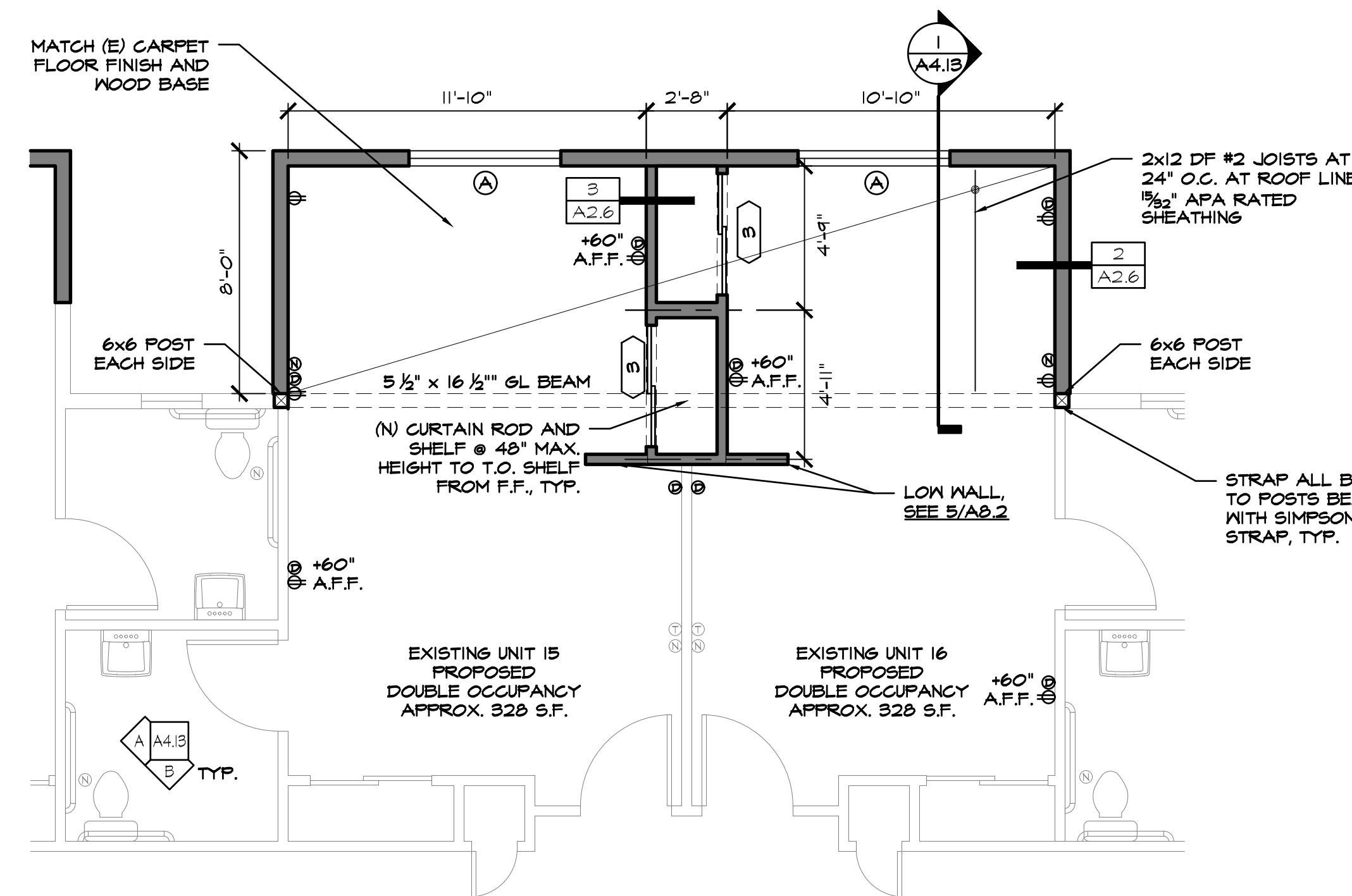
A4.11

LAYER SAVES

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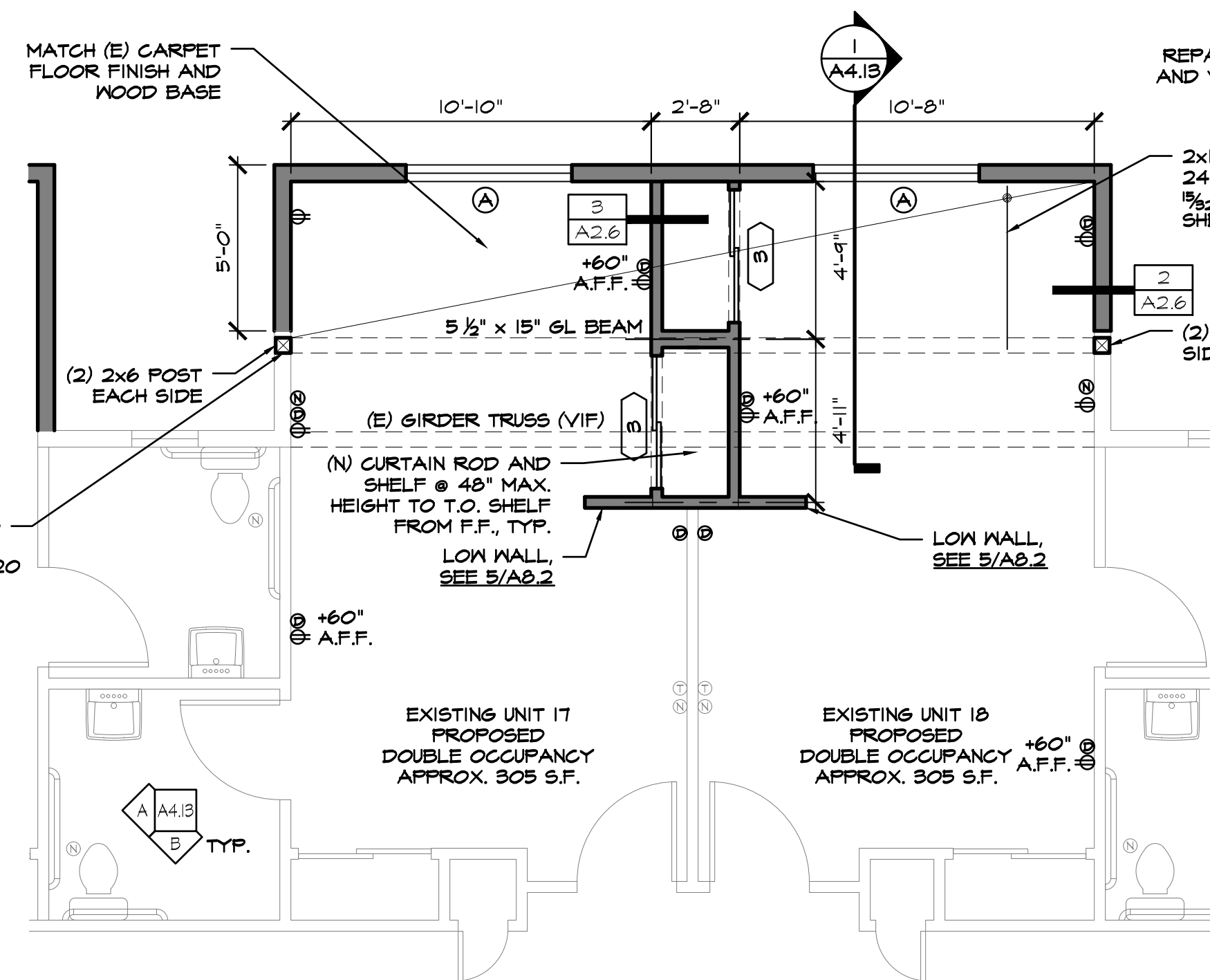
FILE

SCALE



1 DOUBLE UNIT PLAN B
A4.12 1/4" = 1'-0"

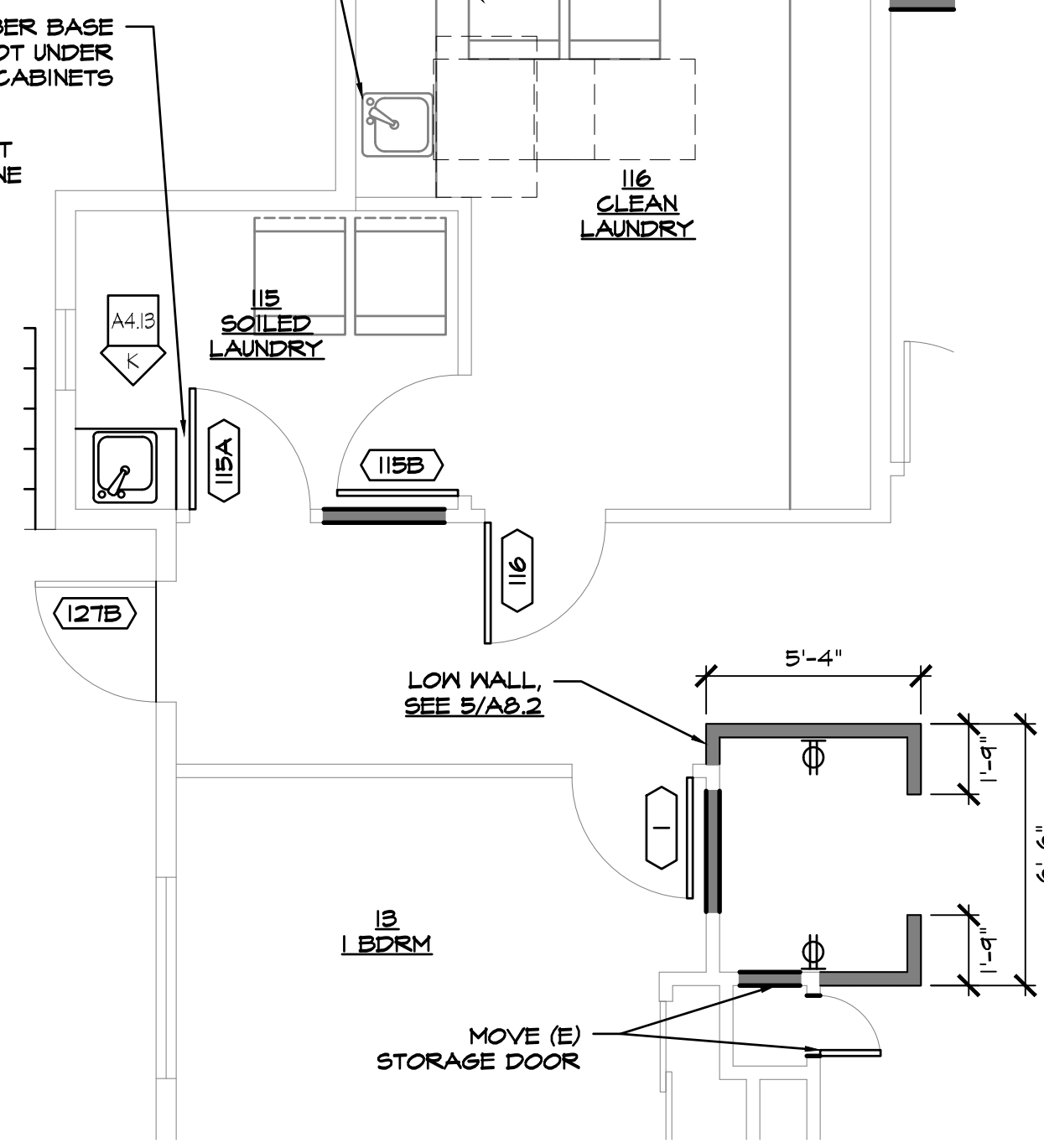
DAYLIGHT CALCULATIONS
(N) BEDROOM
254 SF AND 30 SF WINDOW AREA
= 11.8% DAYLIGHT



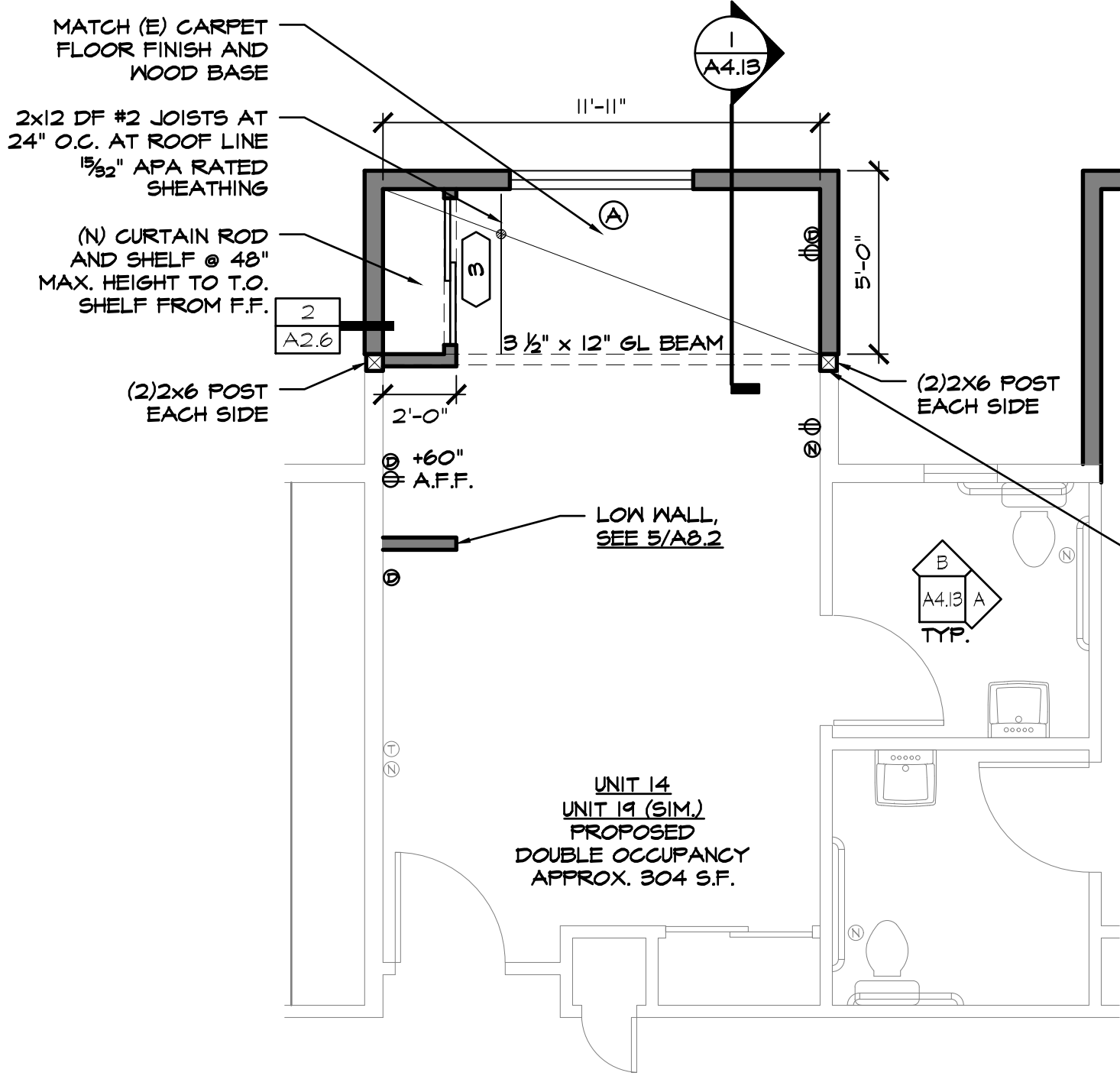
2 DOUBLE UNIT PLAN C
A4.12 1/4" = 1'-0"

DAYLIGHT CALCULATIONS
(N) BEDROOM
234 SF AND 30 SF WINDOW AREA
= 12.8% DAYLIGHT

MODIFY LOCATION OF SINK & LAUNDRY MACHINES AS NECESSARY TO PROVIDE ACCESSIBLE CLEARANCES. SEE A0.2 FOR DIMS.; REPLACE BASE CABINET W/ROLL-UNDER COUNTER @ SINK IF 48" CENTERED ON SINK NOT AVAILABLE

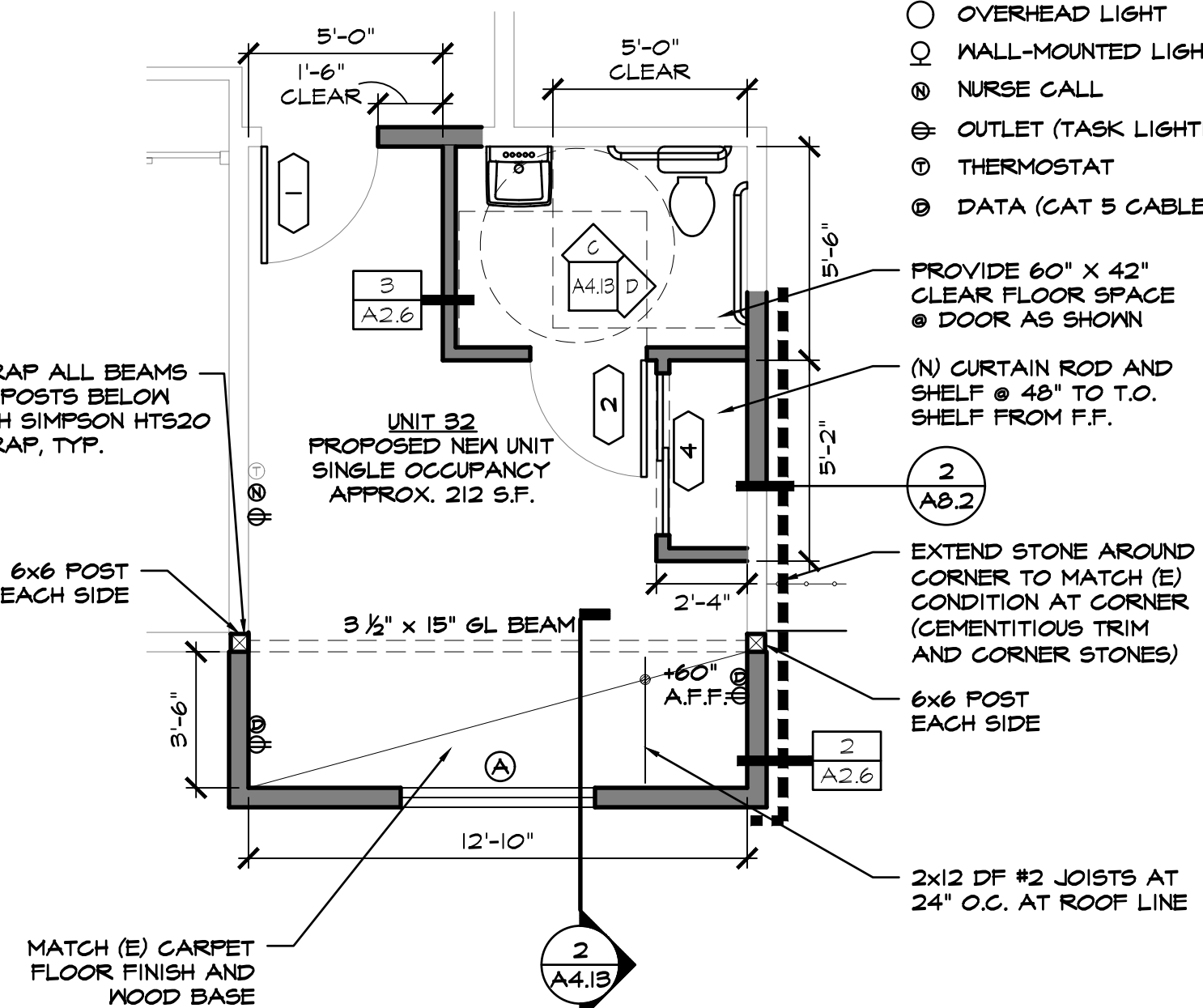


3 LAUNDRY PLAN
A4.12 1/4" = 1'-0"



4 DOUBLE UNIT PLAN A
A4.12 1/4" = 1'-0"

DAYLIGHT CALCULATIONS
(N) BEDROOM
235 SF AND 30 SF WINDOW AREA
= 12.1% DAYLIGHT

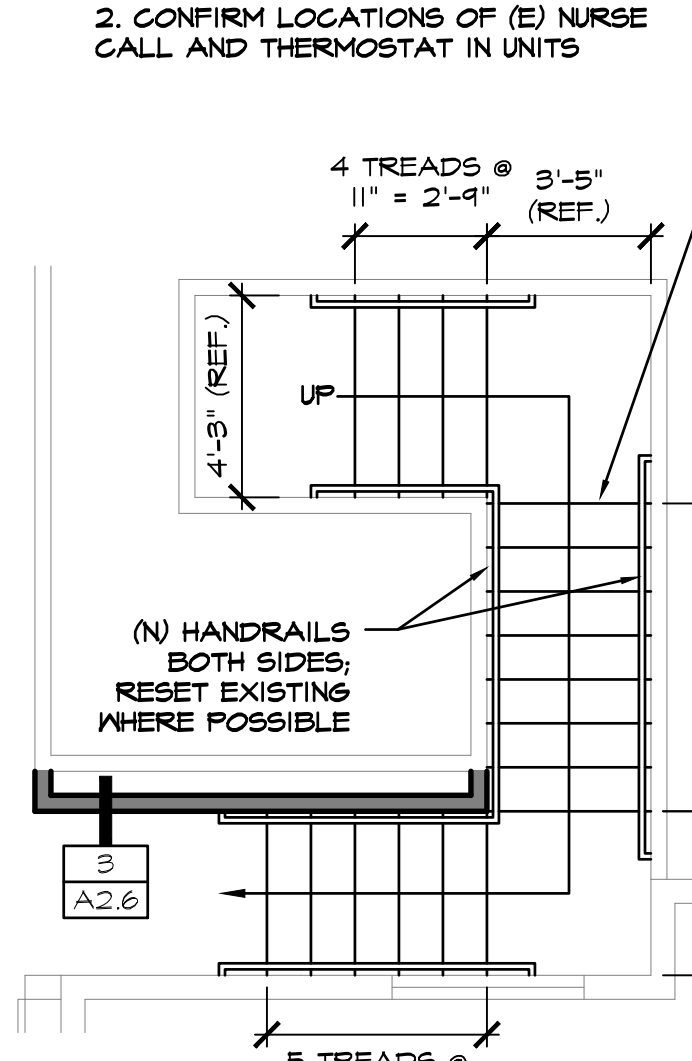


5 UNIT 32 ADDITION
A4.12 1/4" = 1'-0"

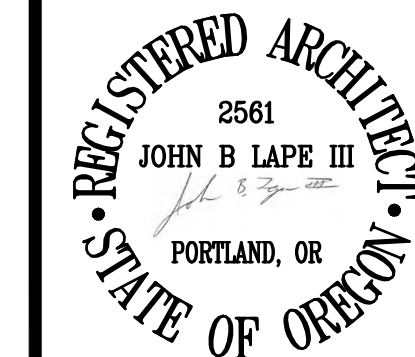
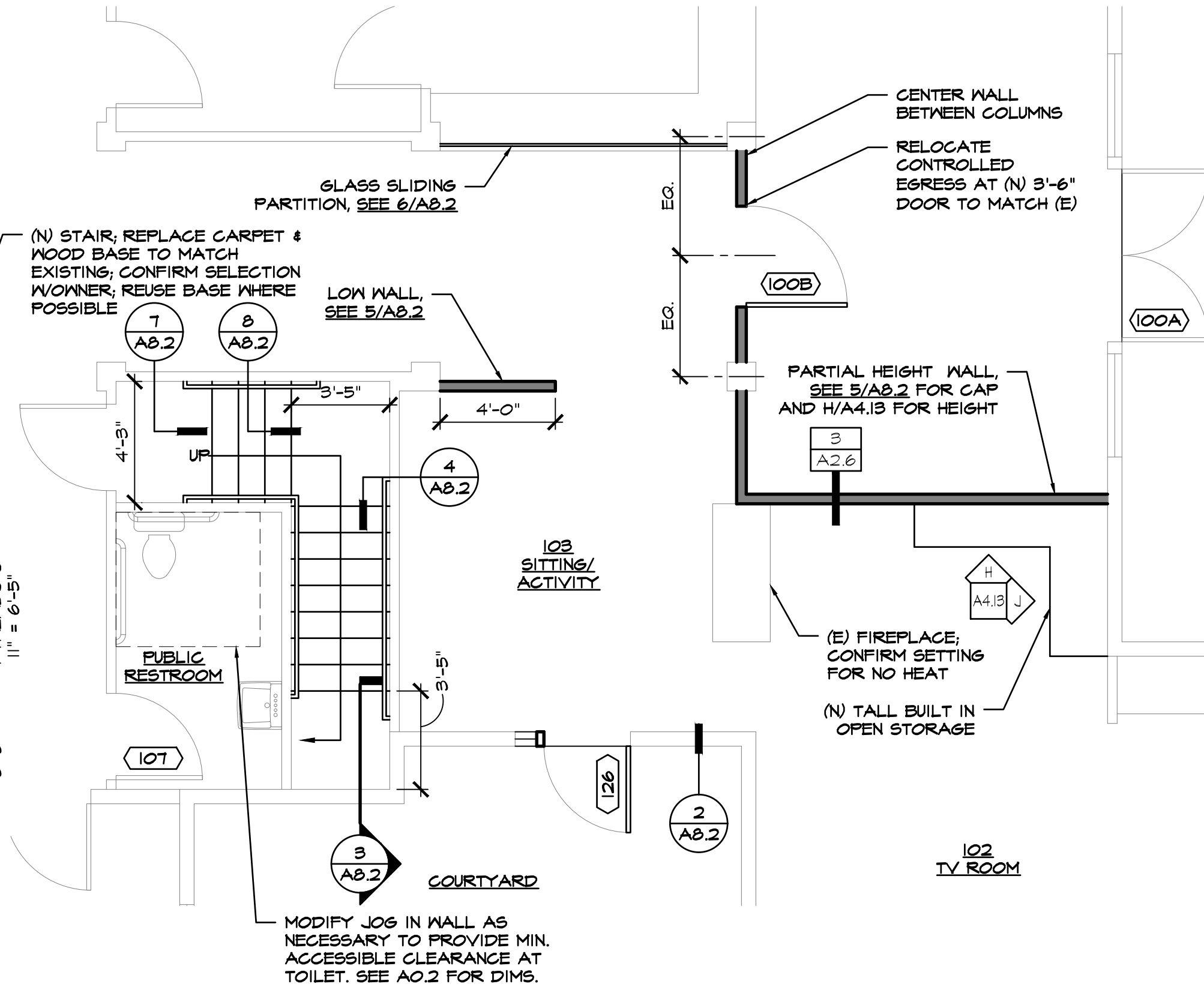
DAYLIGHT CALCULATIONS
(N) BEDROOM
156 SF AND 30 SF WINDOW AREA
= 14.2% DAYLIGHT

