



CITY OF TROUTDALE

"Gateway to the Columbia River Gorge"

AGENDA

TROUTDALE PLANNING COMMISSION REGULAR MEETING

Troutdale City Hall Council Chambers
219 E. Historic Columbia River Hwy. (lower level, rear entrance)
Troutdale, Oregon 97060

Wednesday, May 20, 2015
7:00 p.m.

1. **ROLL CALL/PLEDGE OF ALLEGIANCE**
2. **APPROVAL OF MINUTES**
February 18, 2015 Work Session
February 25, 2015 Regular Meeting
March 18, 2015 Regular Meeting
March 25, 2015 Work Session
April 15, 2015 Regular Meeting
3. **CITIZEN COMMUNICATION – NON-AGENDA ITEMS**
4. **HEARING PROCEDURE**
Tanney Staffenson, Planning Commission Chair
5. **PUBLIC HEARING TYPE III
QUASI-JUDICIAL PROCEDURE**
Case File No. 15-018 CHERRY PARK ROAD SUBDIVISION
7 lot subdivision with variance, lot line adjustment and tree removal
6. **NEW BUSINESS - None**
7. **OLD BUSINESS - None**
8. **WORK SESSION (if needed)**
9. **DEPARTMENT REPORTS**

10. **COMMISSION INITIATIVES AND CONCERNS**
11. **NEXT MEETING – May 27, 2015 Work Session – Dev. Code**
12. **ADJOURN**

This meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made in writing at least 48 hours prior to the meeting to Elizabeth Walstead, 503-674-7228, or by email at liz.walstead@troutdaleoregon.gov

Procedure for Quasi-Judicial Land Use Hearings

Quasi-judicial public hearings are held in accordance with Oregon law and procedures contained in the Troutdale Development Code. The hearing proceeds as follows:

1. Staff Presentation
 - City staff presents their report which includes applicable criteria and standards for the matter under consideration in the land use application.
 - All testimony and evidence should be directed toward these criteria.
 - If you believe that other criteria in the Comprehensive Plan, Development Code, or other city land use regulations apply, you must identify these criteria and explain why they apply to the decision.
2. Public Testimony
 - The Planning Commission accepts public testimony relating to the application.
 - The applicant is allowed to speak first, followed by proponents, then by opponents, and then by any parties neutral to the application.
 - An opportunity will be provided to anyone testifying to clarify any issues raised.
3. Raising Issues
 - All issues raised by a participant during the public hearing must be sufficiently clear and specific to allow the Planning Commission and other parties an opportunity to respond to those issues.
 - Failure to raise an issue during this public hearing may invalidate a future appeal based on that issue.
4. Requesting Additional Time
 - Prior to closing of the public hearing, any participant may request an opportunity to present additional evidence or testimony regarding the application.
 - The Planning Commission must grant the request either by continuing the public hearing to a future date, or by leaving the record open for at least seven days to admit only that specific additional written evidence or testimony.
 - If the record is left open for the additional written evidence or testimony, any participant may file a written request for an opportunity to respond to new evidence submitted during the period the record was left open.
 - If such a request is filed, the Planning Commission shall reopen the record to allow any person to raise new issues which relate to the new evidence, testimony, or criteria for decision-making.

MINUTES
TROUTDALE PLANNING COMMISSION
Work Session
Council Chamber
217 E. Historic Columbia River Highway
Troutdale, Oregon 97060
February 18, 2015

1. Roll Call/ Pledge of Allegiance – The session was called to order at 7:01 p.m.

Commissioners Present: Frank Grande, Sandy Glantz, Kevin Coulton, Shirley Prickett, Brian Sheets, Tanney Staffenson and Marv Woidyla

Commissioners Absent: None.

Staff: John Morgan, Planning Director
Mark McCaffery, Planner

Guests (see list): L. Gorbett, 2226 SW Iowa St., Portland 97239

An audience member (Mr. Gorbett?) said he was present to speak on the medical marijuana topic under the assumption that it would be discussed this evening. He was told that public hearing on the text amendments to medical marijuana is scheduled for next week.