- LEGEND**
- ⊕ SWITCH
 - OVERHEAD LIGHT
 - WALL-MOUNTED LIGHT
 - ⊕ NURSE CALL
 - ⊕ OUTLET (TASK LIGHTING)
 - ⊕ THERMOSTAT
 - ⊕ DATA (CAT 5 CABLE)

NOTES:
1. LOCKABLE STORAGE TO BE PROVIDED BY OWNER TO EACH RESIDENT VIA LOCKABLE NIGHT STAND NEXT TO BED
2. CONFIRM LOCATIONS OF (E) NURSE CALL AND THERMOSTAT IN UNITS



6 ENTRY AND STAIR PLANS
A4.12 1/4" = 1'-0"



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ENLARGED UNIT PLANS

**RIVER TERRACE
MEMORY CARE ADDITION & REMODEL**
950 SOUTH END RD.
OREGON CITY, OR 97045

O1805
FILE NO.:
AUGUST 29, 2018
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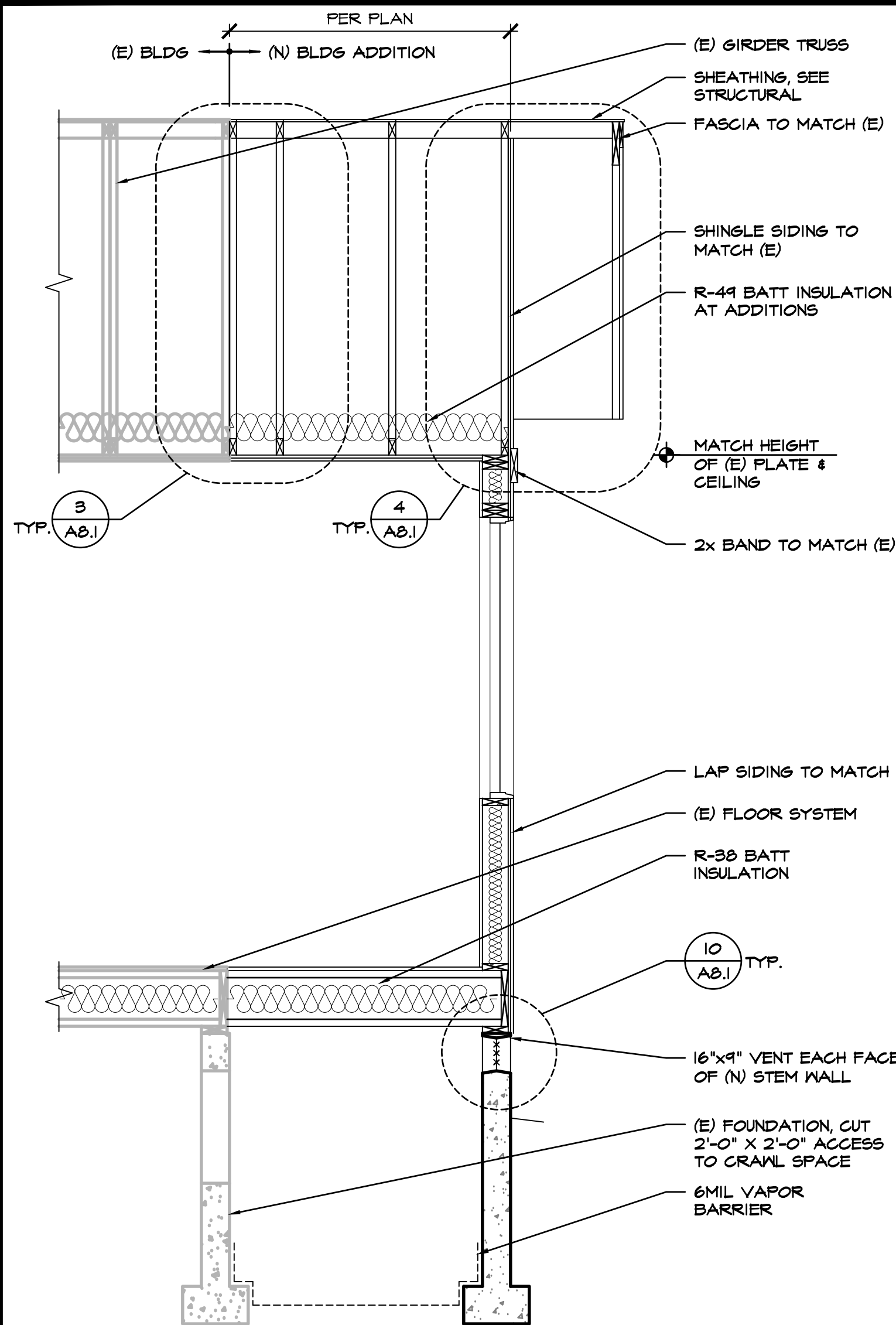
A4.12

LAYER SAVES

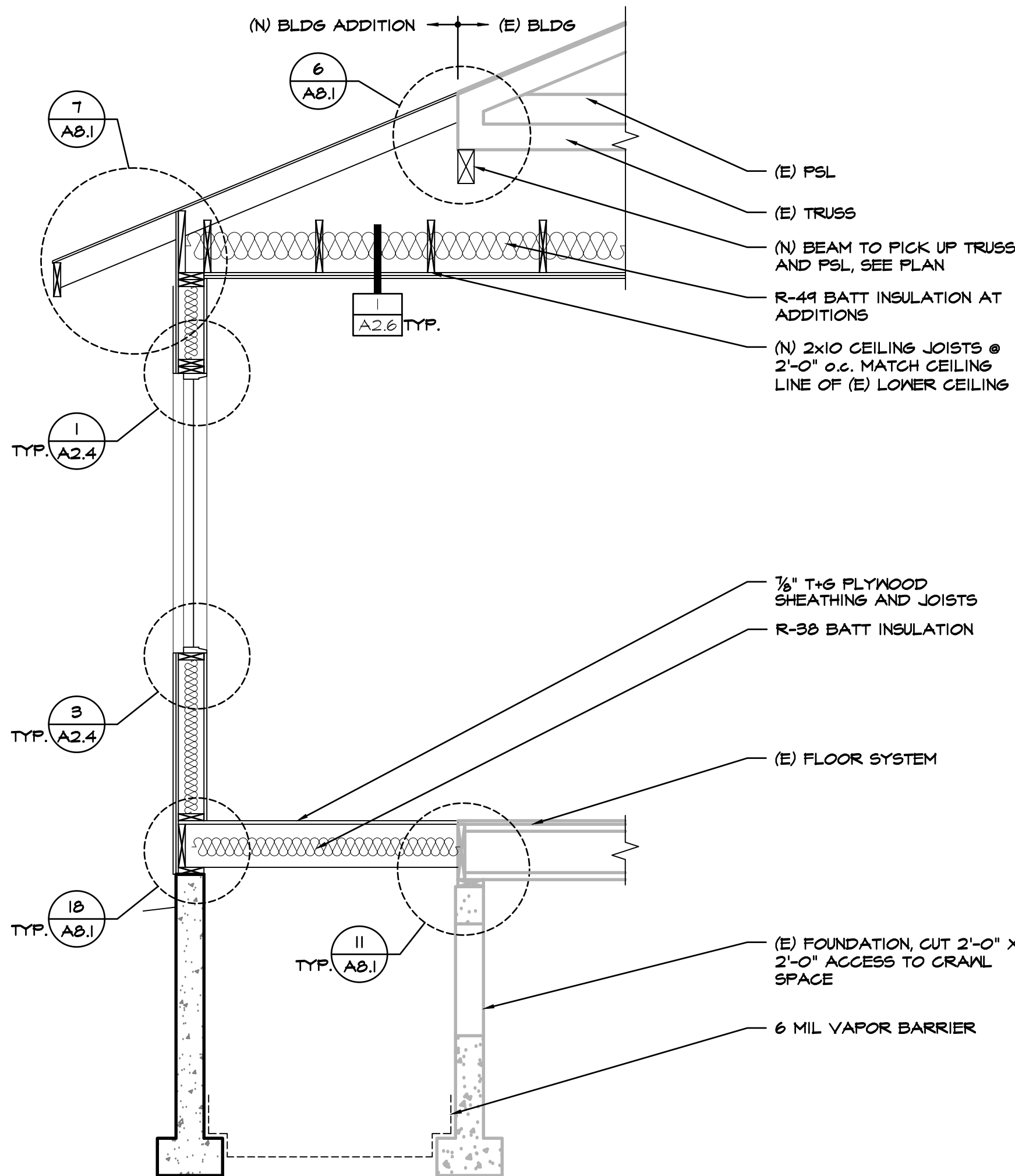
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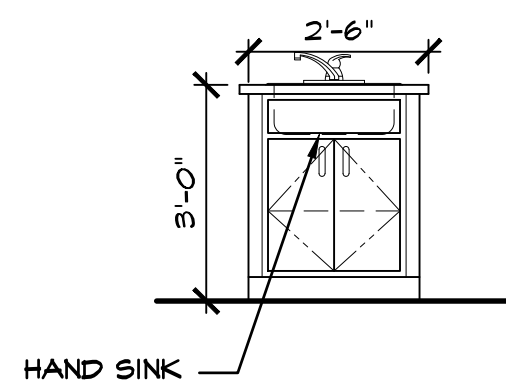
SCALE



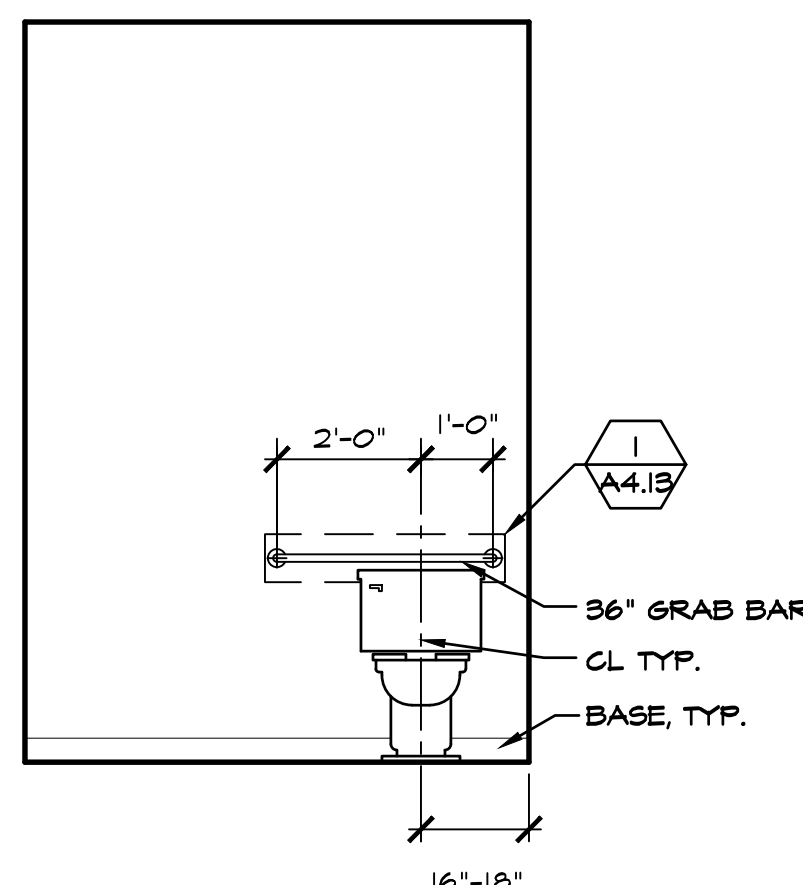
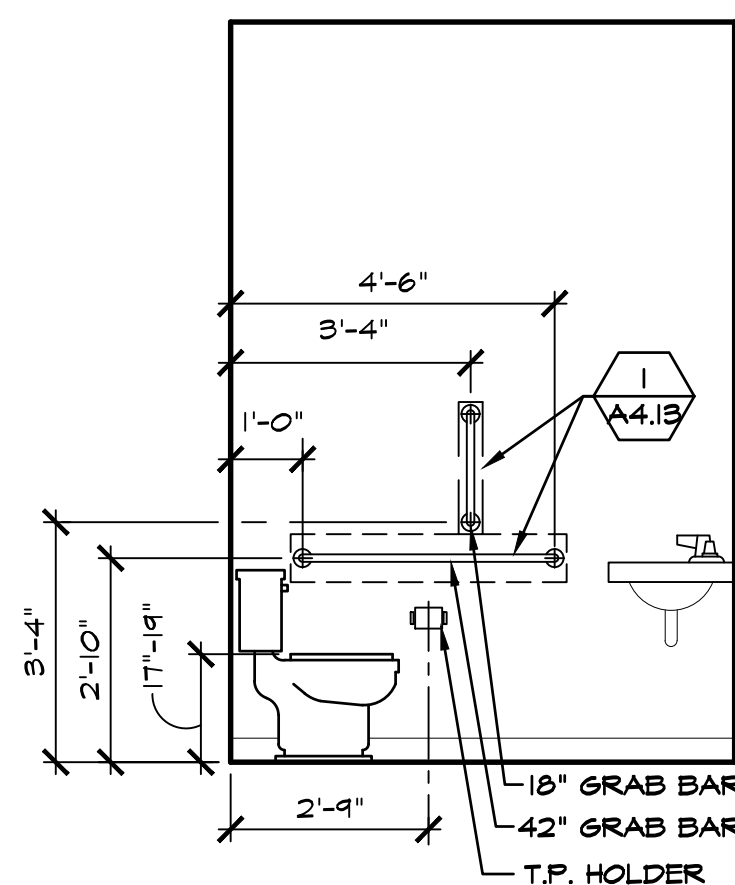
1 BUILDING SECTION AT EXPANSION
A4.13 1/2" = 1'-0"



2 BUILDING SECTION AT EXPANSION
A4.13 1/2" = 1'-0"



NEW HAND SINK SOILED LAUNDRY
3/8" = 1'-0"



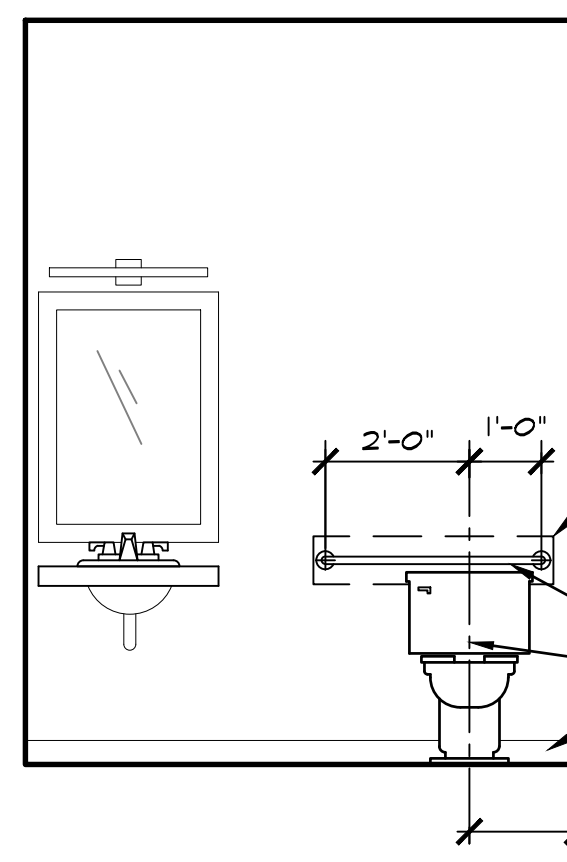
DOUBLE UNIT BATHROOM ELEVATIONS
3/8" = 1'-0"

KEYNOTES

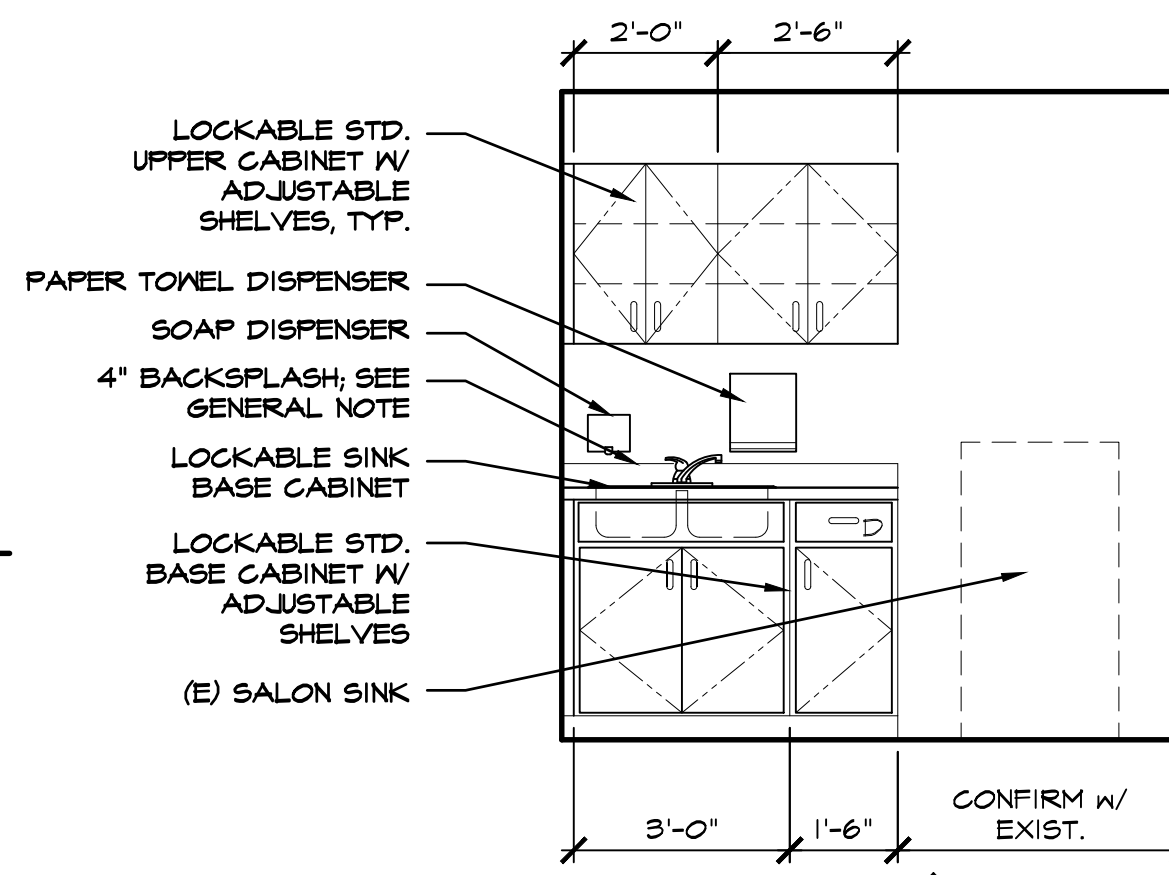


KEYNOTES

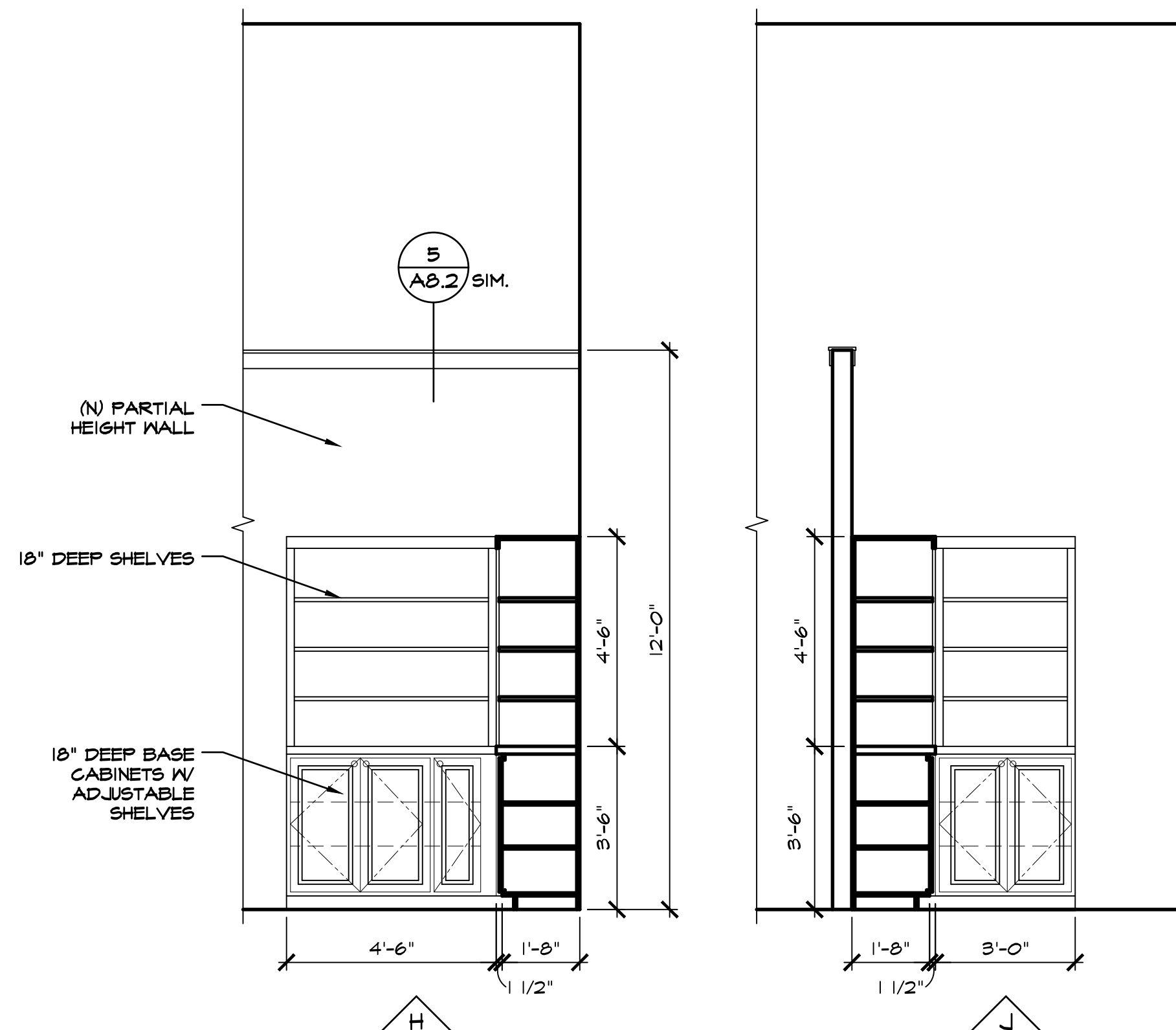
PROVIDE SOLID BACKING FOR ALL GRAB BARS AT LOCATIONS SHOWN. VERIFY LOCATIONS PER MANUFACTURER.
N.C.: 2x6 BLOCKING BETWEEN STUDS IN WALL W/ MIN. (2) 16d NAILS EACH END
SHOWER: SHOWER UNIT TO BE PROVIDED W/ 3/8" PLYWOOD OR PARTICLE BOARD MOLDED INTO ALL WALLS.



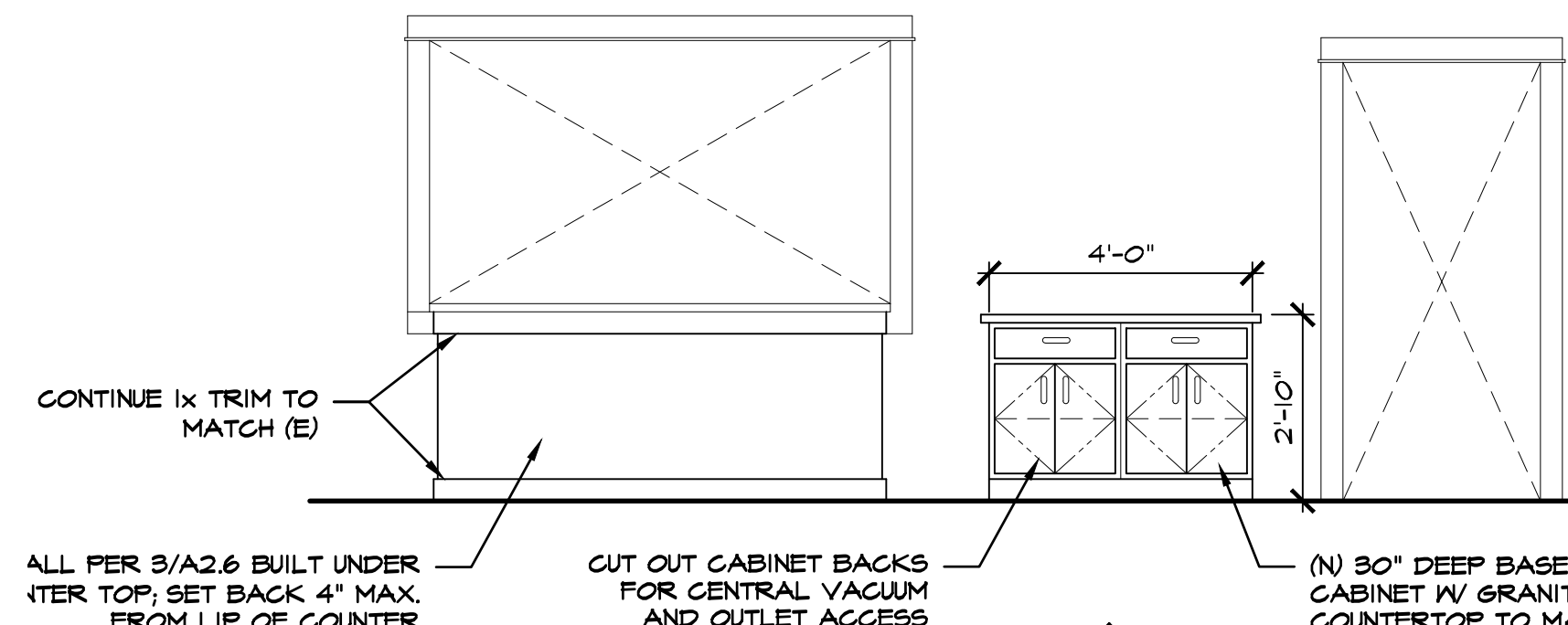
NEW UNIT BATHROOM
3/8" = 1'-0"



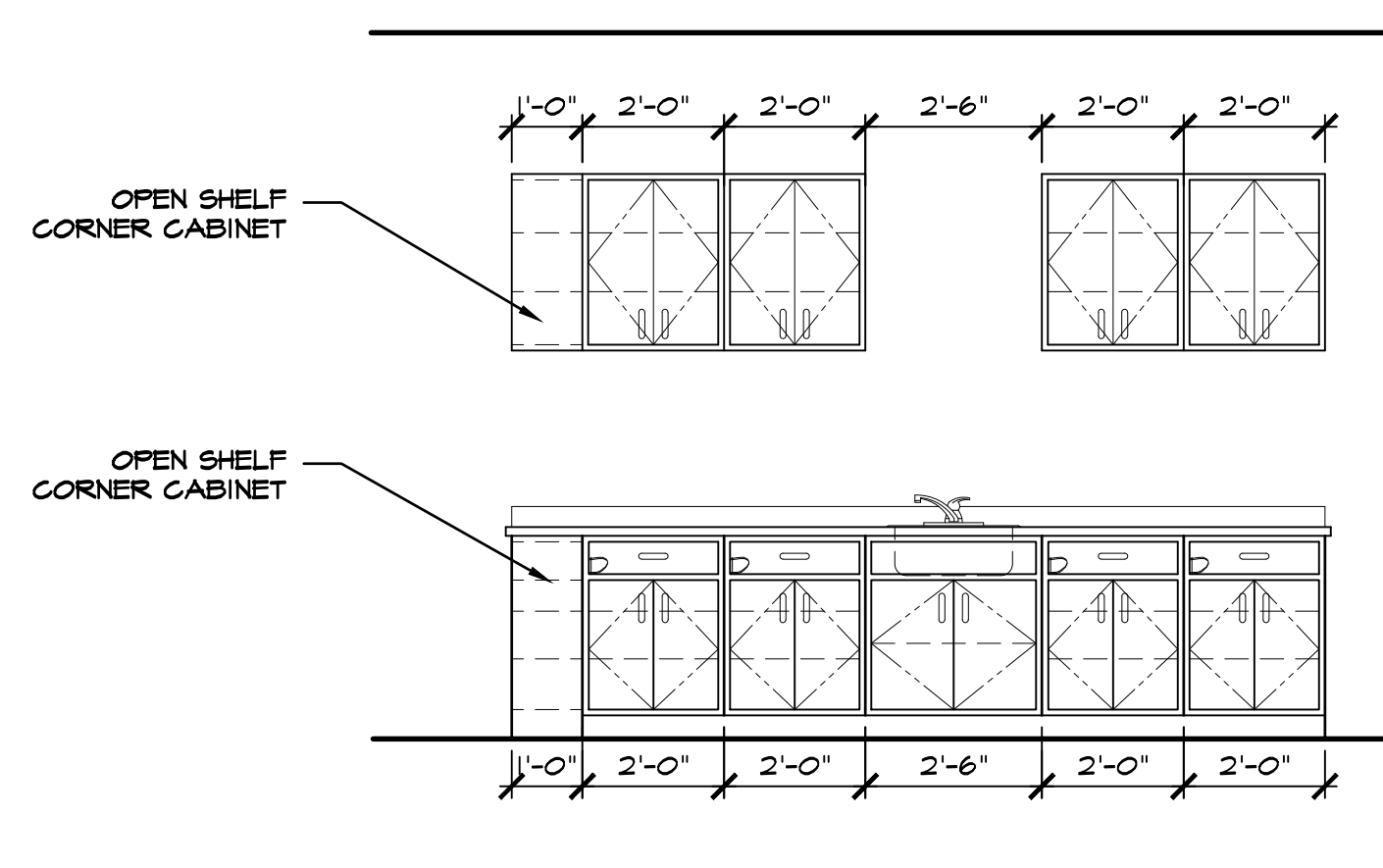
NEW CABINETRY SALON
3/8" = 1'-0"



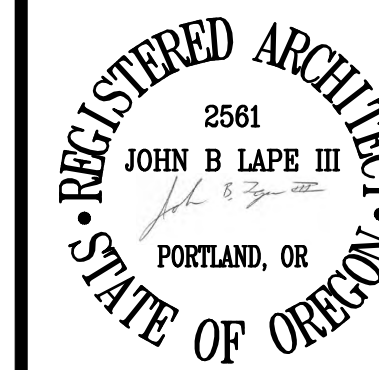
NEW CABINETRY SITTING
3/8" = 1'-0"



NEW CABINETRY SALON
3/8" = 1'-0"



KITCHEN INTERIOR
3/8" = 1'-0"



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ENLARGED UNIT PLANS

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MEMORY CARE ADDITION & REMODEL
950 SOUTH END RD.
OREGON CITY, OR 97045

O1805
FILE NO.:
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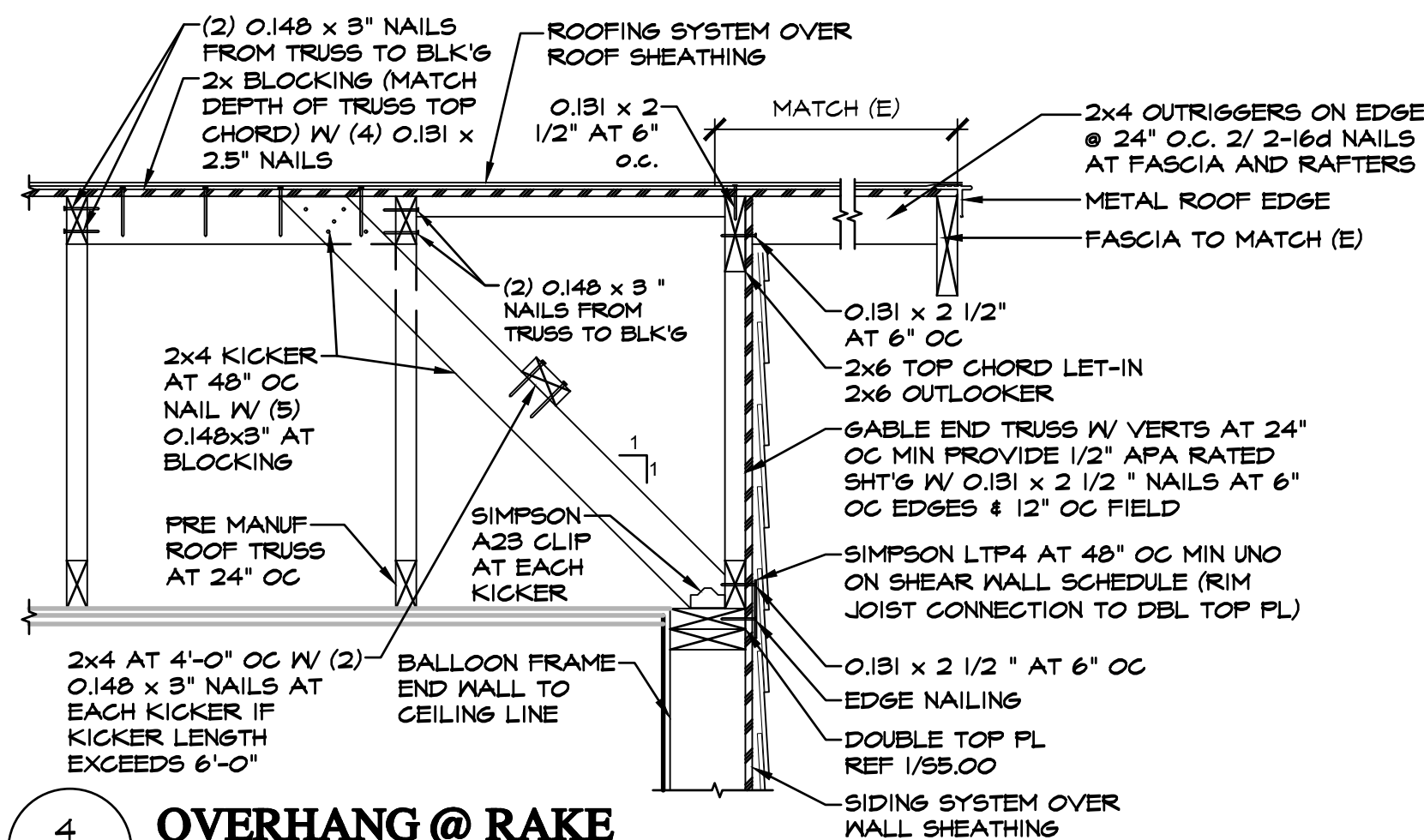
A4.13

LAYER SAVES:

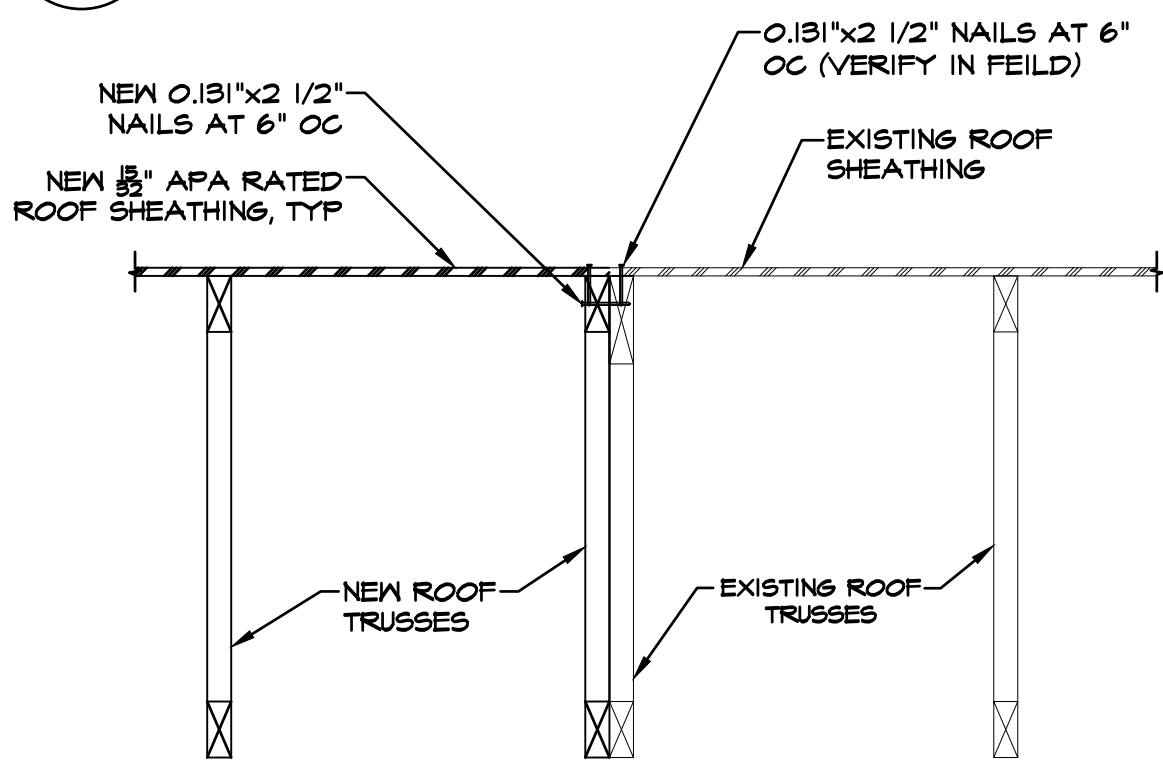
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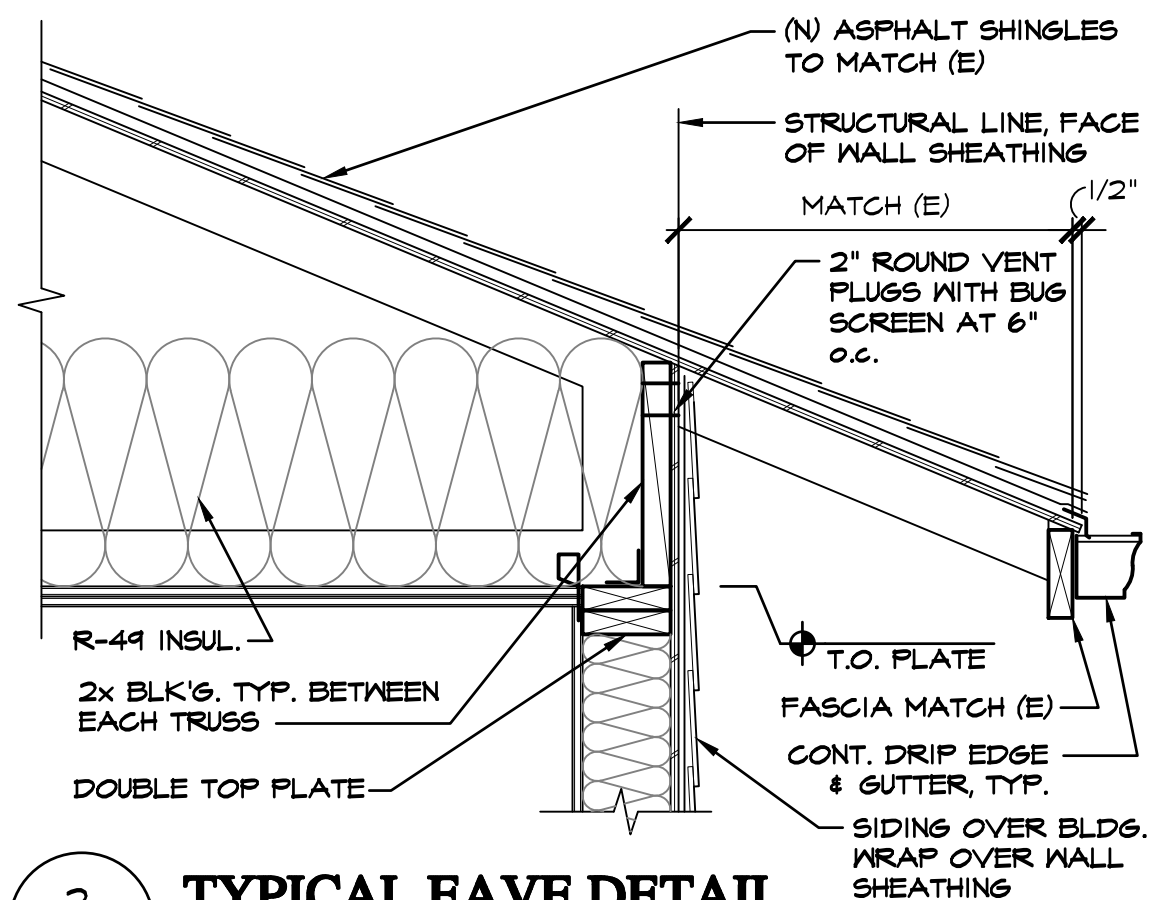
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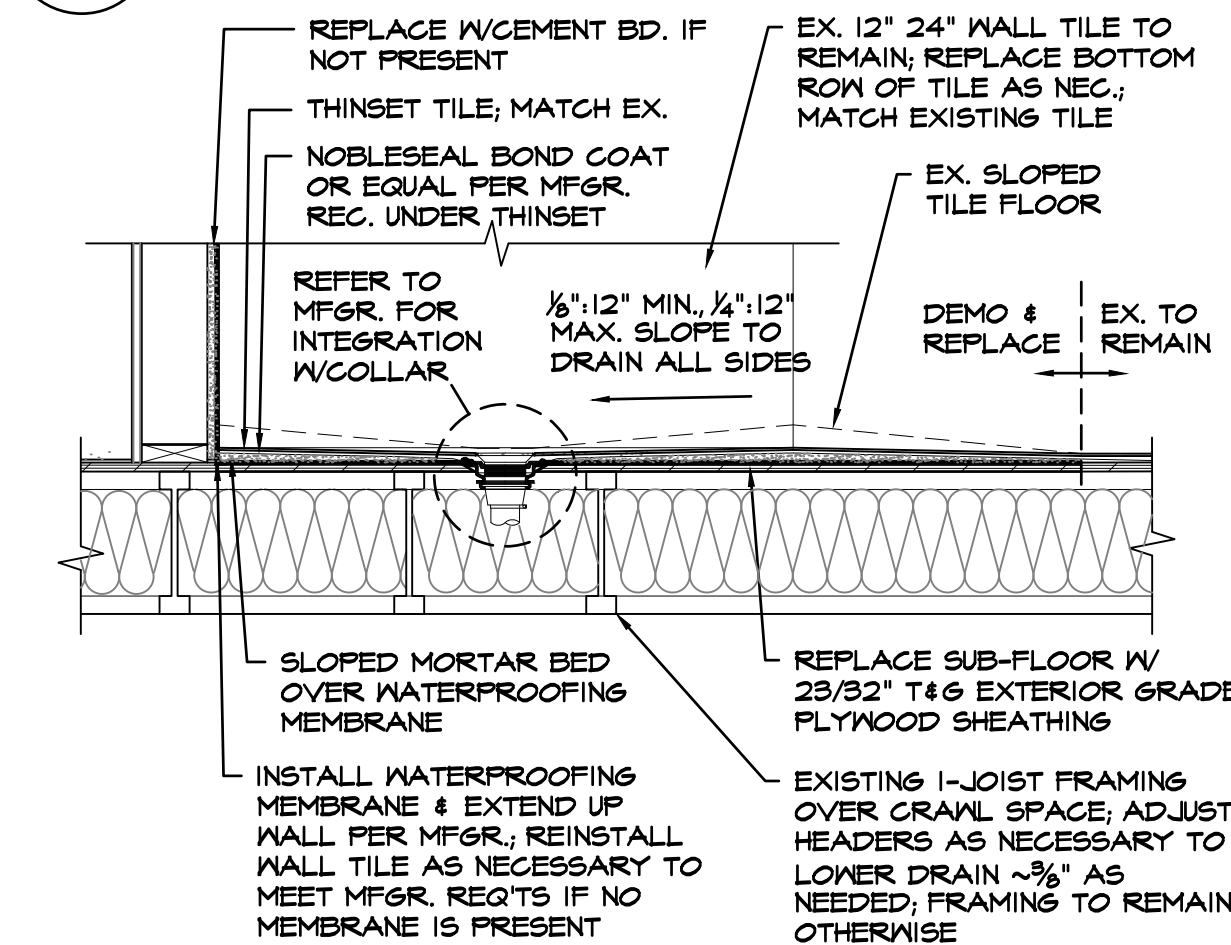
4 OVERHANG @ RAKE
A8.1 1"=1'-0"



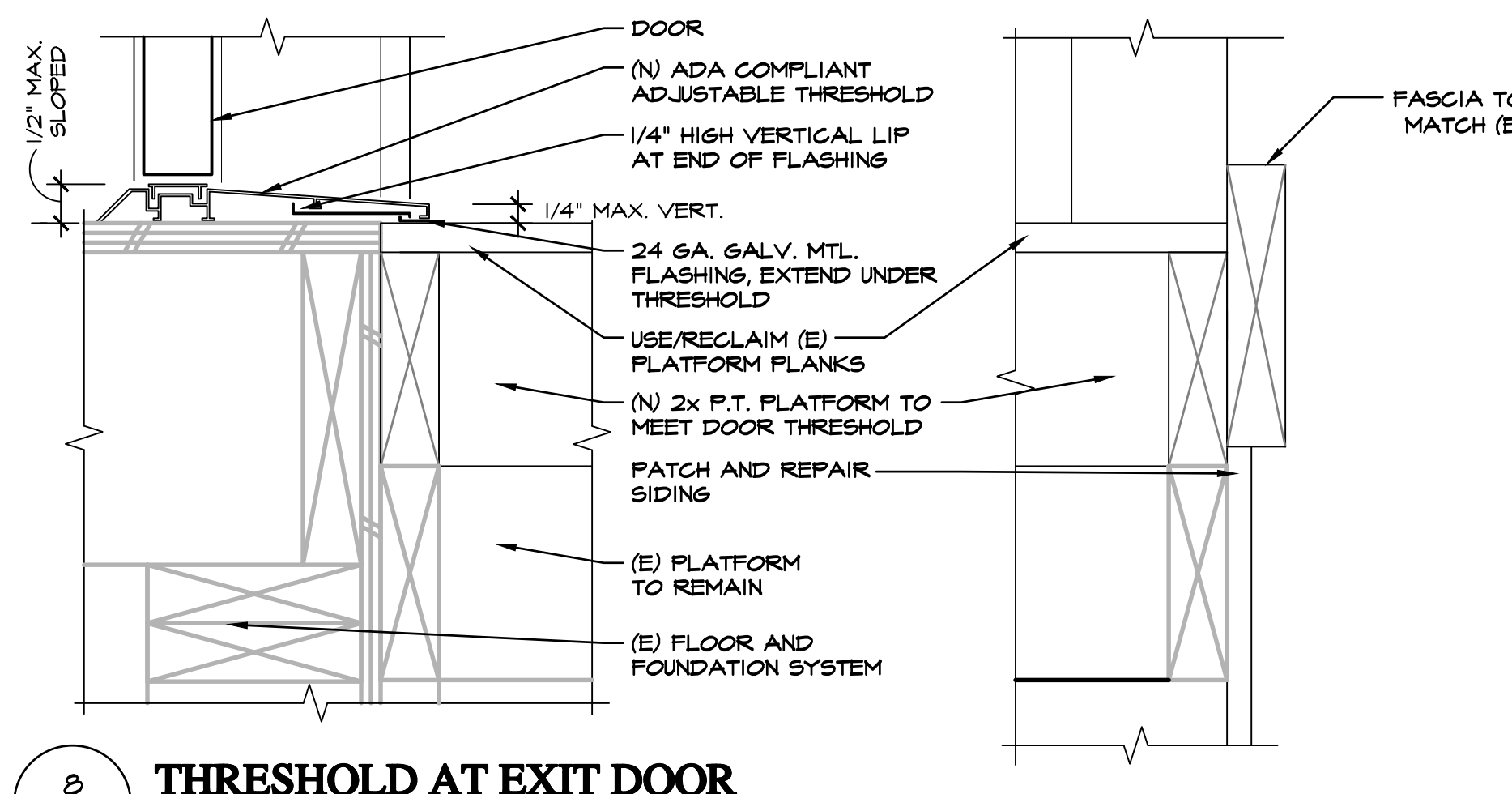
3 NEW ROOF TRUSSES
A8.1 1"=1'-0"



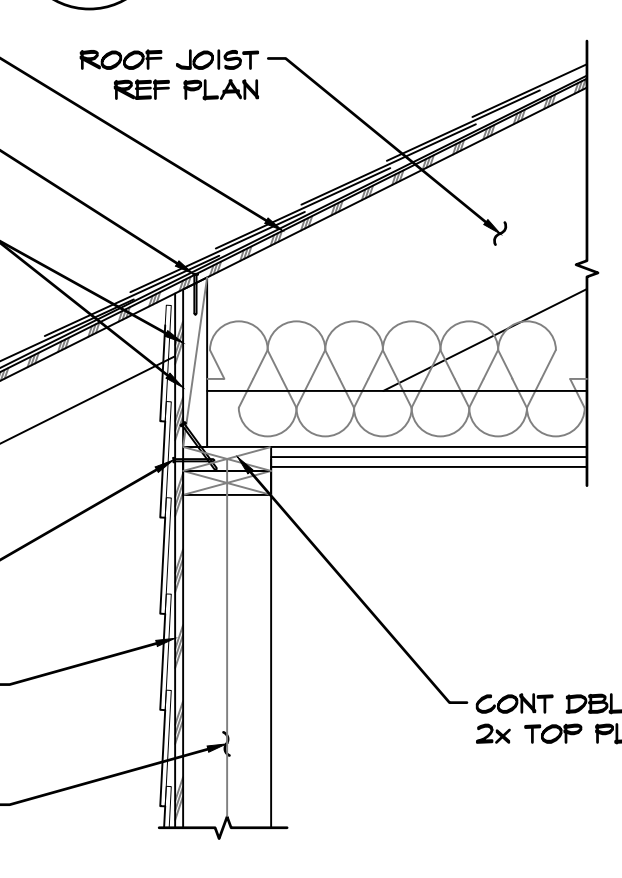
2 TYPICAL EAVE DETAIL
A8.1 1"=1'-0"