Chair Staffenson told the Commission that legal counsel very strongly recommended that recreational marijuana with medical marijuana be included for consideration at the meeting next week. Commissioner Sheets said he could debate that but he strongly recommended against it. Chair Staffenson said if there is a rule change by the OLCC that affects it we will be able to do an amendment for that rule and not have to go through the complete process again. Legal counsel feels it is much more of an effective use of resources and time to do this now and not come back to do the whole process again in a year. Commissioner Sheets said that is an efficiency argument, not a legal argument. A discussion followed when the Commissioner said he would like to understand the legal recommendation, although he said he is aware that the field is in play regarding recreational marijuana. There was no definitive resolution on this matter.

Chair Staffenson distributed for Commission review prior to the public hearing on medical marijuana next week: an undated letter from Harvest Church (**Exhibit A**), an example of the Hillsboro Planning Commission staff report (**Exhibit B**), and an Ashland ordinance (**Exhibit C**). They were briefly discussed and Commissioner Woidyla said none of them address recreational use. Chair Staffenson asked Mr. McCaffery to have copies of these documents for distribution and use and the public hearing on February 25th.

2. Work Session. Consideration of Development Code Updates.

Distributed by Chair Tanney Staffenson:

Exhibit A Undated letter from Harvest Church their identifying their church as a school.
Submitted 2-18-2015 to Planning Commission.

Exhibit B 2-4-15 copy of a portion (pp. 3-4) of a Hillsboro Planning Commission staff report regarding medical dispensaries; and

Exhibit C Undated copy of Ashland ordinance No. 3097 regarding medical marijuana dispensary.

Mr. Morgan walked the Commission through the changes to the Development Code in Chapters 1 through 5 as shown in his memo of January 14, 2015 – updated February 18, 2015 (in the agenda packet). He said that he and Chair Staffenson compared notes and integrated them into this document, and these will be called out for the Commission as discussion progresses. Chair Staffenson said there are a few things discussed that did not get integrated in this document; Mr. Morgan said this is the document that was refined and includes information from their conversations. As we review it, he added, we can see if anything is missing or needs to be corrected. This covers the first five chapters of the Code, Mr. Morgan began, and the review proceeded with the Commission agreeing to the changes he and Chair Staffenson made. The changes requested discussed:

1.015 Purpose Statement. (This amended language was inadvertently not included in this draft but will appear in the next version.) “The purpose of this code is to set out the regulations governing the development and land use and to implement the Troutdale Comprehensive Land Use Plan. It is the policy of the City of Troutdale to eöordinatae City accomplish this in a manner that allows Troutdale to develop as a community with its unique character, encourage development that conforms to that character, and to assist all persons who propose such development.”

Chapter 1.

Section 1.016 Applicability. Amended to make more readable by breaking it into two paragraphs.

Section 1.020 General Definitions. Written to give clarity and guidance in the context. Interpretations of the Code are the responsibility of the Planning Director.

Section 2.010 a. Bed & Breakfast. The new paragraph was included as there was no previous definition.

Section 2.010 b. Building, Height of. The new paragraph actually defines the height of a building.

Section 2.010 c. City. The common definition out of the Uniform Building Code.

Section 2.010 d. Day Care, Family Provider. Proposed text was approved.

Section 2.010 e. Dwelling, Accessory Residential. The added paragraph gives the definition.

Section 2.010 f. Dwelling, Condominium, Duplex, Multi-Family, Single-Family (Attached), Single-Family (Detached), and Dwelling, Triplex. Change each iteration of “designed” to read “generally intended” at the request of Commissioner Glantz and agreed to by all.

Section 2.010 g. Fence and Fence, Sight-Obscuring. Two paragraphs added giving definitions. Complete the sentence following: . . . or object including _____ “

Section 2.010 h. Four-plex. Recommending this definition be eliminated.

Section 2.010 i. Gallery. Non-regulating; simply the definition.

Section 2.010 j. Home Occupation. Delete the proposed sentence beginning with “Generally.” The Commission agreed with the remaining text.