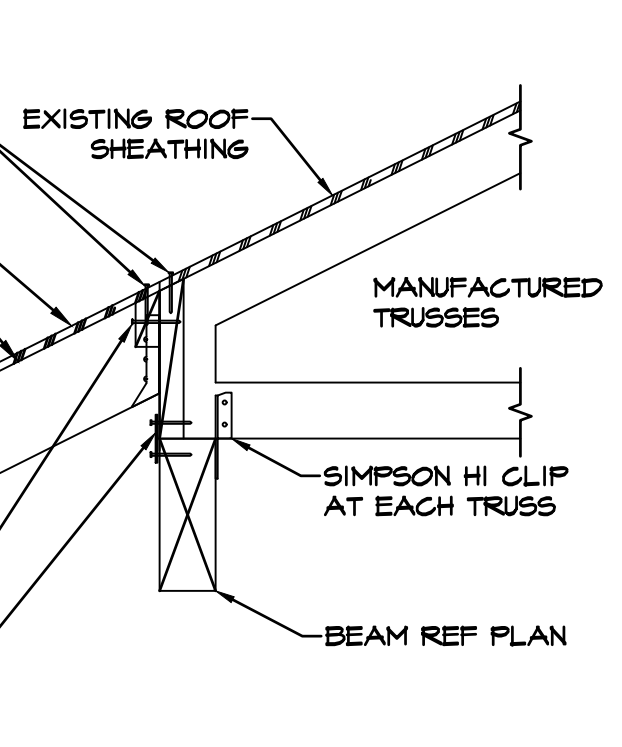
1 ROLL-IN SHOWER
A8.1 3/4"=1'-0"



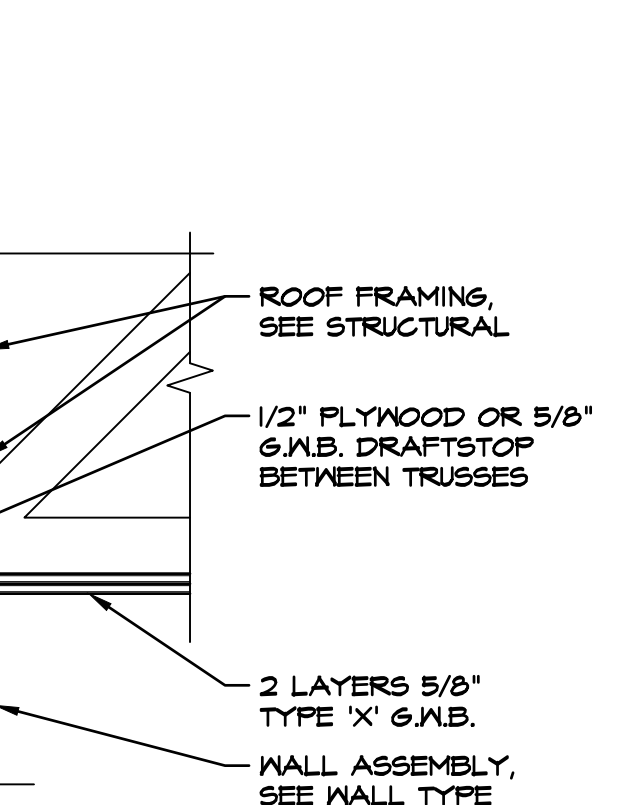
8 THRESHOLD AT EXIT DOOR
A8.1 3"=1'-0"



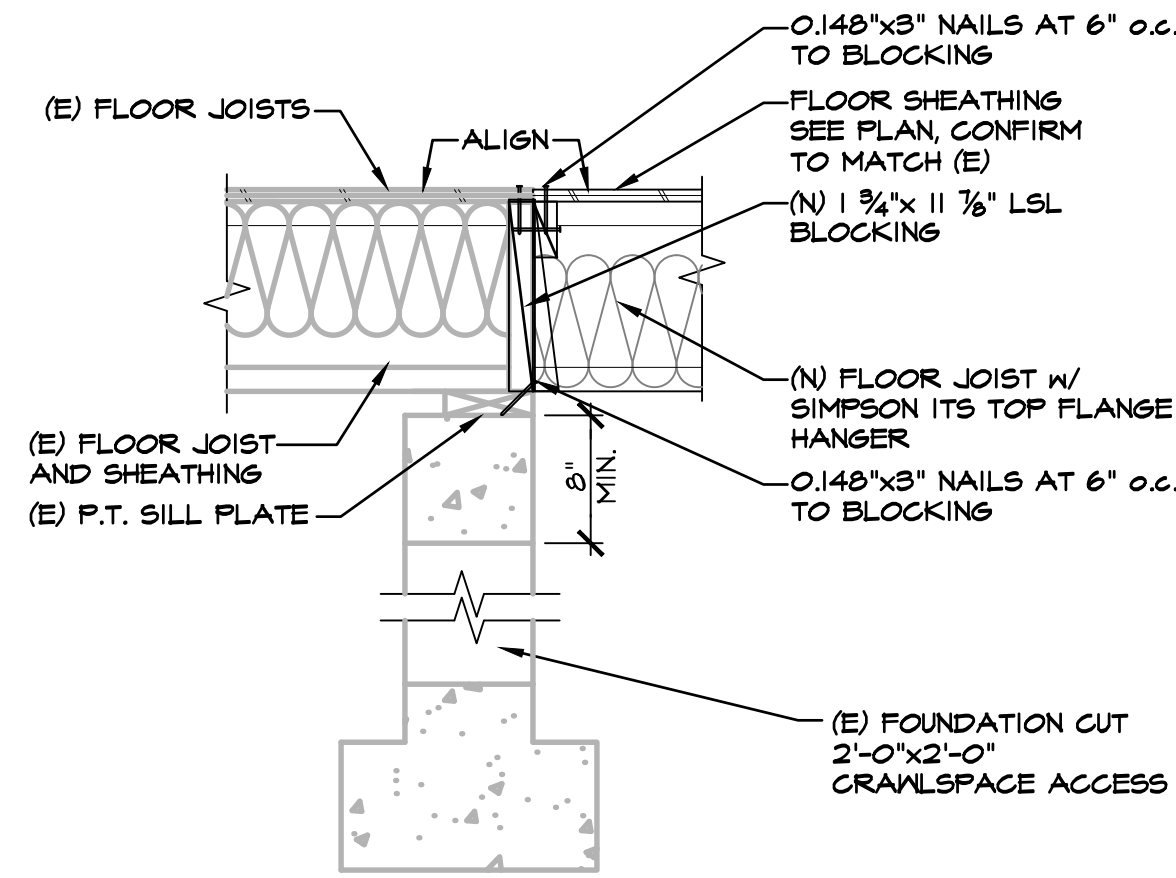
7 TRUSS CONNECTION TO NEW WALL
A8.1 1"=1'-0"



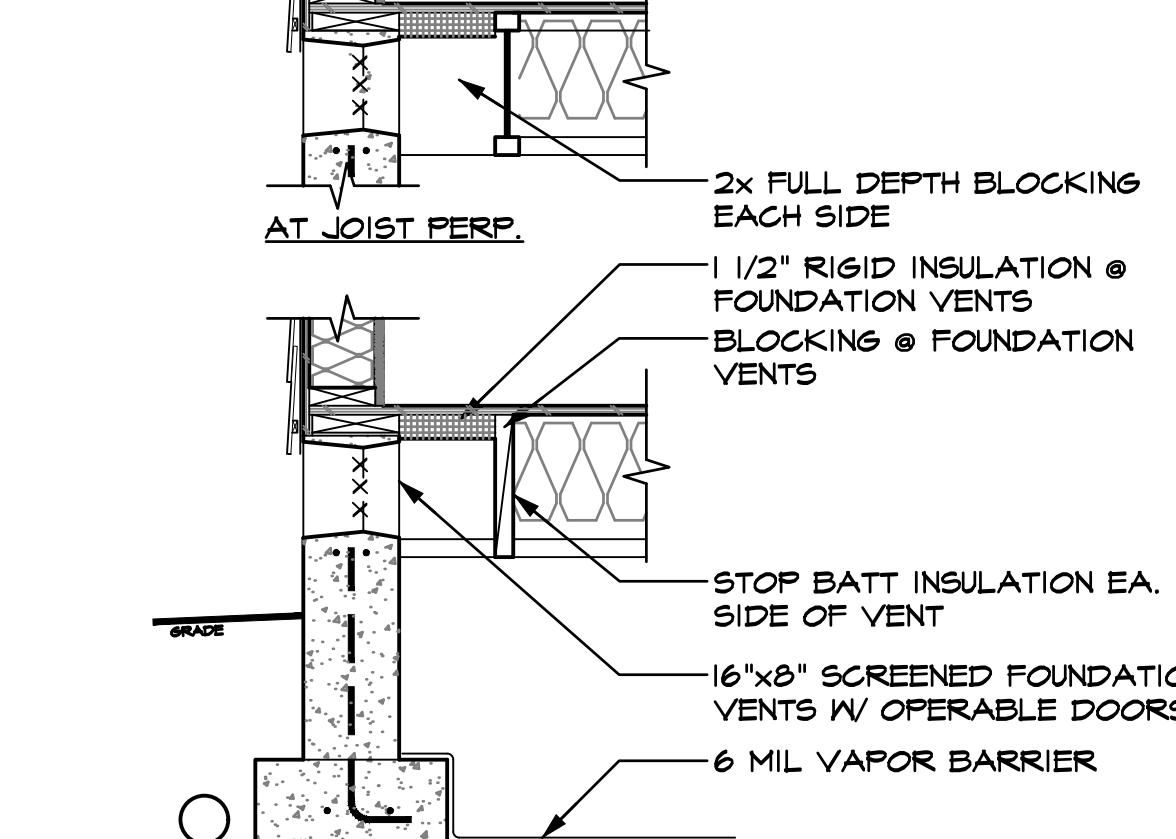
6 NEW BEAM AT BUILDING ADDITION
A8.1 1"=1'-0"



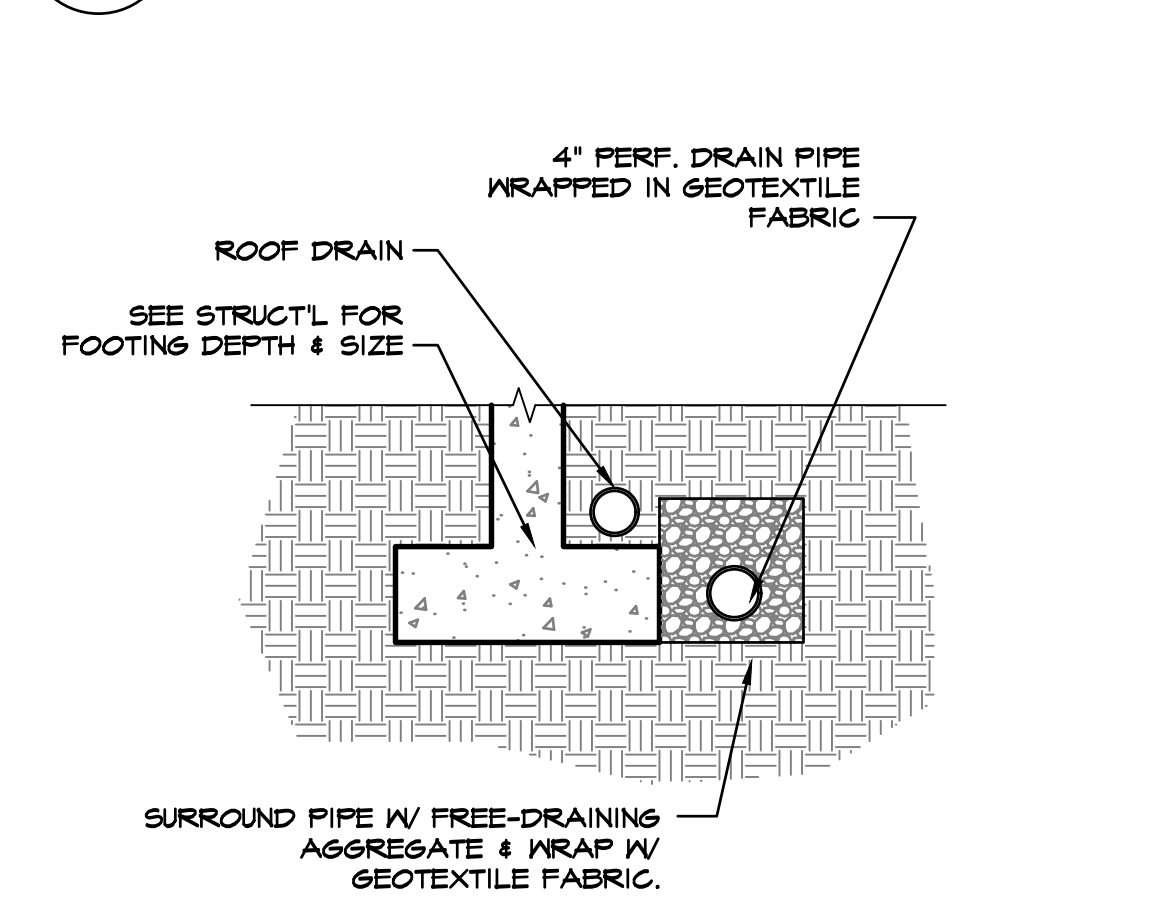
5 TOP OF PLUMBING WALL
A8.1 1"=1'-0"



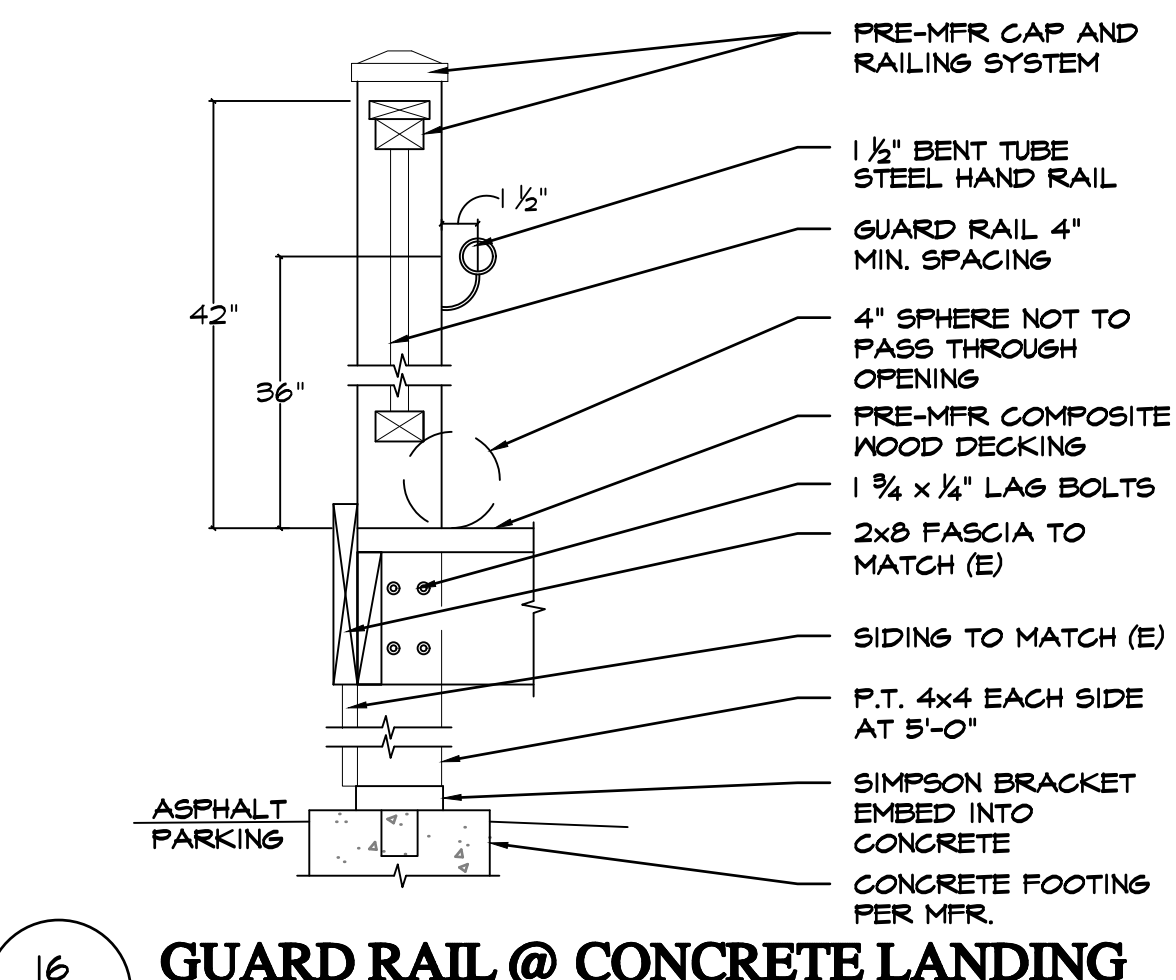
11 FLOOR AT EXTERIOR WALL
A8.1 1"=1'-0"



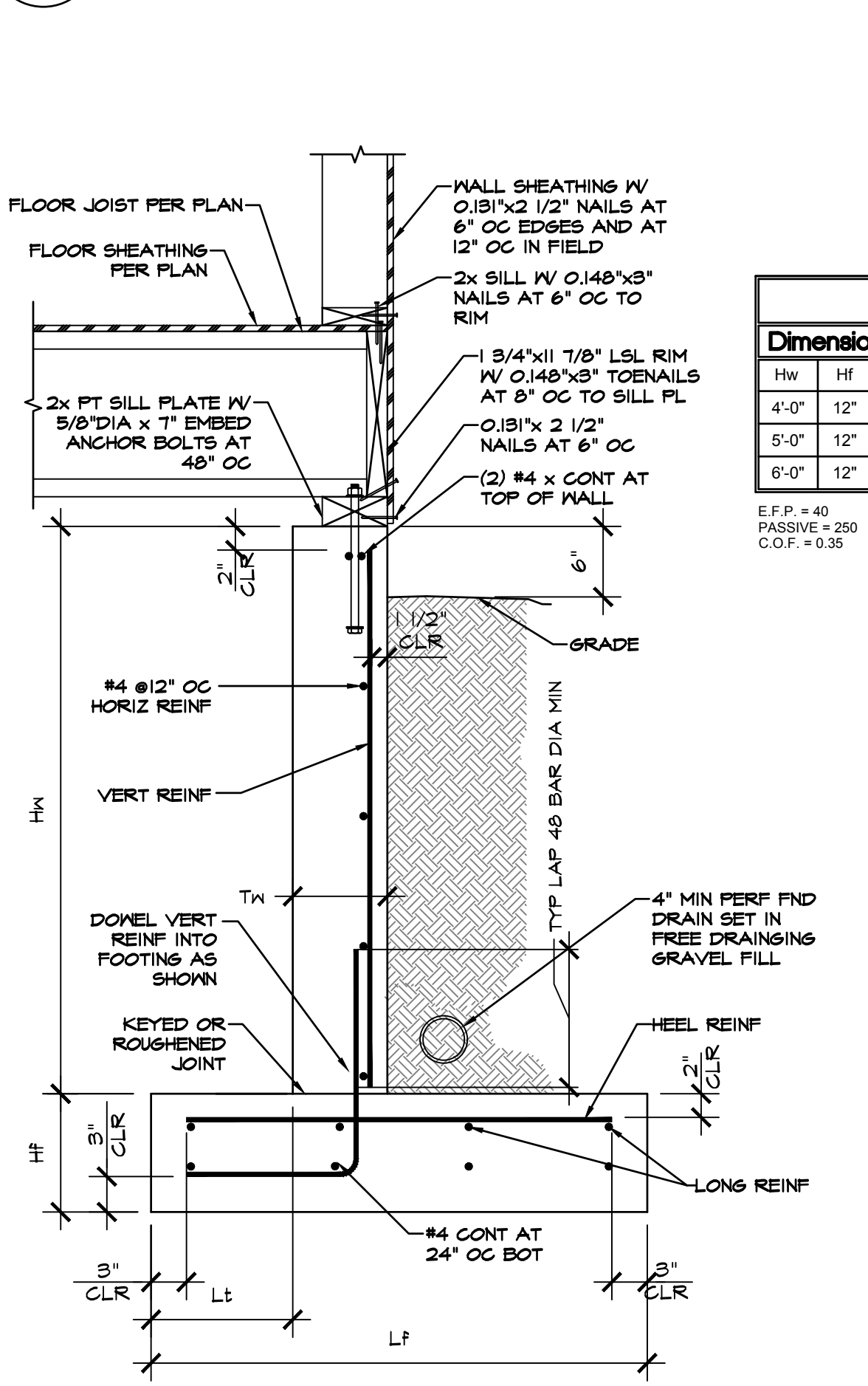
10 FOUNDATION VENT @ GRADE
A8.1 3/4"=1'-0"



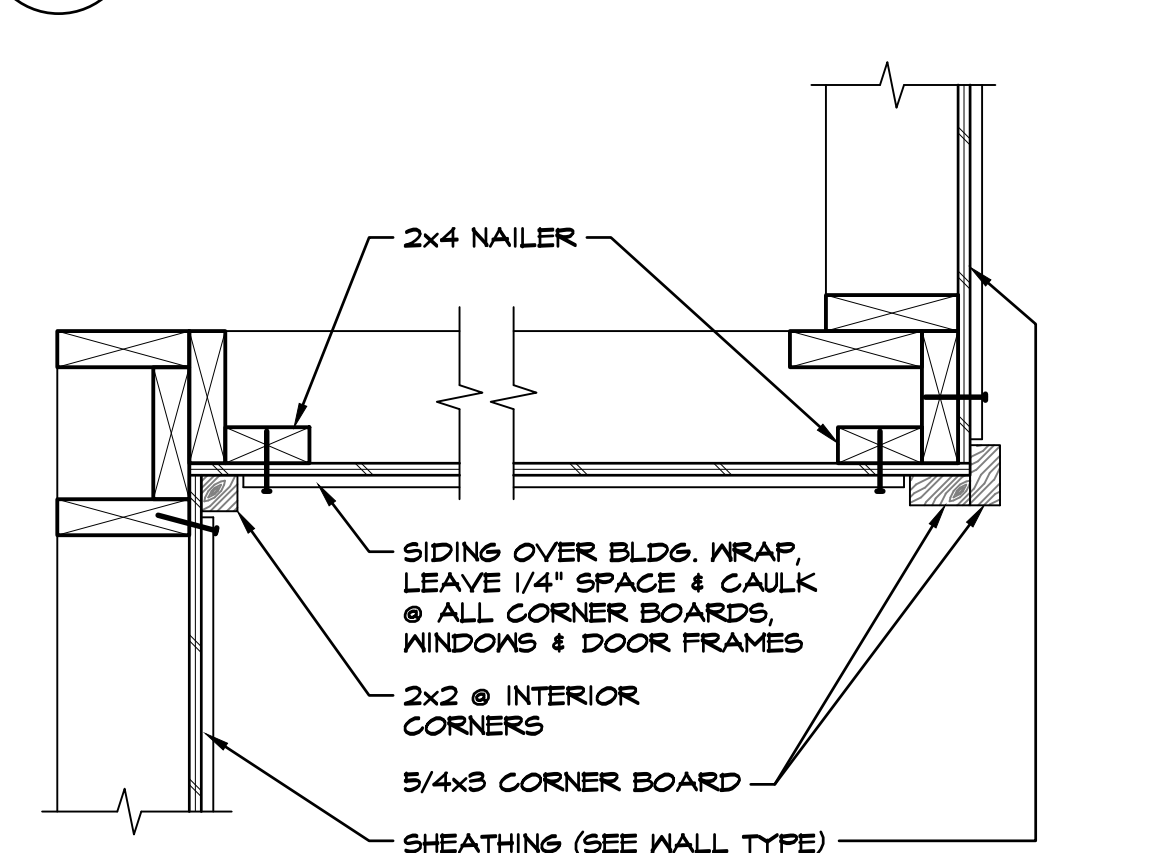
9 FOOTING DRAIN, TYP.
A8.1 3/4"=1'-0"



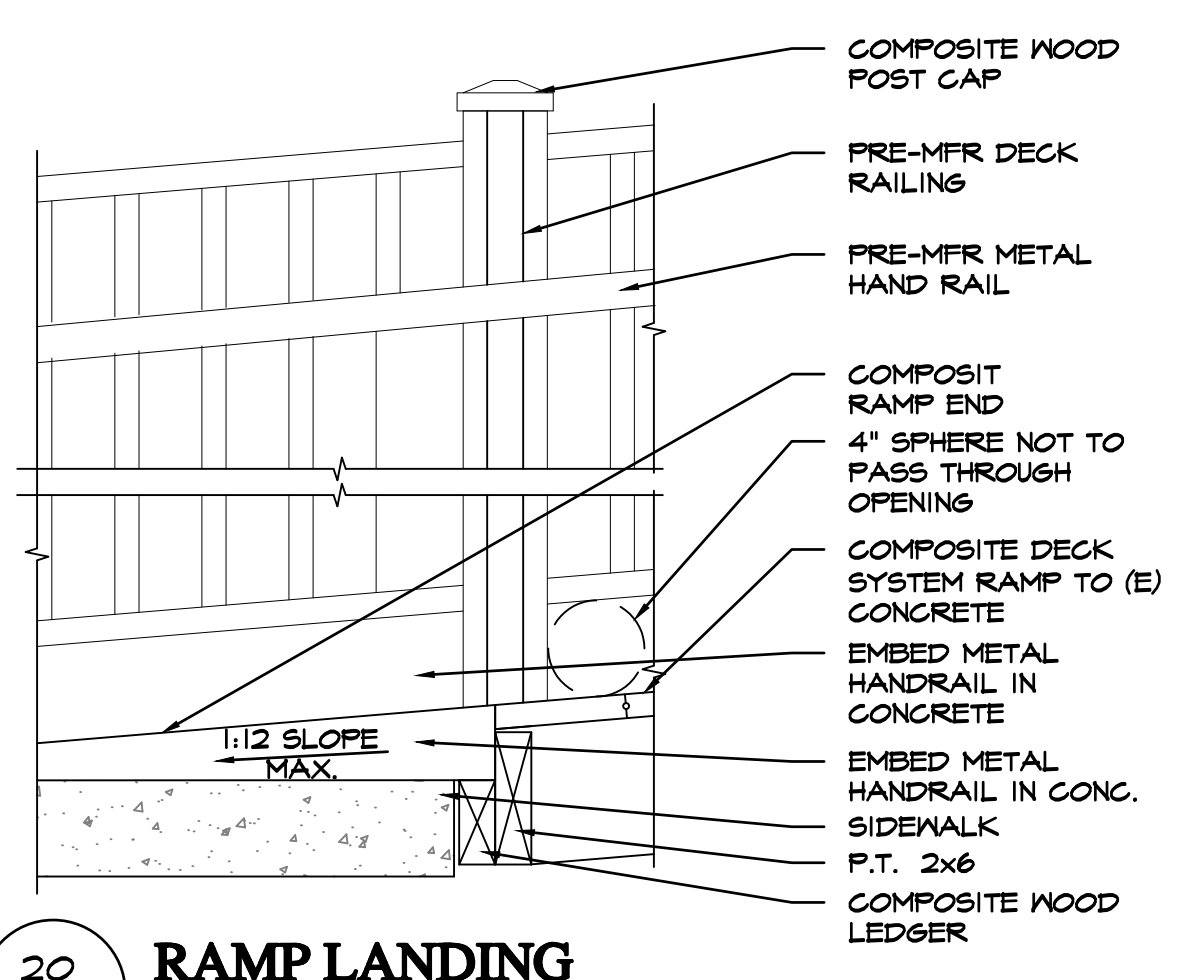
16 GUARD RAIL @ CONCRETE LANDING
A8.1 1 1/2"=1'-0"



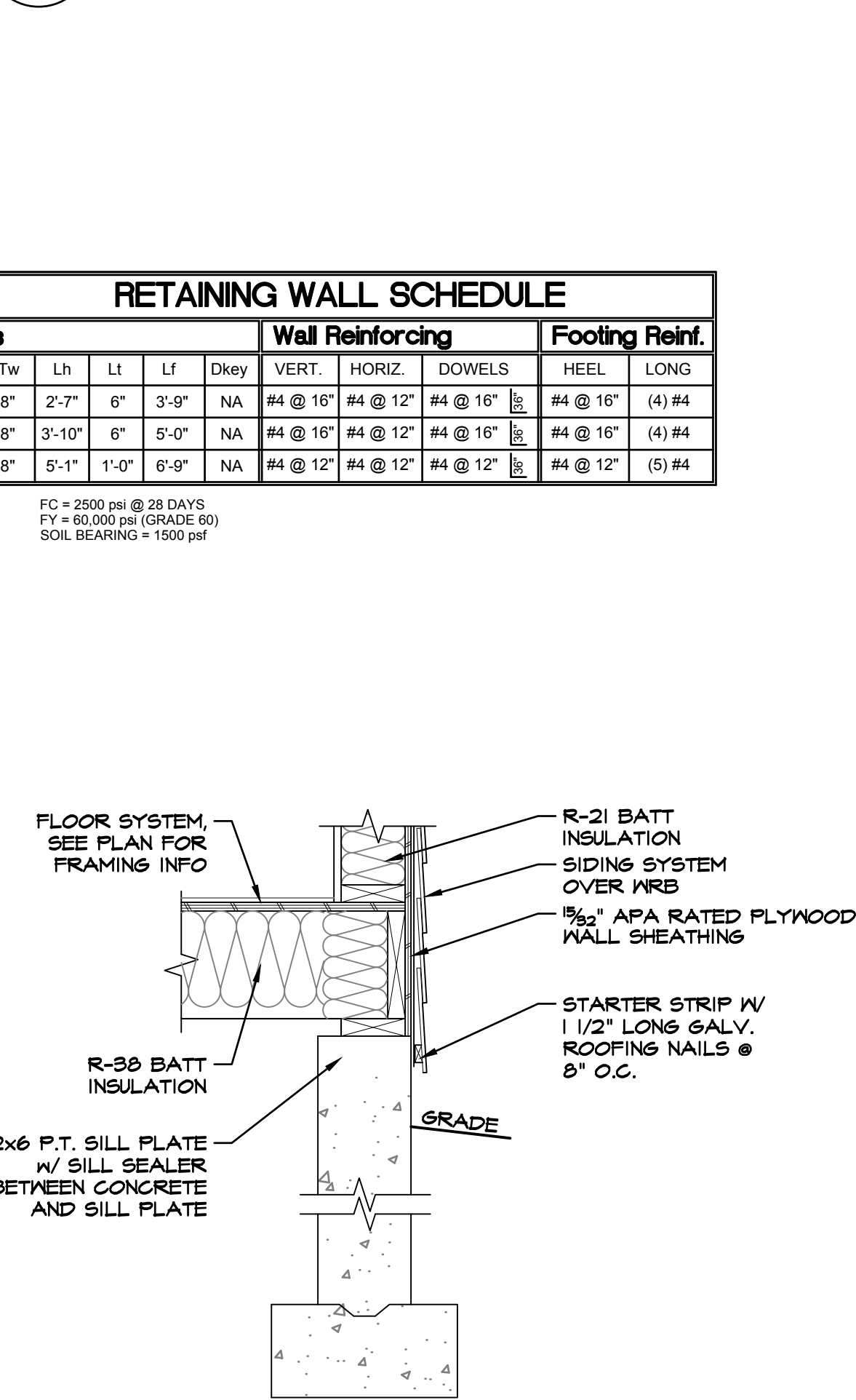
14 FLOOR JOIST CONNECTION TO FOUNDATION
A8.1 1"=1'-0"



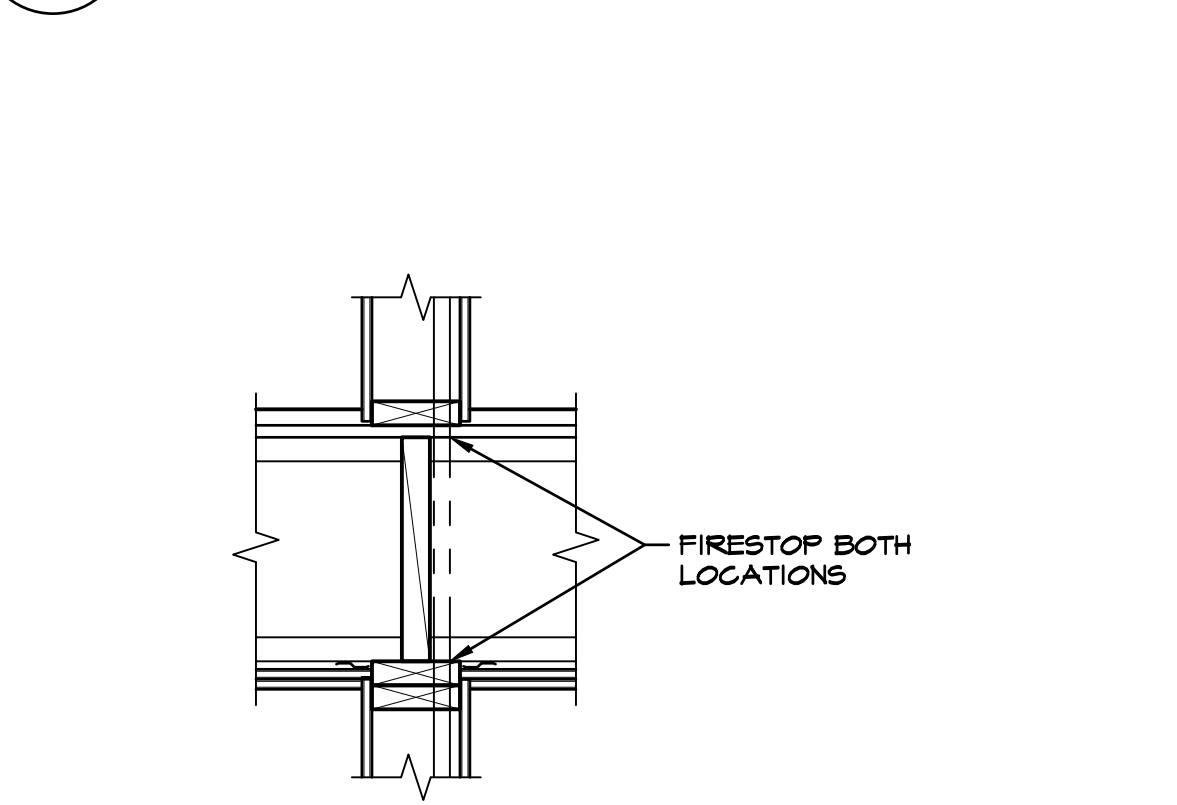
13 TYPICAL SIDING @ CORNER BOARDS
A8.1 1 1/2"=1'-0"



20 RAMP LANDING
A8.1 1 1/2"=1'-0"



18 FLOOR AT EXTERIOR WALL
A8.1 1"=1'-0"

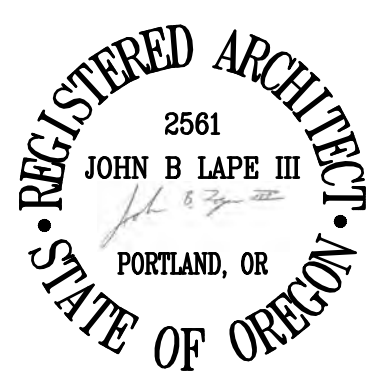


17 SMALL PENETRATION DETAIL
A8.1 1"=1'-0"

RETAINING WALL SCHEDULE									
Dimensions				Wall Reinforcing				Footing Reinf.	
Hw	Hf	Tw	Lh	Lf	Dkey	VERT.	HORIZ.	HEEL	LONG
4'-0"	12"	8"	2'-7"	6"	3'-9"	NA	#4 @ 16"	#4 @ 16"	(4) #4
5'-0"	12"	8"	3'-10"	6"	5'-0"	NA	#4 @ 16"	#4 @ 16"	(4) #4
6'-0"	12"	8"	5'-1"	1'-0"	6'-9"	NA	#4 @ 12"	#4 @ 12"	(5) #4

E.F.P. = 40
PASSIVE = 250
C.O.F. = 0.35

FC = 2500 psi @ 28 DAYS
FY = 60,000 psi (GRADE 60)
SOIL BEARING = 1500 psf



JOHN LAPE, ARCHITECT

520 SW 6TH AVE., SUITE 520
PORTLAND, OREGON 97204
(503) 243-2837
(877) 424-5600

DETAILS
RIVER TERRACE
MEMORY CARE ADDITION & REMODEL
950 SOUTH END RD.
OREGON CITY, OR 97045

FILE NO.: O1805
DATE: AUGUST 29, 2018
WORKING DATE:
SHEET:

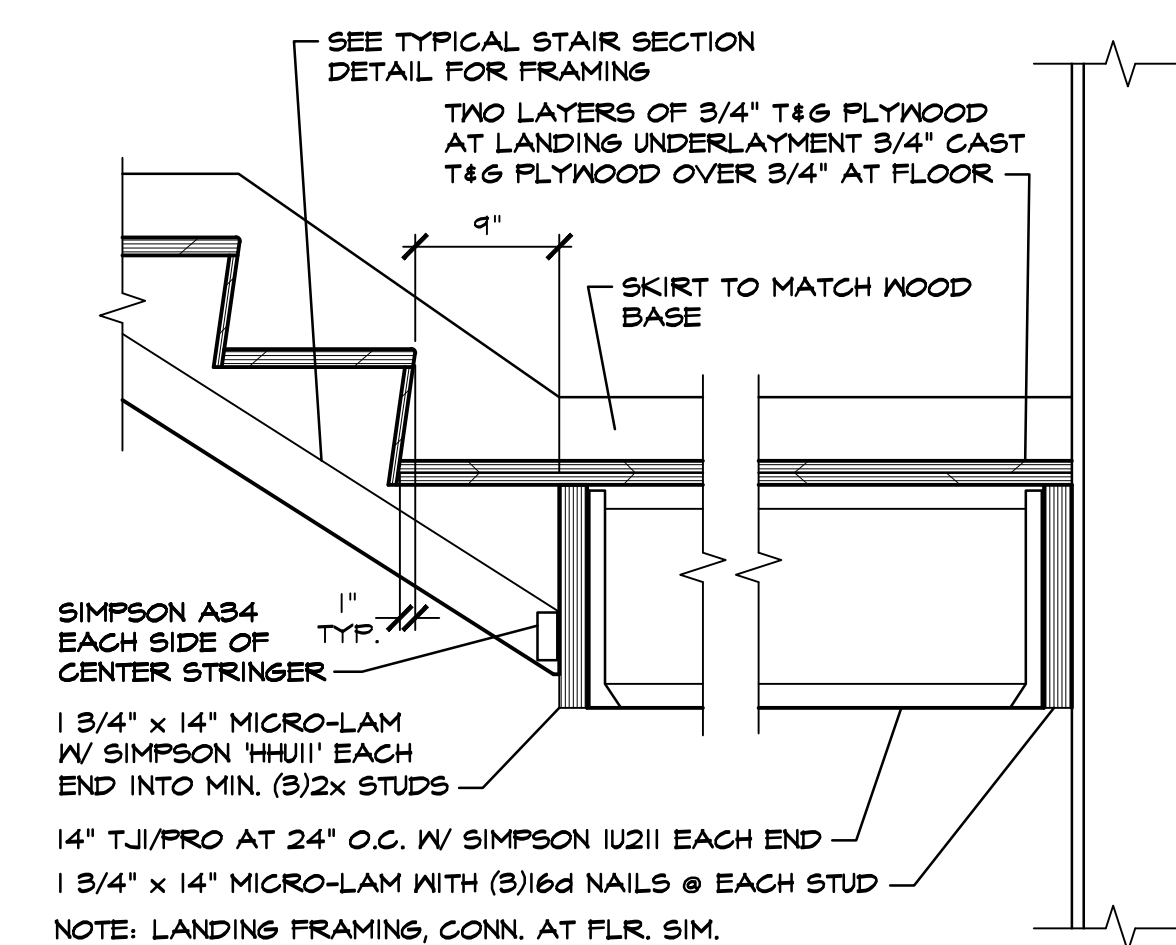
A8.1

LAYER SAVES:

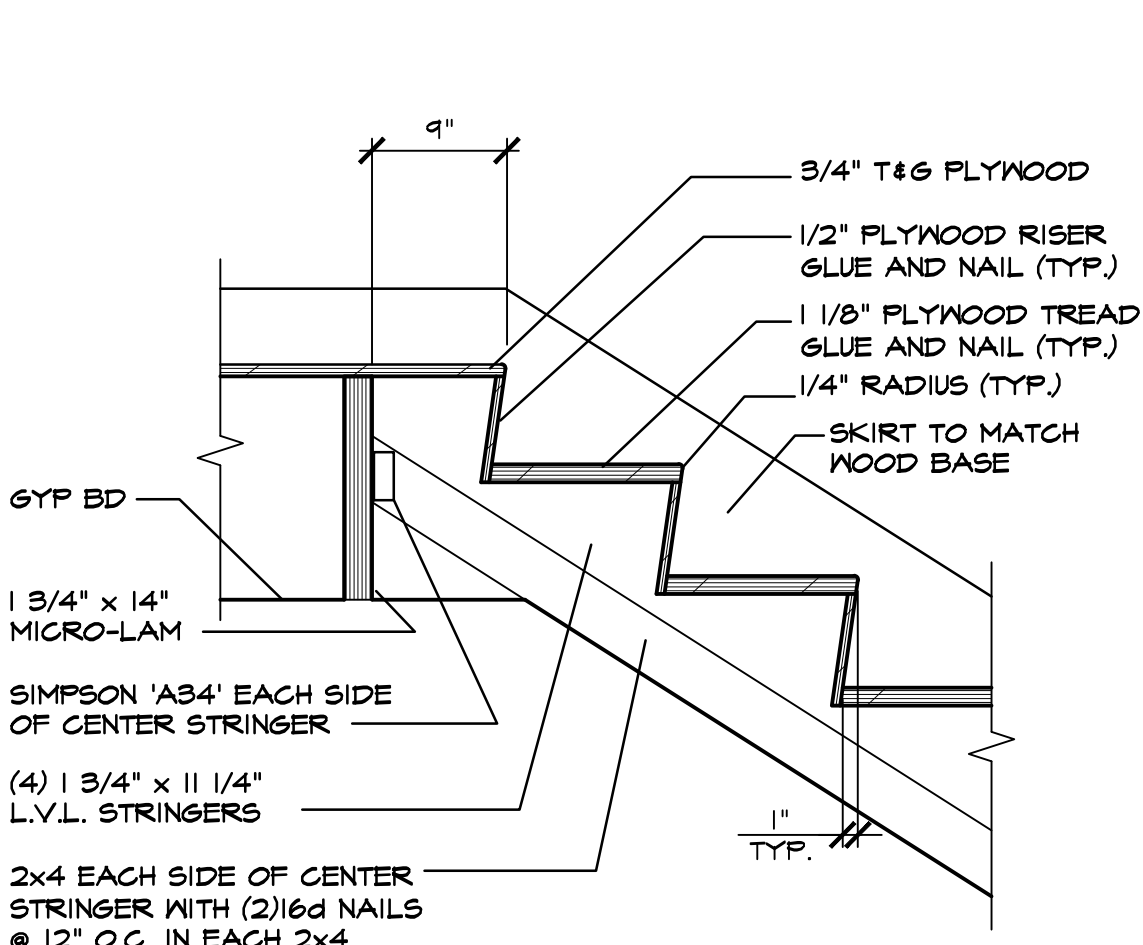
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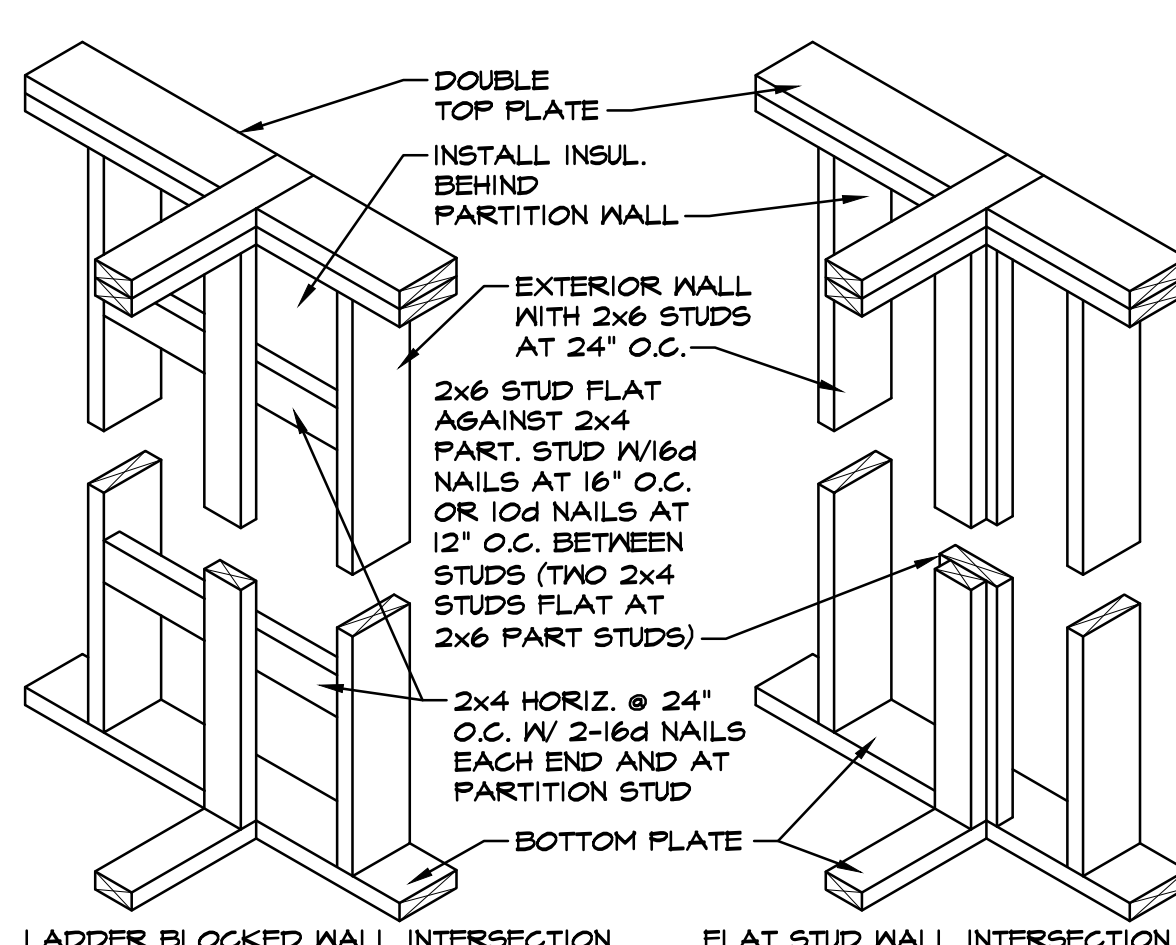
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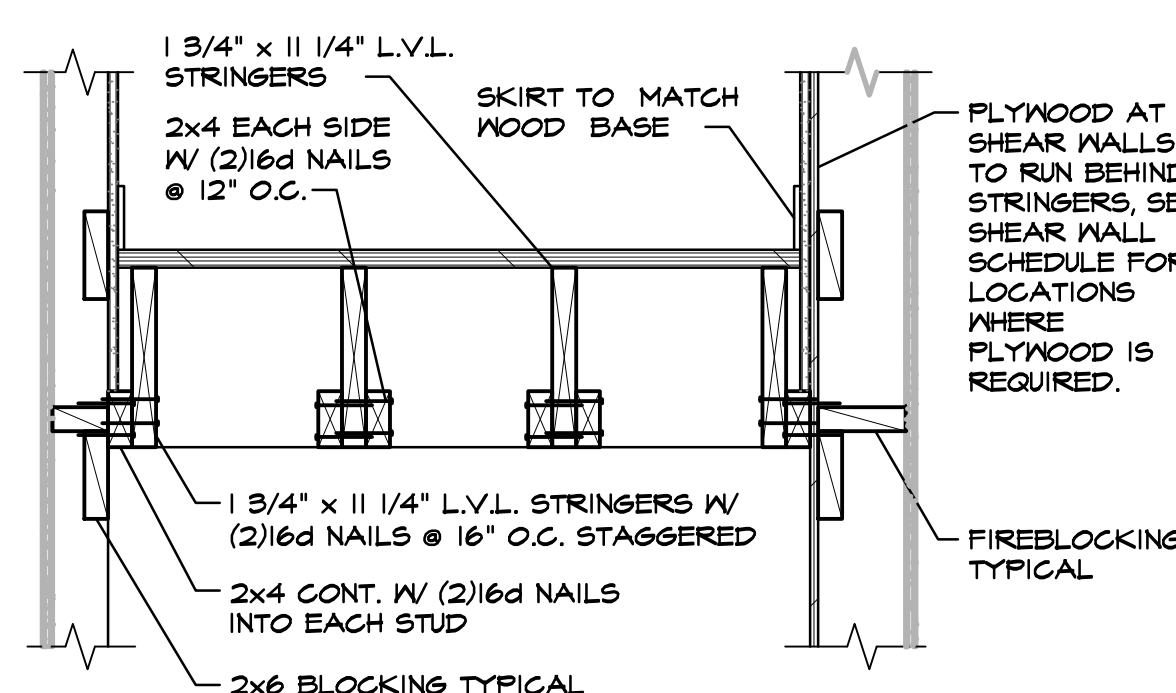
4 STAIR @ LANDING
A8.2 1"=1'-0"



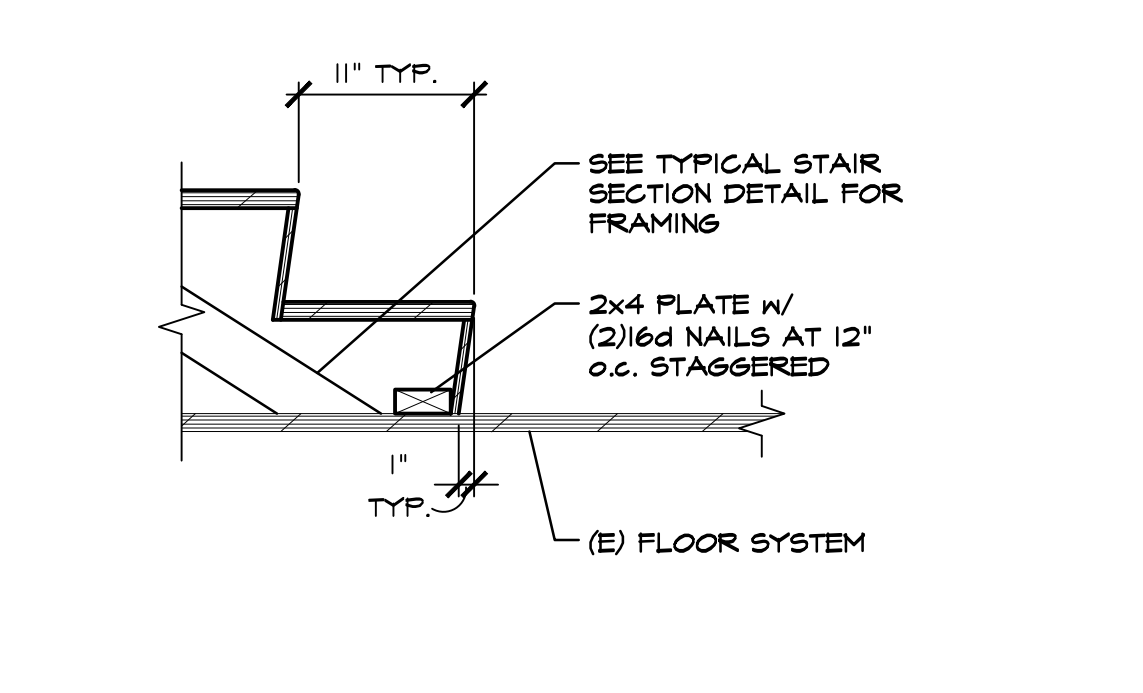
8 STAIR STRINGER CONNECTION
A8.2 1"=1'-0"