Section 2.010 k. Lot, Corner. Replacing current language.

Section 2.010 l. Property Line Adjustment. New simple and concise definition.

Section 2.010 m. Manufactured Homes or Manufactured Dwelling. New text added regarding flood plain definitions. NOTE: After checking with FEMA, perhaps remove the last sentence.

Section 2.010 n. Mixed Use Development. Eliminate this definition.

Section 2.010 o. Permitted Land Use. A new definition, with the proposed removal of the word “Building” from the permit reference and the word “permit” not capitalized.

Section 2.010 p. Single-Family Dwelling or Single-Family Residence. Eliminate this definition.

Section 2.010 q. Street, Public. Suggested revision approved (“not less than 16 feet in width” deleted).

Section 2.010 r. Studio. A new definition. Recommended changing title to “Art” or “Dance” Studio.

Section 2.010 s. Subdivision. Finishing the definition.

Vegetation Corridor, Slope District, Water Quality and Flood Management Definitions under Substantial Improvement, item a.4. a suggested addition; not approved; it will be pulled as a free-standing definition and replaced with appropriate context appropriate text.

Numbering Corrections in Section 1:

Section 1.070 Scope and Compliance. Change Section title to 1.017.

Section 1.080 Consistency with Plan and Laws. Change Section title to 1.018.

Airport Landing Field. Added definition using FAA language.

Chapter 2.

Section 2.000. Procedures for Decision Making. Suggested revision clarifying language of a Type IV procedure.

Section 2.020 Coordination of Permit Procedure. Language added for clarification.

Section 2.030 Pre-Application Conference. New language that pre-application conference applications for other than Type III or IV can be waived by the Planning Director. An applicant can request the conference.

Section 2.040 Application Materials. Clarifying language suggested as well as language amending that the list of affected property owners be supplied by the City. The Commission said it would be better for them if they could see this text change in its entirety. Some of the Commissioners remembered an earlier discussion and previous amended language to this item. (*See pp. 2-3 of the December 17, 2014, Planning Commission minutes.*) Addressing 2.040 D., Mr. Morgan said it might be a good idea to request a copy of the deed, Chair Staffenson said it should be a copy of the recorded deed with the legal description and County tax lot numbers of the affected property. Commissioner Sheets said it should also include consent from people with vested

interest. Most jurisdictions require signature from all property owners, Mr. Morgan said, and if you are a contract purchaser or an agent you have to have permission from the property owner giving you authority to file an application. Commissioner Sheets mentioned using the term “fee owner” but his comment was close to inaudible. Discussion followed.

No determination on the amendments in items 2.030 through 2.040 was heard; assume approval.

Section 2.050 Application Materials. Amend language to give 30 days per State law (instead of 15 and replacing the work ‘working’ with ‘calendar’).

Section 2.110 Type III Procedure. Add text to second-to-last sentence to be consistent with recent US Supreme Court decisions.

Section 2.120 B. Type IV requests: Subsection B amended.

Section 2.140 Moved to Chapter 7, Land Divisions. Suggested revisions accepted.

Section 2.150 A. Applicability. Suggested revisions accepted.

Chapter 3. Zoning Districts

- Zone definitions will be amended reflecting the revisions to the various zones in the Definition section.
- Residential use zones; suggestion accepts.
- Authority to divide land will be added to each zone.
- Place manufactured home location in residential zones in a new Section 5.120 in Chapter 5 rather than in each zone where the use is allowed.

Section 3.010 Single-Family Residential. Suggested revisions accepted to allow manufactured homes (correcting ‘or’ in I to read ‘of’).

Section 3.012A&I Permitted Uses. Amended language in A, and added language in I.

Section 3.022A & I Single-Family Detached Dwellings. Same as I 30.12 A & I (correcting ‘or’ in I to read ‘of’).

Section 3.032A Permitted Uses. Amending uses and accessory uses in R7 zone (and correcting ‘or’ in I to read ‘of’ as well as correcting it in any other Code proposed change).

Section 3.034A.1. Lot Size, Dimensional and Density Standards. Adding text for attached single-family dwellings.