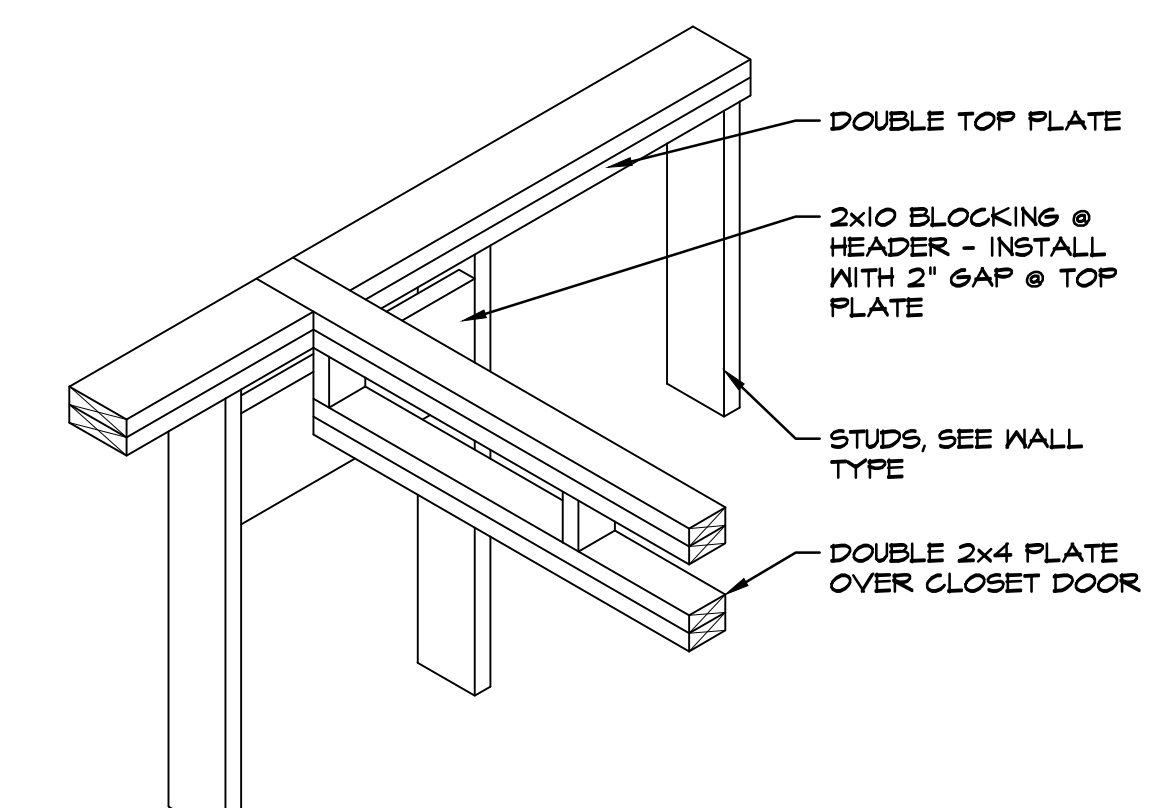
12 INSUL. PARTITION INTERSECTIONS
A8.2 3/4"=1'-0"



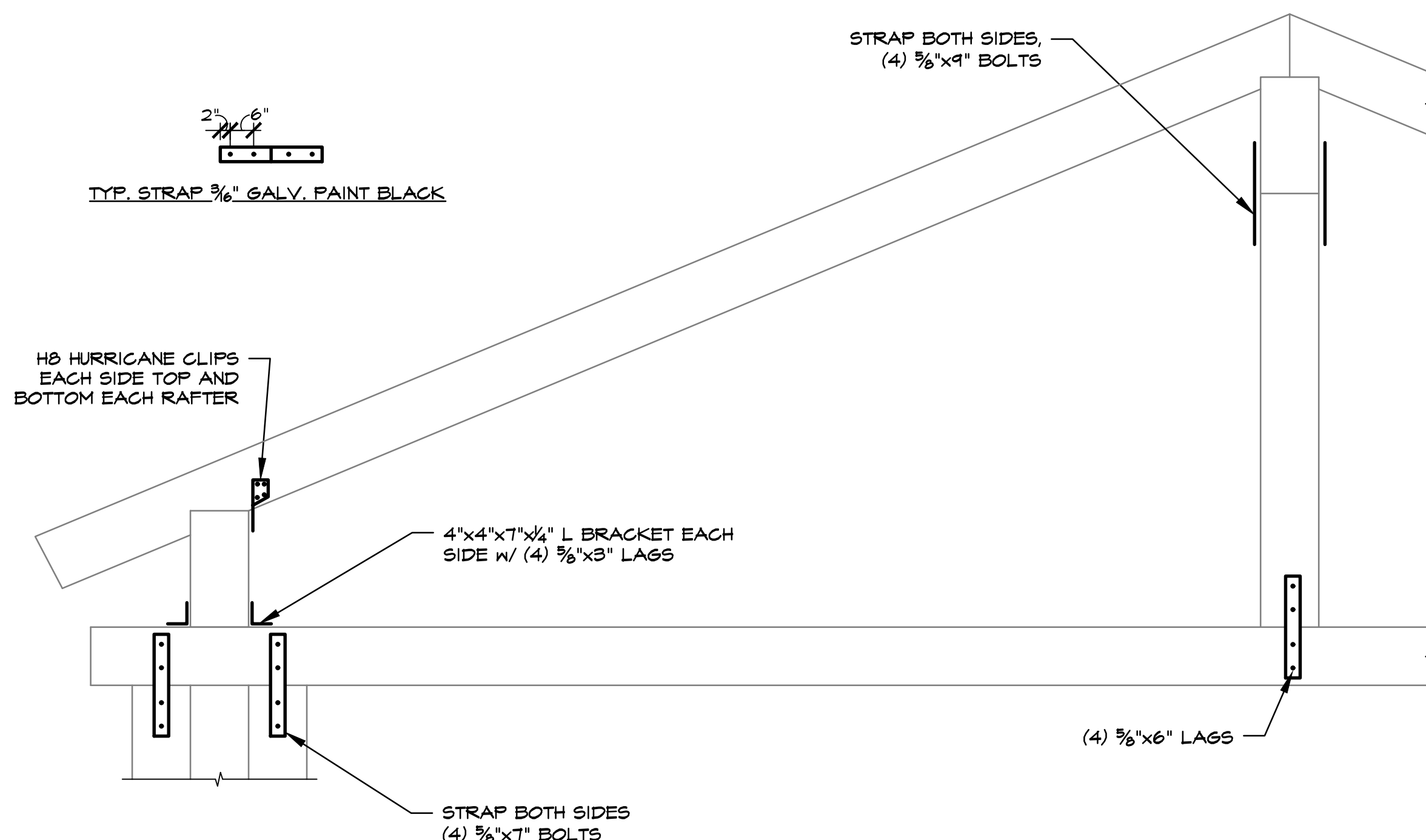
3 STAIR SECTION
A8.2 1"=1'-0"



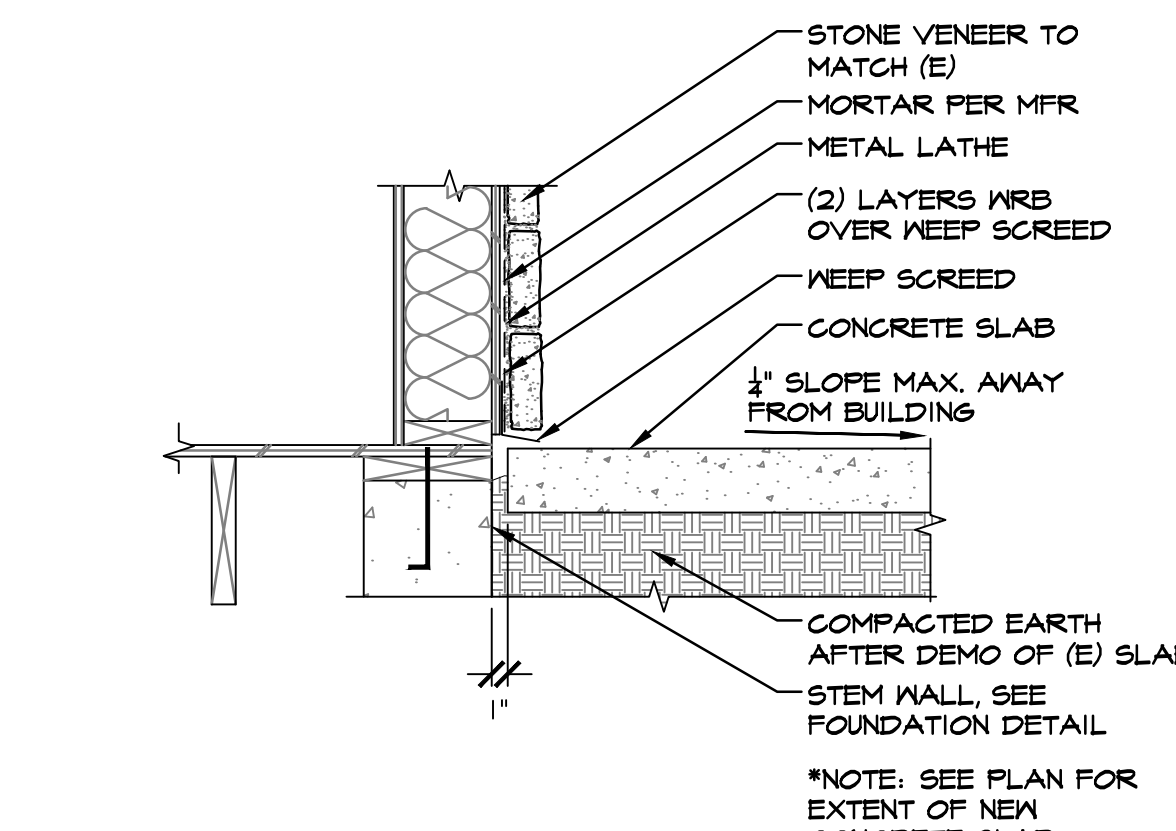
7 STAIR @ CONCRETE SLAB
A8.2 1"=1'-0"



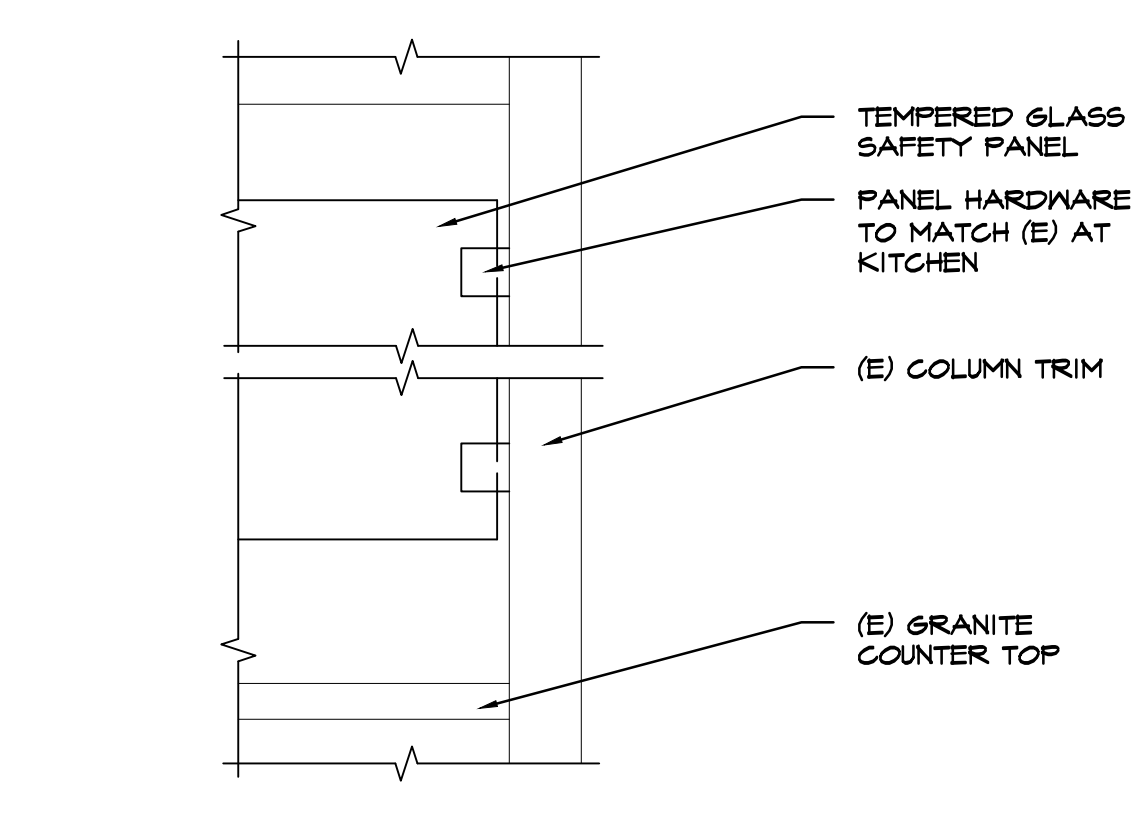
11 CLOSET HEADER @ WALL
A8.2 3/4"=1'-0"



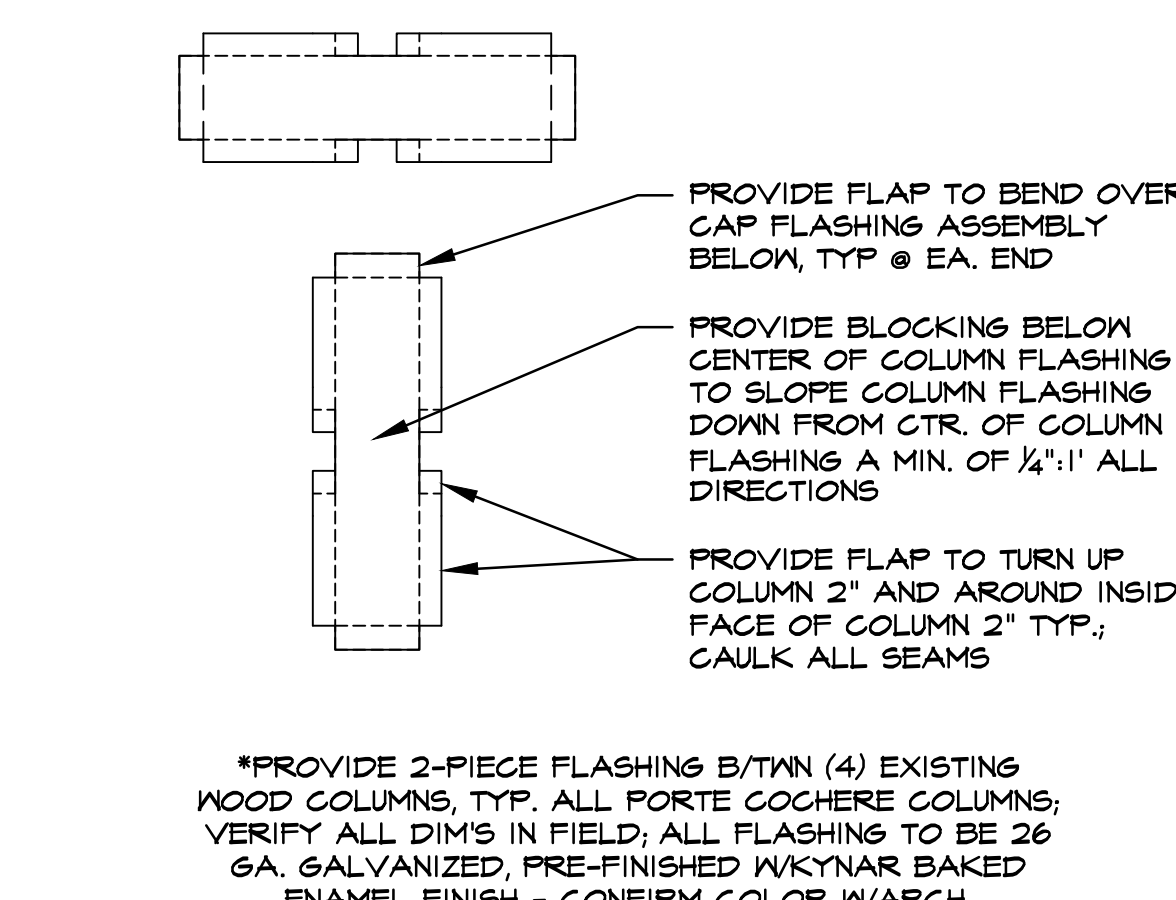
15 PORT COCHERE AT BUILDING
A8.2 1 1/2"=1'-0"



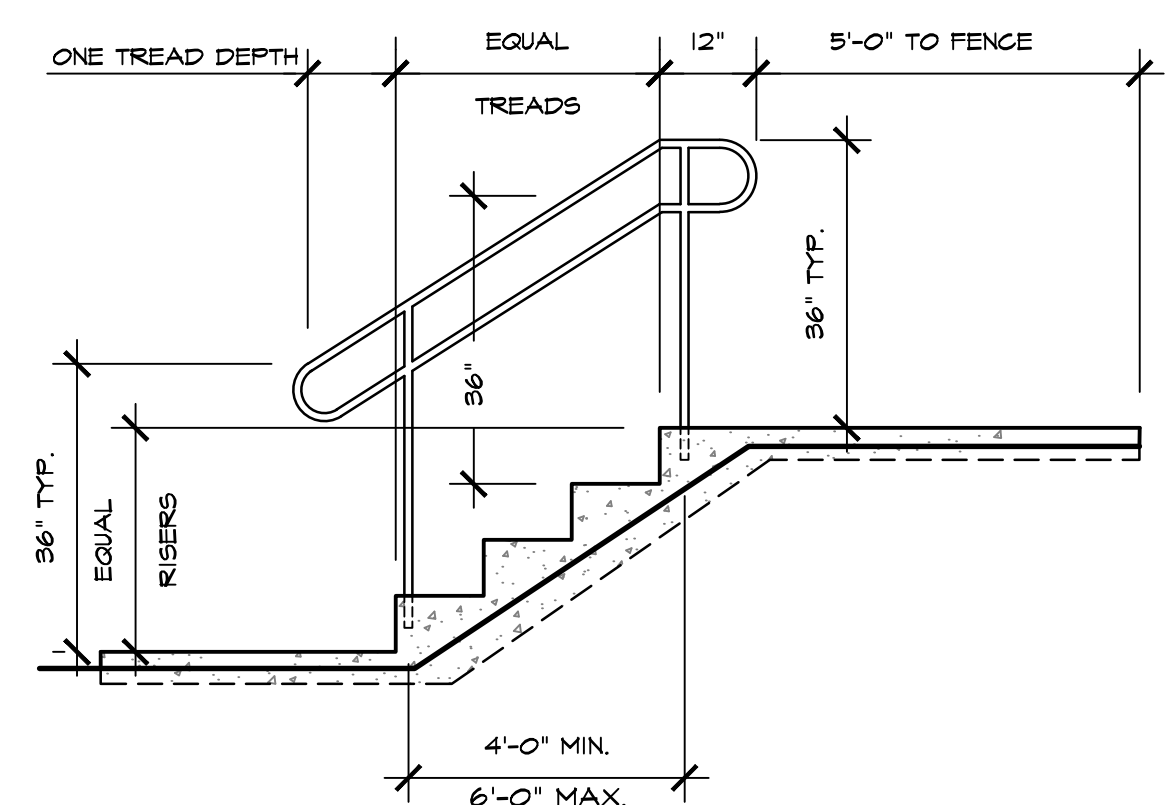
2 STONE VENEER AT EXTERIOR COURTYARD
A8.2 1"=1'-0"



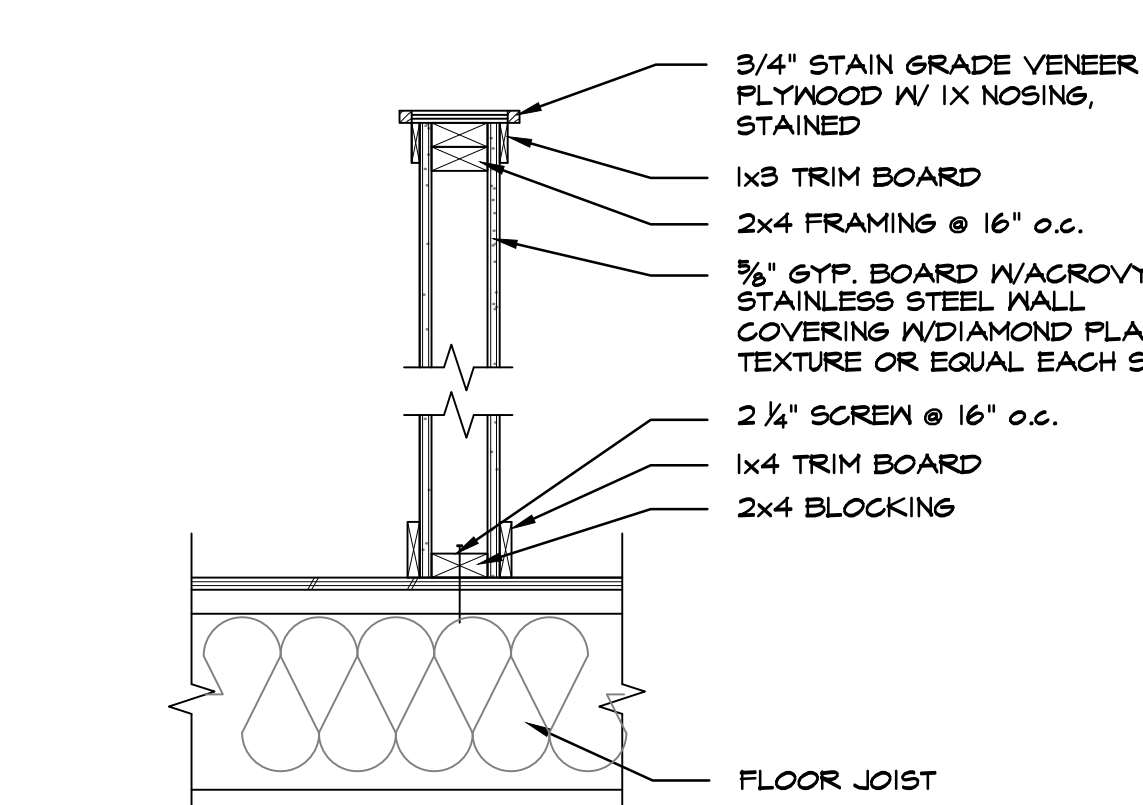
6 GLASS AT ENTRY COUNTER
A8.2 1 1/2"=1'-0"



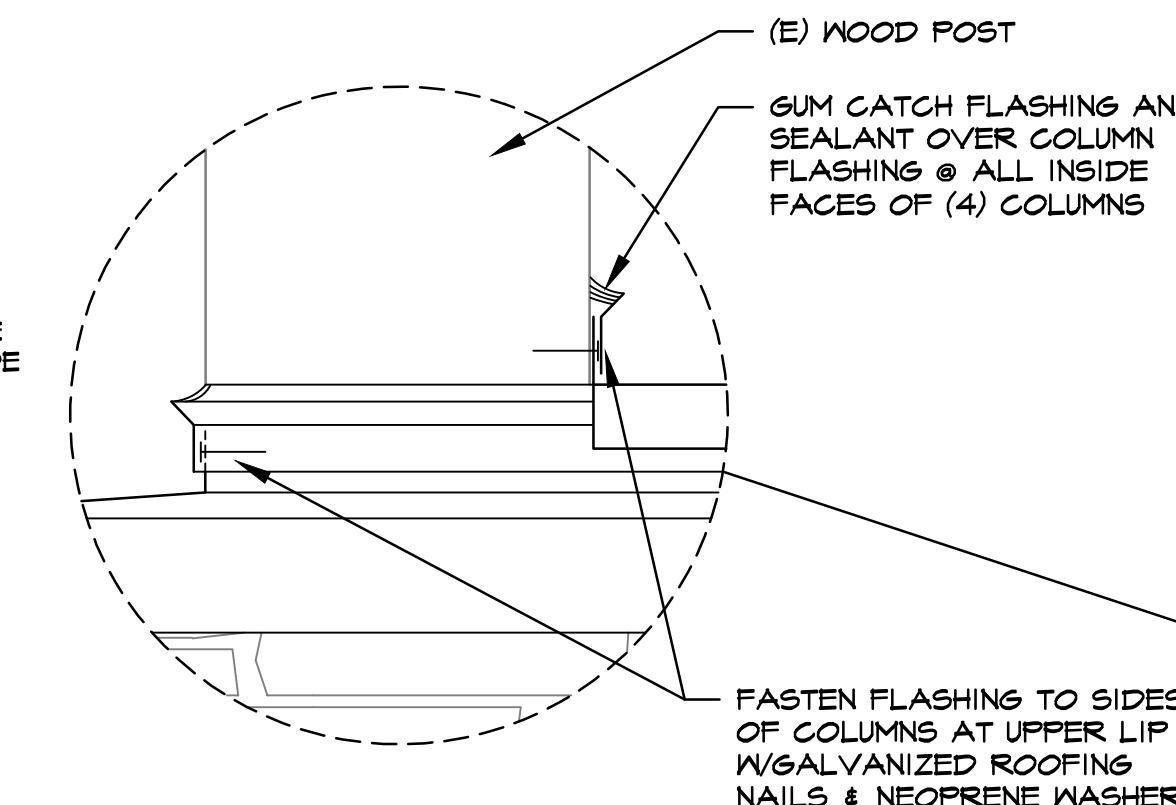
10 COLUMN FLASHING PLAN
A8.2 1 1/2"=1'-0"



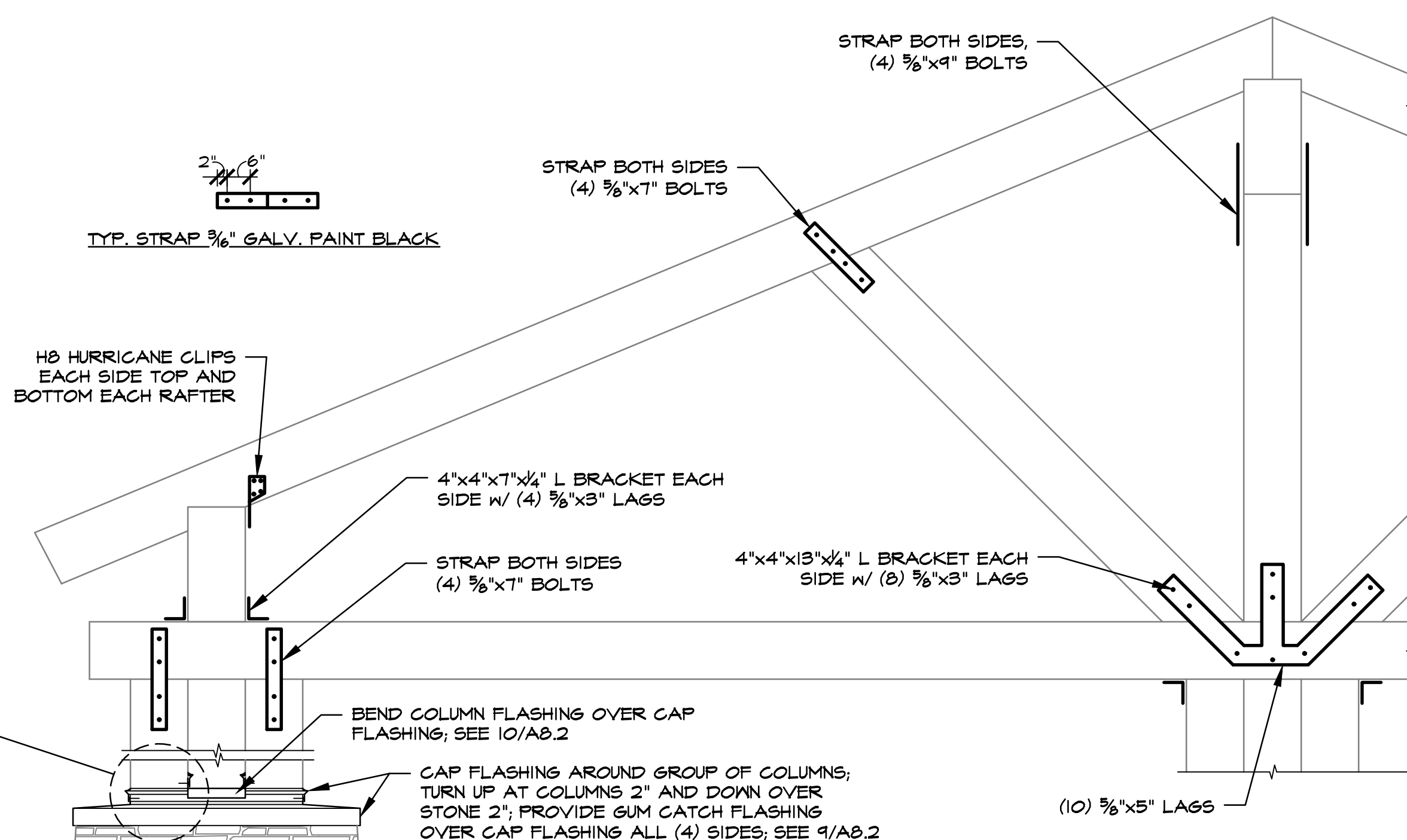
1 EXT. STAIR PROFILE
A8.2 1/2"=1'-0"



5 LOW WALL
A8.2 1"=1'-0"



9 CAP & COLUMN FLASHING DETAIL
A8.2 N.T.S.



13 PORT COCHERE AT STREET
A8.2 1 1/2"=1'-0"

REGISTERED ARCHITECT
2561
JOHN B LAPE III
PORTLAND, OR
STATE OF OREGON

REVISIONS

JOHN LAPE, ARCHITECT

520 SW 6TH AVE., SUITE 520
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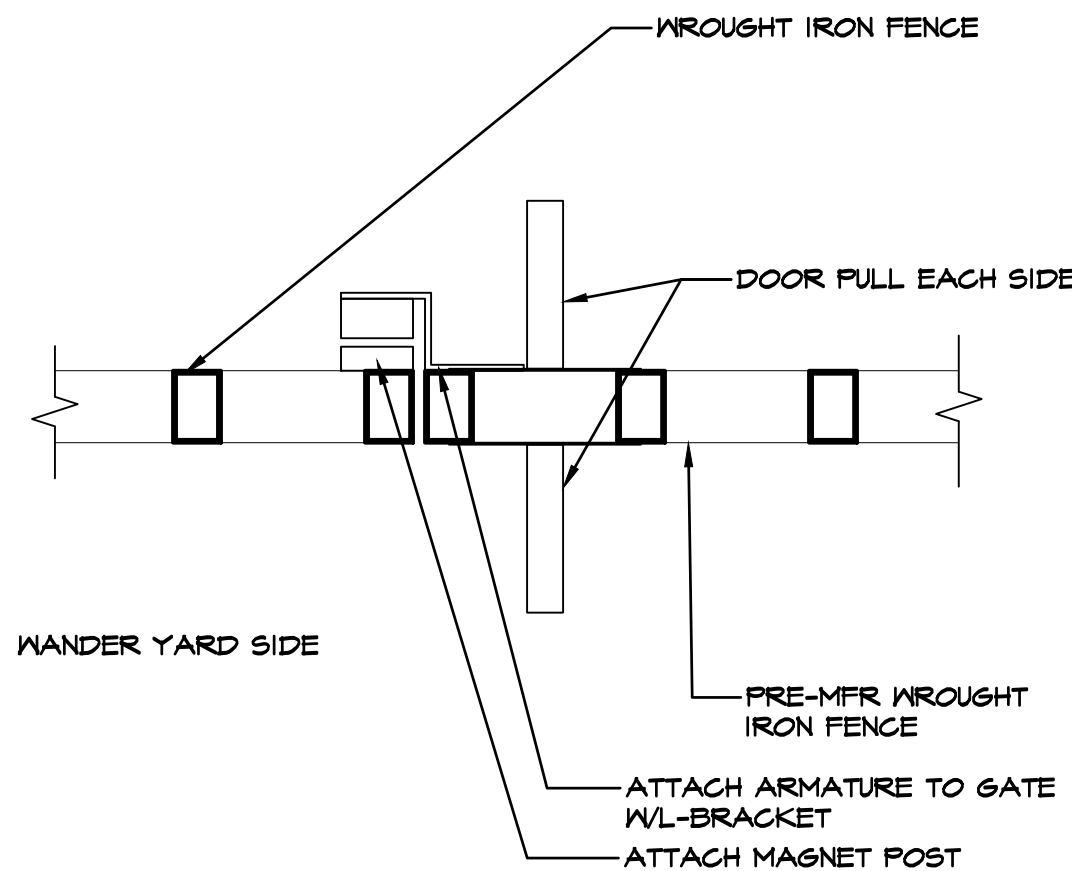
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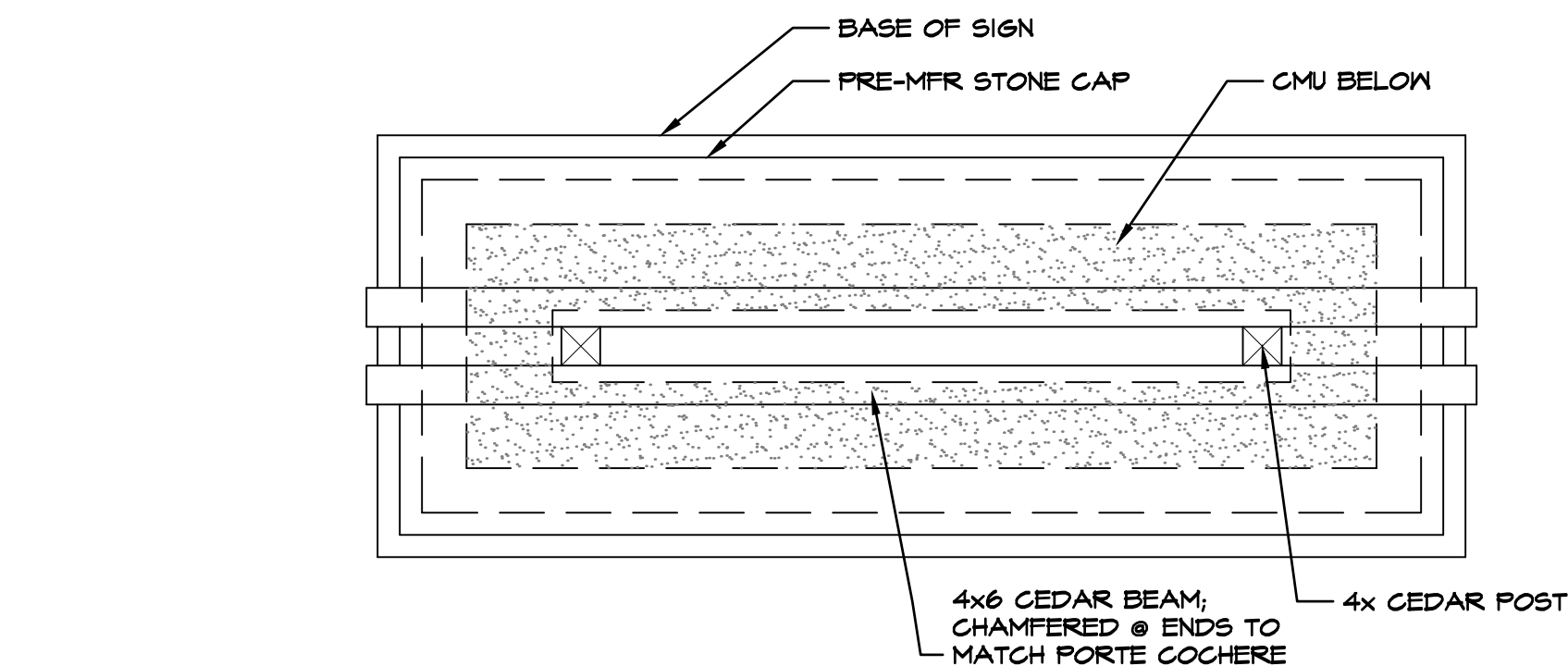
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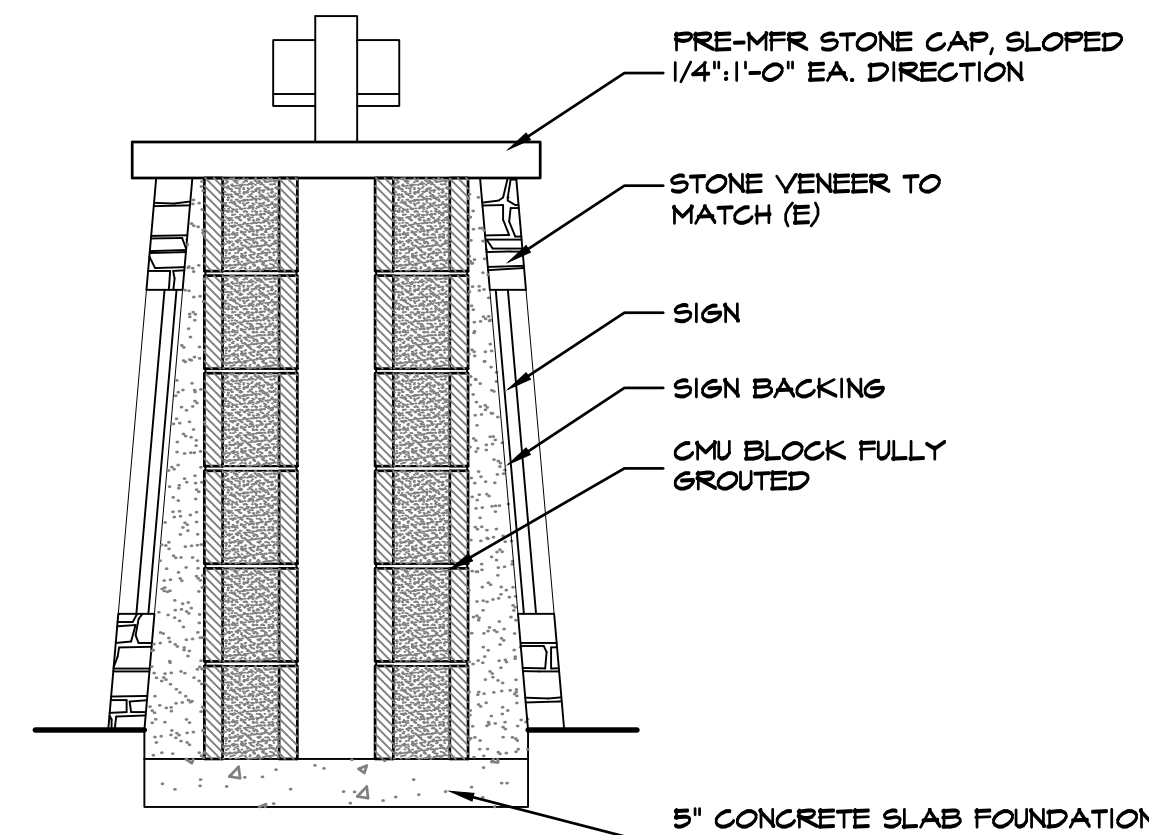


1
A8.3
MAG LOCK AT GATE JAMB
3"=1'-0"
...NPTLS/SITE/FENCE/GATE JAMB

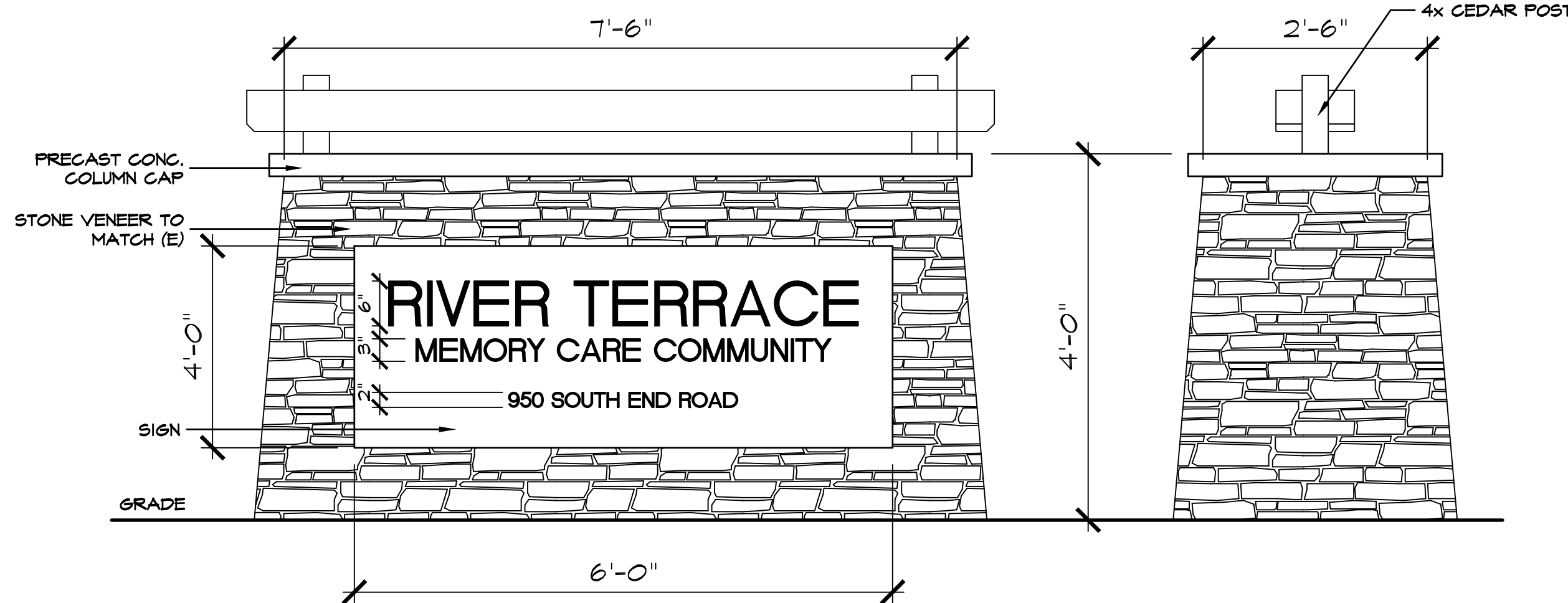
5
A8.1



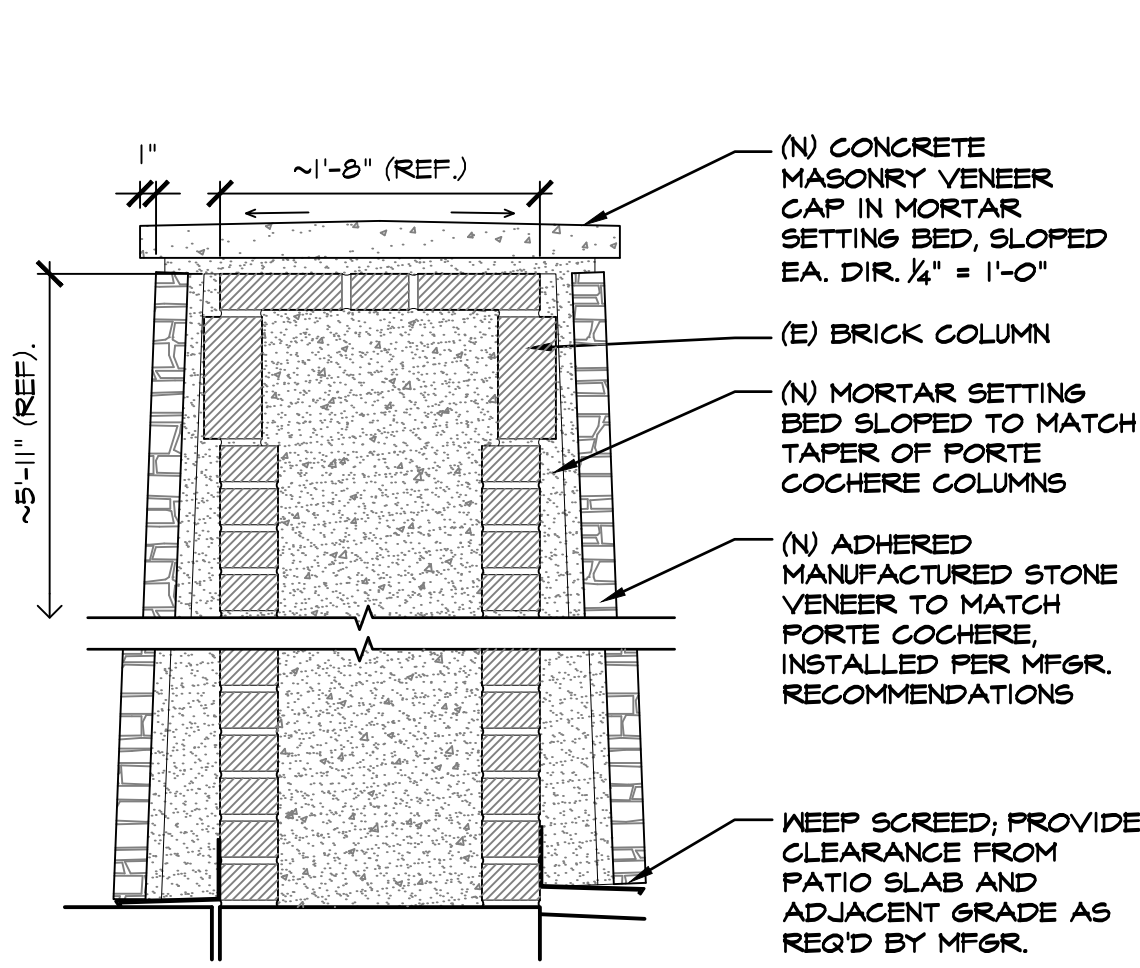
PLAN VIEW



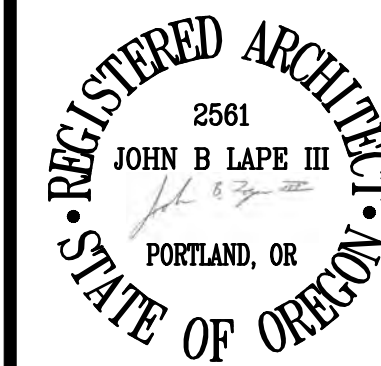
SECTION VIEW



9
A8.3
MONUMENT SIGN FRONT ELEVATION
3/4"=1'-0"



17
A8.3
PATIO COLUMNS
1"=1'-0"
BRICK COLUMNS



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FILE NO.: 01805
DATE: AUGUST 29, 2018

WORKING DATE:
SHEET:

A8.3



South End Road Memory Care Facility
Oregon City, Oregon 97045
New Construction
General Contractor:
Empire Building Company, llc.



PHONE: (503) 799-7555
EMAIL: jeff@froeberland.com

PLANTING PLAN

REV. NO.	DATE
1	1/20/20
2	2/5/201

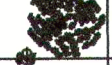










DATE: 10/10/2014












DRAWN BY: _____

REVIEWED BY:





SHEET: _____

L.1

QT#	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
49		P.J.M. RHODY	RHODODENDRON P.J.M.	7 gal
9		SPRING BOUQUET	VIBURNUM 'SPRING BOUQUET'	3 gal
3		WEST. RED CEDAR	THUJA PLICATA 'HOGAN'	6'-8'h
9		HYDRANGEA 'MOPHEAD'	HYDRANGEA MACROPHYLLA	2 gal
25		ABELIA 'ED. GOULICHER'	ABELIA GRANDIFLORA	2 gal
6		LENTEN ROSE HELE.	HELEBORUS ORIENTALIS	1 gal
39		DOUBLEFILE VIBURNUM	VIBURNUM PLICATUM	3 gal
9		HEATHER 'FIREFLY'	ERICA x DARLEYENSIS 'FIREFLY'	1 gal
27		NAND. 'GULF STREAM'	NANDINA DOMESTICA	2 gal
69		BARB. 'CHRIM. PYGMY'	PERDIS THUNBERGII C.P.	1 gal
28		REDTWIG DOGWOOD	CORNUS SERICEA 'BAILEY'	3 gal

Q#	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
51		COMMON LAVENDER	LAVANDULA ANGUSTIFOLIA	1 gal
6		WEIGELIA 'VARIEG.'	WEIGELIA FLORIDATA 'VARIEGATA'	2 gal
19		LITTLE BUNNY	PENNISETUM 'LITTLE BUNNY' GRASS	1 gal
9		BORDER FORSYTHIA	FORSYTHIA x INTERMEDIA	2 gal
10		ESCALLONIA 'PINK P.'	ESCALLONIA EXONIENSIS	3 gal
15		ROSES KNOCKOUT	KNOCKOUT ROSES 'RED'	3 gal
8		PERSIAN LILAC	SYRINGA x PERSICA	3 gal
57		BLUE OAT GRASS	HELIOTRICHON SEMPERVIRENS	1 gal
14		JAPAN. BLOODGRASS	IMPERATA CYLINDRICA 'RED BARON'	1 gal
14		HINOKI CYPRESS	CHAMAECYPARIS 'GRACILIS'	4"-5" h
9		QUAKING ASPEN TREE	POPULUS TREMULOIDES	2" cal.

QT#	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
13		DOGWOOD TREE	CORNUS KOUSA	6'-7'h
4		J. MAPLE CORAL BARK	ACER P. 'SANGO KAKU'	6'-8'h
4		FLOWER PLUM TREE	PRUNUS CERA. 'THUNDERCLOUD'	2" cal.
6		JAP. SNOWBELL TREE	SYRAX JAPONICA 'SNOWBELL'	6'-8'h
13		VINE MAPLE TREE	ACER CIRCINATUM	6'h
4		WEeping JAP. MAPLE	ACER PALM. 'CRIMSON QUEEN'	48"
10		CAMELLIA 'APP. BLOOS'	CAMELLIA SASANKUA	5 gal
20		BURNING BUSH	EUONYMUS ALATA 'COMPACTA'	2 gal
8		ANDROMEDA 'VAR.'	PIERIS JAP. 'VARIEGATED'	5 gal
51		SPIRAEA 'SUM. SONG'	SPIRAEA DENSIFLORA	2gal
16		BOX LEAF EUONYMUS	EUONYMUS MICROPHYLLA	2gal

Q#*	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
7		ROSE OF SHARON	HYPERICUM CALYCIUM	3gal
12		AZALEAS 'EVEREST'	EVERGREEN AZALEA	2 gal
20		ASTILBE 'AUG. LIGHT'	ASTILBE ARENDSI GRANATA	1 gal
7		PATHLIGHTS	LOW-VOLT PATH LIGHTING	n/ a
12		UPLIGHTS	LOW-VOLT SPOT LIGHTING	n/ a
1		GRASS/ TURF	SODDED LAWN AREAS	8,150s.f.
125		BLUE STAR CREEPER	LAURENTIA FLUVIATILIS	4" pots
44		VINCA GROUND COVER	VINCA MINOR 'BOWLES'	1 gal



825 N.E. 20th Ave. Suite 202
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503-265-8462 FX.
www.eprdesign.com

HARRY L. STEARNS, INC.
2305 NE GLISAN ST.
PORTLAND, OR. 97213
503-262-2640

South End Road Memory Care Facility
Oregon City, Oregon 97045
New Construction
General Contractor:
Empire Building Company, llc.