Section 3.042 Single-Family Residential. New text adding uses of J. Family day care, and K. property line adjustments, etc.

Section 3.042A Same as per above Section 3.042.

Section 3.044A.1. Lot Size, Dimensional and Density Standards. Adding text to allow duplexes without a common wall.

Section 3.050 Attached Residential (R-4). Recommendation to eliminate this zone and any existing R-4 zoned properties be rezoned to an appropriate zone.

Section 3.062 A to G Permitted Uses. Cleaning up the language throughout, and

Section 3.063 A to J Conditional Uses. Cleaning up the language throughout.

Section 3.064 B Maximum Density and Lot Size. The Standards table is rewritten to be easier to administer, showing how many multi-family units can go on a property.

Section 3.103 H Permitted Uses in Neighborhood Commercial (NC). Amendment to item A to add grocery stores and convenience stores without gasoline pumps, and create new item H to address property line adjustments, partitioning and the subdividing of property. There was a good discussion on this and the proposed changes were not approved. Grocery and convenience stores as Conditional Uses will remain in Neighborhood Commercial.

Section 3.104 A through C Delete item A and renumber. This also was not approved (see 3.103, above).

Section 3.106 C Accepted – no parking reduction.

The Commission took a ten-minute break.

Section 3.110 Community Commercial (CC) with new language in 3.113 A. and adding language to M. Approved.

Section 3.122.A Permitted Uses in General Commercial. Amend text in item A. and add item G regarding property line adjustments, partitioning and subdividing of property (and correct 'or' to 'of').

Section 3.122D Delete last part of sentence, as proposed. Approved.

Central Business District (CBD):

Section 3.1302.A & M. Amended and added text approved.

Section 3.132B After discussion, deletion of Section B not approved.

Section 3.132.H. Amended text not approved.

Section 3.132.L. Add M to allow hotels and motels. Approved.

Section 3.133.E. Proposed text to replace item B with new text; not approved (parking was discussed).

Section 3.135 Landscaping Requirements. This relates to the CBD; changes to landscaping not being required. Approved.

Section 3.136.D. Off-Street Parking and Loading. Text amending item 1, eliminating 2, and renumbering e. After discussion, no change to current text.

Section 3.140 Mixed Office/Housing District (MO/H):

Section 3.142.C., F., H. and L. Amending text and adding item P, property line adjustments, partitioning and subdividing of (correct 'or' to 'of'). Discussion to create a new definition of personal services (item C) for clarity; approved.

Section 3.152 Industrial Park (IP). Text to amend item C and add item J (and correct 'or' to 'of'). Approved.

Section 3.153.H. Proposal to eliminate this section.

Section 3.154.A.2. Changes maximum lot coverage in item 2 to 60% (from 50%). Discussion on this item whether 50% is enough. After much discussion and reviewing purpose statement, four Commissioners approved 70%.

Section 3.154.D Replace current text with proposed text in item D, lot area. Proposed text to amend lot size to no minimum and delete all remaining language. Commission decided to come back to this item.

The Commission will continue their review at their next work session.

Adjourn. Commissioner Sheets moved, with a second by Commissioner Glantz or Prickett, to adjourn. The motion passed unanimously and the meeting adjourned at approximately 9:50 p.m.

Tanney Staffenson, Chair

Date

Attest: _____
Rooney Barker, Transcriptionist

MINUTES
TROUTDALE PLANNING COMMISSION
Regular Meeting
Council Chamber
217 E. Historic Columbia River Highway
Troutdale, Oregon 97060
February 25, 2015

1. Roll Call/ Pledge of Allegiance – The session was called to order at 7:01 p.m.

Commissioners Present: Sandy Glantz, Frank Grande, Shirley Prickett, Brian Sheets, Tanney Staffenson and Marv Woidyla

Commissioners Absent: Kevin Coulton

Staff: John Morgan, Planning Director
Mark McCaffery, Planner
Liz Walstead, Administrative Assistant
Shelby Rihala, City Attorney