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-SITE LIGHTING PLAN

REV. NO. DATE:

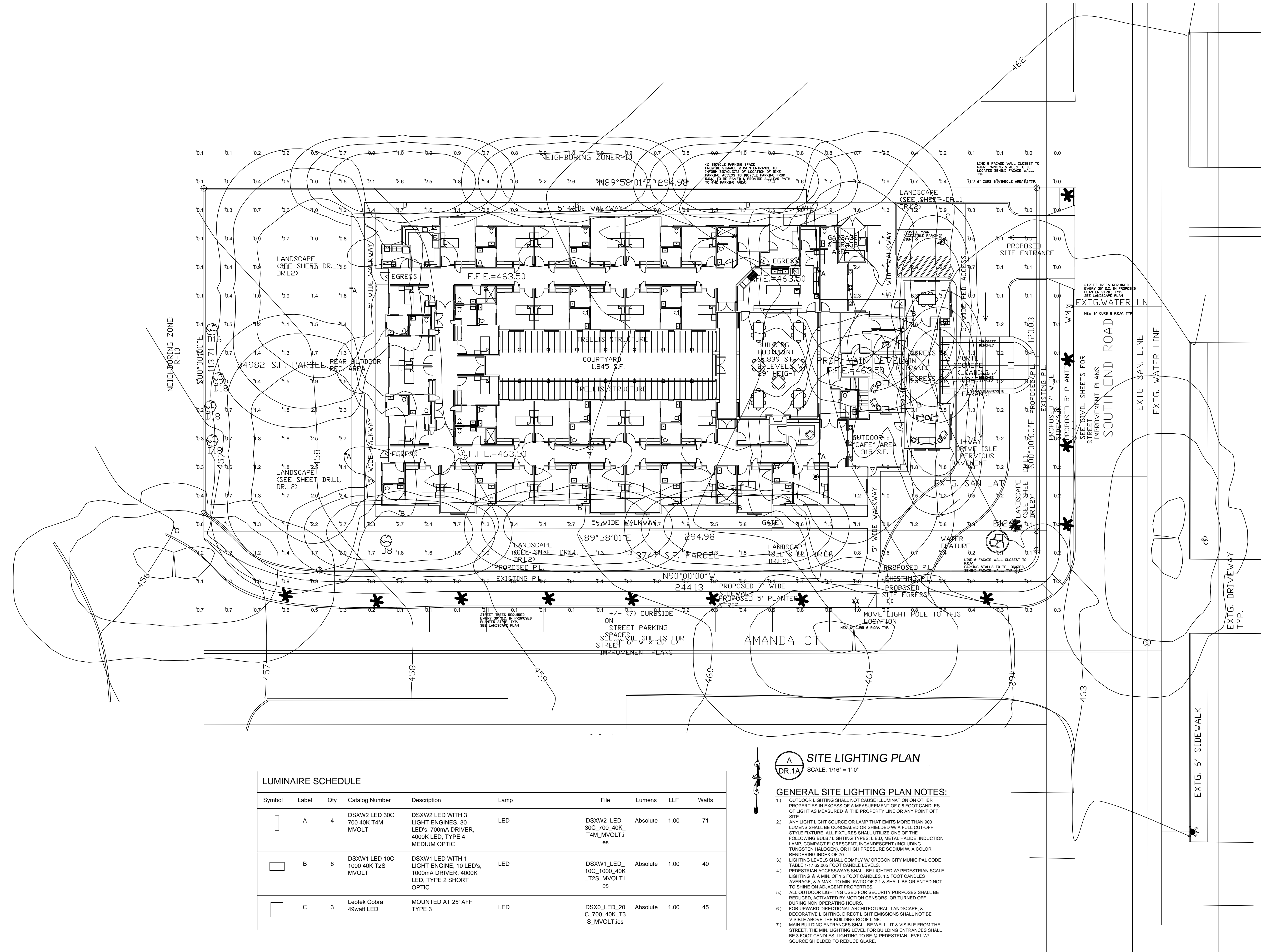
DATE: 4/4/2014

DRAWN BY:

REVIEWED BY:

SHEET:

DR.1A



LUMINAIRE SCHEDULE								
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF
	A	4	DSXW2 LED 30C 700 40K T4M MVOLT	DSXW2 LED WITH 3 LIGHT ENGINE'S, 30 LED's, 700mA DRIVER, 4000K LED, TYPE 4 MEDIUM OPTIC	LED	DSXW2_LED_30C_700_40K_T4M_MVOLT.i	Absolute	1.00
	B	8	DSXW1 LED 10C 1000 40K T2S MVOLT	DSXW1 LED WITH 1 LIGHT ENGINE, 10 LED's, 1000mA DRIVER, 4000K LED, TYPE 2 SHORT OPTIC	LED	DSXW1_LED_10C_1000_40K_T2S_MVOLT.i	Absolute	1.00
	C	3	Leotek Cobra 49watt LED	MOUNTED AT 25' AFF TYPE 3	LED	DSX0_LED_20 C_700_40K_T3 S_MVOLT.i	Absolute	1.00

- A SITE LIGHTING PLAN**
SCALE: 1/16" = 1'-0"
- GENERAL SITE LIGHTING PLAN NOTES:**
- 1.) OUTDOOR LIGHTING SHALL NOT CAUSE ILLUMINATION ON OTHER PROPERTIES IN EXCESS OF A MEASUREMENT OF 0.5 FOOT CANDLES OF LIGHT AS MEASURED @ THE PROPERTY LINE OR ANY POINT OFF SITE.
 - 2.) ANY LIGHT SOURCE OR LAMP THAT EMITS MORE THAN 900 LUMENS SHALL BE CONCEALED OR SHIELDED W/ A FULL CUT-OFF STYLE FIXTURE. ALL FIXTURES SHALL UTILIZE ONE OF THE FOLLOWING BULB/LIGHTING TYPES: I.E.D, METAL HALIDE, INDUCTON LAMP, COMPACT FLORESCENT, INCANDESCENT (INCLUDING TUNGSTEN HALOGEN), OR HIGH PRESSURE SODIUM W/ A COLOR RENDERING INDEX OF 70.
 - 3.) LIGHTING LEVELS SHALL COMPLY W/ OREGON CITY MUNICIPAL CODE TABLE 117.62.065 FOOT CANDLE LEVELS.
 - 4.) PEDESTRIAN ACCESSWAYS SHALL BE LIGHTED W/ PEDESTRIAN SCALE LIGHTING @ A MIN. OF 1.5 FOOT CANDLES, 1.5 FOOT CANDLES AVERAGE, & A MAX. TO MIN. RATIO OF 7:1 & SHALL BE ORIENTED NOT TO SHINE ON ADJACENT PROPERTIES.
 - 5.) ALL OUTDOOR LIGHTING USED FOR SECURITY PURPOSES SHALL BE REDUCED, ACTIVATED BY MOTION SENSORS, OR TURNED OFF DURING NON OPERATING HOURS.
 - 6.) FOR UPWARD DIRECTIONAL ARCHITECTURAL, LANDSCAPE & DECORATIVE LIGHTING, DIRECT LIGHT EMISSIONS SHALL NOT BE VISIBLE ABOVE THE BUILDING ROOF LINE.
 - 7.) MAIN BUILDING ENTRANCES SHALL BE WELL LIT & VISIBLE FROM THE STREET. THE MIN. LIGHTING LEVEL FOR BUILDING ENTRANCES SHALL BE 3 FOOT CANDLES. LIGHTING TO BE @ PEDESTRIAN LEVEL W/ SOURCE SHIELDED TO REDUCE GLARE.



DEVELOPMENT SERVICES PRE-APPLICATION MEETING NOTES

Planning Project Number: PA 18-33
Address: 950 South End Road, Oregon City, OR 97045
Map Number(s): 3-1E-01AD
Tax Lot(s): 03100
Project Name: Petra Memory Care Expansion
Meeting Date: August 15, 2018
Reviewer(s): Sang Pau

General Comments

1. A complete land use application should include a narrative response to all sections of the Oregon City Municipal Code (OCMC) applicable to the proposed development.
2. The City will issue a Staff Report in response to the contents of the application package provided by the applicant. Once a Staff Report is issued, the applicant may request a pre-design meeting with city staff to discuss plan requirements, conditions of approval, and process.
3. All applicable conditions of approval outlined in the Staff Report must be addressed and the construction plans must be reviewed and approved prior to issuance of building permits.

Streets

1. The frontage along the property has been fully improved. Therefore, the development does not require any improvements in the public right-of-way.

Stormwater

1. The existing stormwater facilities have been adequately sized and meet current city stormwater design standards.

Water

1. The development has adequate water service.

Sanitary Sewer

1. The development has adequate sanitary sewer service.
2. The applicant shall confirm the inclusion of a grease trap for the kitchen.



Pre-Application Conference Notes

PA 18-33, August 15, 2018

Proposed Project:

Memory Care Facility Addition

Location:

950 South End Road, Oregon City, OR 97045
Clackamas County Map 3-1E-01AD, Tax Lot 3100

General Information:

- Zoning: R-10 Single-Family Dwelling District
- Overlay Districts: High Water Table
- Prior Reviews: SP 14-09/VR 14-01/CU 14-01

Timing and Process:

This application is a [Type II decision process](#) for site plan and design review. Pursuant to OCMC Section 17.50.050, a pre-application conference is valid for a period of six months. The applicant has **180 days** from the date of submittal of a land use application to have a complete application.

Upon a complete application submittal, the applicant is entitled to a decision from the city of approval, approval with conditions, or denial within **120 days** by state law. Type II decisions are rendered by the Community Development Director, with appeal on the record to the City Commission, and then LUBA.

Type II decisions are based on the code approval criteria and require limited discretion by the Community Development staff for approval. Staff is not authorized to waive any requirements of the code except for modifications to Street Standards through Section 12.04.007, modifications that will better meet design standards of site plan and design review through Section 17.62.015, and alternative parking lot landscaping plans through sections 17.52.070.

“R-10” Single-Family Dwelling District:

- “R-10” Single-Family District minimum required setbacks:
 - Front yard: 20 feet
 - Front porch: 15 feet
 - Attached and detached garage: 20 feet from the public right-of-way where access is taken
 - Interior side yard: 10 feet for at least one side yard, 8 feet for the other side yard
 - Corner side yard: 15 feet
 - Rear yard: 20 feet
 - Rear porch: 15 feet
- Proposal must demonstrate compliance with lot coverage standards of the R-10 zoning district.
 - Structures with a footprint of over 200 square feet cannot cover more than 40% of the lot area (decks and porches do not count towards lot coverage).
 - Based on the previous application, the existing development resulted in 39% lot coverage. The previous approval identified the following lot coverage:

	Square Feet
Total Site	39,343
Allowed Building Coverage (40%)	15,737
Rear Parking Lot (5 spaces)	2,400 (not included in calc.)
Proposed Building Coverage	15,323

- Based on the previously submitted lot coverage calculations, it appears that the proposed addition will result in a lot coverage in excess of the 40% allowed in the “R-10” Single-Family Dwelling District.
- The application should include a calculation identifying total lot coverage.
- If the proposed lot coverage exceeds 40%, a Type II Variance application would be required. Please refer to Variance section of these notes.

Conditional Use Permit:

- Minor modifications to conditional uses, including additions up to 1,000 SF provided that the addition is not more than 35% of the original building’s square footage, do not require a conditional use permit application.
- Based on the applicant’s pre-application conference submittal, it appears that a Conditional Use Permit application is not required. If the proposal exceeds the threshold described above, a Type III Conditional Use Permit application would also be required.
- The current proposal must comply with all Conditions of Approval of the original conditional use permit (CU 14-01/SP 14-09/VR 14-01)

Site Plan and Design Review:

- Pursuant with OCMC Section 17.08.030, residential care facilities are a conditionally permitted use in the R-10 Single-Family Dwelling District. Site Plan and Design Review is required for conditional uses in all zones.
- Additions of up to 1,000 SF are reviewed through a Type II Minor Site Plan and Design Review application.
- The applicant is required to demonstrate compliance with all applicable criteria. The pre-application materials did not include building elevations and lack the specificity and detail to determine compliance with some standards of the Oregon City Municipal Code. Please include details for all structures, parking lots, pavement, development, etc. The applicant is required to demonstrate compliance with all applicable criteria, or receive a Variance, or alternative parking lot/landscaping plan, or in the case of 17.62 standards, a modification which will better meet the standards.

Parking

- The number of parking stalls is dependent on the number of beds within the residential care facility and the net square footage of the combined use on the site. Based on the 2014 Conditional Use Permit/Site Plan and Design Review approval, the number of stalls required are as follows:

Use	<u>SQUARE FEET/BEDS</u>	<u>MINIMUM</u>	<u>MAXIMUM</u>
Senior housing, including congregate care, residential care and assisted living facilities; nursing homes and other types of group homes	31 Beds	1 per 7 Beds (5 Stalls Required)	1 per 5 Beds (7 Stalls Required)
Office	~ 750 SF	2.70 (2 Stalls Required)	3.33 (3 Stalls Required)
Total		7	10

- Based on the 2014 approval, between 7 and 10 parking stalls are required. The site is developed with 9 stalls.
- The application should include a floor plan identifying the number of beds and square footage of other uses to ensure compliance with minimum and maximum parking stalls is maintained.

Landscaping

- A landscaping plan prepared by a registered landscape architect is required to be submitted.
- 15% of the site must be landscaped. The application should include a calculation of landscaping demonstrating compliance with minimum site landscaping.
- Landscaping standards may be found in [OCMC 17.62.050.A.1](#) and [OCMC 17.52.060](#)

Site and Buildings

- Compliance with various building design standards could not be confirmed, including:
 - Articulation, massing, and transparency in [OCMC 17.62.055.G, H, and I](#)
 - Mechanical equipment standards in [OCMC Section 17.62.050.A.20](#)
 - Pedestrian circulation requirements in [OCMC Section 17.62.050.A.9.](#)
 - Building materials standards in [OCMC Section 17.62.050.A.21.](#)
- Please identify all proposed improvement to the site as part of your land use application including but not limited to:
 - Landscaping
 - Parking
 - Outdoor Lighting (Photometric)
 - Pedestrian Circulation
 - Refuse/recycling areas
 - Mechanical equipment proposed
 - Façade modifications (windows, entranceways, exterior building materials, etc.)

Variance

- OCMC Section 17.60.020.E.6 allows variances to lot coverage requirements up to 25% to be reviewed as Minor Variance. A Type II Variance application would be required if the lot coverage exceeds 40%.
- Please address the approval criteria as they relate to the proposal and the requirement being varied.
 - That the variance from the requirements is not likely to cause substantial damage to adjacent properties by reducing light, air, safe access, or other desirable or necessary qualities;
 - That the request is the minimum variance that would alleviate the hardship;
 - Granting the variance will equal or exceed the regulation to be modified;
 - Any impacts resulting from the adjustment are mitigated;
 - No practical alternatives have been identified which would accomplish the same purpose and not require a variance.
 - That the variance conforms to the [comprehensive plan](#) and the intent of the ordinance being varied.

Transportation Impacts:

The City's traffic engineering consultant has determined that transportation analysis is not required as part of this Site Plan and Design Review application.

The applicant's traffic engineer is welcome to contact the city's traffic engineering consultant, John Replinger, at Replinger-Associates@comcast.net or at 503-719-3383.

Tree Protection/Mitigation and Street Trees

Tree removal during the land development process is subject to compliance with tree protection and mitigation standards.

- The applicant's submittal should identify species and size of all trees onsite greater than 6" DBH.
- Tree removal is subject to OCMC [Chapter 17.41](#).
- Tree protection, removal and mitigation standards can be found in OCMC Section 17.41.130
- A mitigation plan prepared by a qualified professional (certified arborist, horticulturalist or forester or other environmental professional) is required in accordance with OCMC Chapter 17.41
- A tree covenant may be required to be recorded to protect existing and future trees.

Upcoming Code Changes:

The City is proposing Housing and Development Code Amendments which may affect your proposal. For details on proposed code amendments, please visit the following site:

<https://www.orcity.org/planning/draft-housing-and-other-development-and-zoning-code-amendments>

Other Notes:

- A neighborhood association meeting is not required for a Minor Site Plan and Design Review application, but is recommended.
Neighborhood Association: South End NA
Chair: Bill McConnel, sena97045@gmail.com
Vice Chair: Gary Fergus, Interim Vice Chair, fergusfamily@gmail.com
Secretary: Vacant
CIC Representative: Vacant
Upcoming Meetings: October 18, 2018
Meeting Location: Oregon City United Methodist Church, 18955 South End Road, Oregon City, OR 97045
Meeting Time: 7:00 PM
- Please include the Citizen Involvement Committee Chair, Amy Willhite, in any Neighborhood Association meeting requests, notifications or correspondence. Amy can be reached at awillhit@yahoo.com
- [OCMC 17.50.055](#) requires submittal of the meeting sign-in sheet, a summary of issues discussed, and a letter from the neighborhood association indicating that a meeting was held.
- Your application was transmitted to the State Historic Preservation Office (SHPO) and affected tribes for review. Comments received have been provided.

Applications Anticipated and Fees:

- Planning application anticipated:
 - Minor Site Plan and Design Review: \$862
 - Administrative Variance: \$1,401
 - Mailing Labels: \$16 or provided by applicant
 - [2018 Planning Fee Schedule](#)

Applications, Checklists and Links:

- [Type II Review Process](#)
- [Land Use Application](#)
- [Minor Site Plan and Design Review Checklist](#)
- [Oregon City Adopted Street Tree List](#)
- [Oregon City Municipal Code](#)

Planning Division

Diliana Vassileva, Assistant Planner, reviewed your pre-application for the Planning Division. Diliana may be reached at 503-974-5501 or dvassileva@orcity.org.

Development Services Division (Utilities/Public Improvements/SDC's etc):

Sang Pau, Development Engineer with the Oregon City Development Services Division, reviewed your pre-application. Sang can be reached at 503-974-5503 or spau@orcity.org.

Building Division:

You may contact Mike Roberts, Building Official at 503.496.1517 or by email at mroberts@orcity.org.

Clackamas Fire District:

Questions can be directed to Mike Boumann, Lieutenant Deputy Fire Marshal of Clackamas Fire District #1. You may contact Mr. Boumann at (503)742-2660 or michaelbou@ccfd1.com.

Oregon City Municipal Code Criteria:

A template with applicable code criteria will be provided by staff following the pre-application conference. The following chapters of the Oregon City Municipal Code (OCMC) may be applicable to this proposal:

[OCMC 12.04 – Streets, Sidewalks, and Public Places](#)

[OCMC 12.08 – Public and Street Trees](#)

[OCMC 13.12 – Stormwater Management](#)

[OCMC 15.48 – Grading, Filling, and Excavating](#)

[OCMC 17.08 – “R-10” Single-Family Dwelling District](#)

[OCMC 17.41 – Tree Protection Standards](#)

[OCMC 17.47 – Erosion and Sediment Control](#)

[OCMC 17.52 – Off-Street Parking and Loading](#)

[OCMC 17.58 – Lawful Nonconforming Uses, Structures, and Lots](#)

[OCMC 17.60 – Variances](#)

[OCMC 17.62 – Site Plan and Design Review](#)

[OCMC 17.50 – Administration and Procedures](#)

Several applicable code sections recently changed and have not yet been updated in the online version of the code. The changes can be found [here](#) and are also in the template provided by staff.

Pre-application conferences are required by Section 17.50.050 of the City Code, as follows:

A. Preapplication Conference. Prior to submitting an application for any form of permit, the applicant shall schedule and attend a preapplication conference with City staff to discuss the proposal. To schedule a preapplication conference, the applicant shall contact the Planning Division, submit the required materials, and pay the appropriate conference fee. At a minimum, an applicant should submit a short narrative describing the proposal and a proposed site plan, drawn to a scale acceptable to the City, which identifies the proposed land uses, traffic circulation, and public rights-of-way and all other required plans. The purpose of the preapplication conference is to provide an opportunity for staff to provide the applicant with information on the likely impacts, limitations, requirements, approval standards, fees and other information that may affect the proposal. The Planning Division shall provide the applicant(s) with the identity and contact persons for all affected neighborhood associations as well as a written summary of the preapplication conference.

Notwithstanding any representations by City staff at a preapplication conference, staff is not authorized to waive any requirements of this code, and any omission or failure by staff to recite to an applicant all relevant applicable land use requirements shall not constitute a waiver by the City of any standard or requirement.

B. A preapplication conference shall be valid for a period of six months from the date it is held. If no application is filed within six months of the conference or meeting, the applicant must schedule and attend another conference before the City will accept a permit application. The community development director may waive the preapplication requirement if, in the Director's opinion, the development does not warrant this step. In no case shall a preapplication conference be valid for more than one year.

NOTICE TO APPLICANT: A property owner may apply for any permit they wish for their property. HOWEVER, THERE ARE NO GUARANTEES THAT ANY APPLICATION WILL BE APPROVED. No decisions are made until all reports and testimony have been submitted. This form will be kept by the Community Development Department. A copy will be given to the applicant. IF the applicant does not submit an application within six (6) months from the Pre-application Conference meeting date, a NEW Pre-Application Conference will be required.



Minor Site Plan and Design Review Checklist

1. ☒ **A Completed Application Form with All Property Owner Signatures (P)** — *CONTRACT OWNER SIGN. [PROOF OF PURCHASE PROVIDED AND IS CONFIDENTIAL INFORMATION - DO NOT COPY OR RECORD]*
2. ☒ **Narrative (P/DS)**
A complete and detailed narrative description of the proposed development and an explanation addressing all applicable approval criteria. A template is provided at the Pre-Application Conference.
3. ☒ **Site Plan Drawings (P/DS)**
A site plan of the existing conditions and proposed development including:
 - ☒ The property boundary, existing and proposed structures and landscaping, parking stalls, etc.
 - ☐ Utility locations, easements, changes to grading, new impervious surfaces*No changes proposed* *No changes proposed*
4. ☒ **Landscaping Plan (P)** — *No changes proposed*
A landscaping plan prepared by a registered landscape architect, drawn to scale, showing the location and types of existing trees (six inches or greater in caliper measured four feet above ground level) and vegetation proposed to be removed and to be retained on the site, the location and design of landscaped areas, the varieties, sizes and spacings of trees and plant materials to be planted on the site, other pertinent landscape features, and irrigation systems required to maintain plant materials.
5. ☒ **Tree Removal and Mitigation Plan (P)** — *No trees removed in proposal*
A tree removal and mitigation plan must include the setbacks, easements and the location and caliper of all trees as well as identification of the trees 6" DBH and greater prepared in accordance with OCMC 17.41. A plan shall also be submitted identifying the location, species and caliper of trees replanted onsite. The tree mitigation plan report shall be prepared by a certified arborist, horticulturalist or forester or other environmental professional with experience and academic credentials in forestry or arboriculture.
6. ☒ **Architectural Drawings (P)**
Building elevations/floor plans of the existing structure and of the proposed development. Include plans for all structures including, buildings, canopies, walls, garbage enclosures, etc.
7. ☒ **Photometric Plan or Letter from Electrician Verifying Compliance with OCMC 17.62.065 (P)**
Existing/Original included as REFERENCE ONLY — *No changes proposed*
8. ☒ **Recommended: Neighborhood Association Meeting (P)**
 - ☐ A sign-in sheet of meeting attendees
 - ☐ A summary of issues discussed
 - ☐ A letter from the neighborhood association or CIC indicating that a neighborhood meeting was held.
 - ☐ If the applicant held a separately noticed meeting, the applicant shall submit a copy of the meeting flyer, a sign in sheet of attendees and a summary of issues discussed.
9. ☒ **Pre-Application Conference Summary Sheet (P/DS)**
10. ☒ **Additional Information or Reports (P/DS)**
If Required in Pre-Application Conference.

**Traffic and Stormwater both deemed adequate per Pre-App Notes*

11. ☒ **A Current Preliminary Title Report or Trio for the Subject Property(ies)** (P)
**Deferred - will provide prior to issuance of permit*
12. ☒ **Mailing Labels for Owners within 300 Feet of the Subject Site or Fee for City-Provided Labels** (P)
The names and addresses of property owners within 300 feet of the site from a title company.
**Please provide - \$16 to be provided by CC over the phone*
13. ☒ **Copies** (P)
One ~~Two (2)~~ copies of all information, reports, and drawings (full-sized and 8.5" by 11") pertaining to this application.
per DV
14. ☒ **Electronic Version of All Application Materials** (P/DS) *- CD*
15. ☒ **All Required Application Fees** (P) *- check for \$4,612.69 to include: \$862 - \$1,401 - Variance*

(P) = Contact the Planning Division at (503) 722.3789 with any questions regarding this item.

(DS) = Contact the Development Services Division at (503) 657.0891 with any questions regarding this item.

Incomplete applications will not be processed.



Variance Checklist

- N/A - MINOR VARIANCE*
1. ☒ **A Completed Application Form with All Property Owner Signatures** (P) - *SEE SP/DR CHECKLIST*
 2. ☒ **Narrative** (P/DS)
A complete and detailed narrative description of the proposed development and an explanation addressing all applicable approval criteria. A template is provided at the Pre-Application Conference.
 3. ☒ **Site Plan Drawings** (P)
A scale-drawing of the property, displaying the dimensions and arrangements of the existing and proposed uses.
 4. ☒ **Architectural Drawings** (P)
Building elevations and envelopes, if architectural work is proposed.
 5. ☐ **For Planning Commission Variances: Neighborhood Association Meeting** (P)
 - ☐ A sign-in sheet of meeting attendees
 - ☐ A summary of issues discussed
 - ☐ A letter from the neighborhood association or CIC indicating that a neighborhood meeting was held.
 - ☐ If the applicant held a separately noticed meeting, the applicant shall submit a copy of the meeting flyer, a sign in sheet of attendees and a summary of issues discussed.
 6. ☒ **Pre-Application Conference Summary Sheet** (P/DS)
 7. *N/A* **Additional Information or Reports** (P/DS)
If Required in Pre-Application Conference.
 8. ☒ **A Current Preliminary Title Report or Trio for the Subject Property(ies)** (P)
** DEFERRED*
 9. ☒ **Mailing Labels for Owners within 300 Feet of the Subject Site or Fee for City-Provided Labels** (P)
The names and addresses of property owners within 300 feet of the site from a title company.
** PLEASE PROVIDE*
 10. ☒ **Copies** (P)
one per dv Two (2) copies of all information, reports, and drawings (full-sized and 8.5" by 11") pertaining to this application.
 11. ☒ **Electronic Version of All Application Materials** (P/DS)
 12. ☒ **All Required Application Fees** (P)

(P) = Contact the Planning Division at (503) 722.3789 with any questions regarding this item.

(DS) = Contact the Development Services Division at (503) 657.0891 with any questions regarding this item.

Incomplete applications will not be processed.