Guests (see list): Paul Wilcox, 1030 SW 17th Way, Troutdale
Ken Sessler, 2850 SW Clara Ct., Troutdale
Tammy Sessler, 2850 SW Clara Ct., Troutdale
Reena Teeny, 2823 SW Clara Ct., Troutdale
Terry and Jodi Smoke, Troutdale General Store
John Sunseri, Marine Drive
Bev Frank, 1911 E. Historic Columbia River Hwy.,
Troutdale
Jamie Schaeffner, 342 SE Kibling St., Troutdale
Diane Castillo, 1225 E. Historic Columbia River Hwy.,
Troutdale,
Glenn White, 1225 E. Historic Columbia River Hwy.,
Troutdale
Neil Handy, 146 W. Columbia River Hwy., Troutdale

Exhibit A. Copy of PowerPoint presentation showing maps relevant to medical marijuana, used for discussion.

Exhibit B. Copy of comments submitted by Paul Wilcox (three pages, dated Feb. 25, 2015).

Distributed by Chair Staffenson:

Exhibit C Undated letter from Harvest Church their identifying their church as a school. Submitted 2-18-2015 to Planning Commission.

Exhibit D 2-4-15 copy of a portion (pp. 3-4) of a Hillsboro Planning Commission staff report regarding medical dispensaries; and

Exhibit E Undated copy of a portion (5 pages) of Ashland ordinance No. 3097 regarding medical marijuana dispensary.

Distributed by Commissioner Glantz:

Exhibit F Article published in www.thelancet.com, Nov. 6, 2010: *Drug harms in the UK: a multicriteria decision analysis*

2. Approval of Minutes: January 21, 2015 Work Session

Commissioner Woidyla moved, with a second by Commissioner Prickett, to approve the minute as written; there was no discussion and the motion was passed unanimously.

3. Citizen Commnncations – Non-Agenda Items. There were none.

4. Hearing Procedure.

Chair Tanney Staffenson

Chair Staffenson read out loud to the audience the public hearing procedure, and then opened the public hearing.

5. Public Hearing

Amendments to the Development Code Concerning Medical Marijnana Dispensaries.

Mr. McCaffery gave a brief summary of his staff report (in the agenda packet) and the timing of the proposed Development Code text amendments addressing medical marijuana in Troutdale. Attachments 1 (a copy of the draft proposed medical marijuana ordinance) and 2 (a copy of the State of Oregon HB3460 on medical marijuana) are included in his staff report.

Five maps were viewed and discussed (in his PowerPoint presentation) showing the 1,000-foot buffers for schools and parks, and what is required in allowed zones. The proposed text amendments to the Development Code, as explained by Mr. McCaffery, would allow medical marijuana facilities as Conditional Uses (CU) in the General Commercial (GC), Light Industrial (LI) and General Industrial (GI) districts with buffers to schools and parks. A proposed text amendment also adds a definition of these facilities in Chapter 1 of the Development Code. Staff finds these amendments to be consistent with the applicable criteria in the City's Comprehensive Plan, Development Code and the ORS, and recommends the Planning Commission discuss these proposed text amendments with input from the staff report, attached maps, public testimony and applicable amendment criteria as mentioned, in order to make a policy recommendation to the City Council.

Discussion. Commissioner Grande asked about the 1,000-foot setback from schools and how a public space is defined as there is no definition for this in the Development Code. He asked how that setback to a public space can then be determined. Mr. Morgan said we can easily include a brief clarifying definition or reference to a public space.

Commissioner Woidyla, in Attachment 1, p. 3, H., last sentence, asked if this sentence means that if an establishment is already operating and a school is built, the buffer shall not apply. He was told that this is staff's understanding.

Chair Staffenson asked Mr. McCaffery to correct his staff report on p. 2, Process, where it states that a motion to remove recreational marijuana language from the proposed text amendments was passed unanimously by the Planning Commission; in fact, this motion passed with 5 in favor and 1 against.

Public Testimony. Chair Staffenson asked those speaking to please limit their testimony to three minutes.

Terry and Jodi Smoke, Troutdale General Store, 289 E. Historic Columbia River Highway, Troutdale. Mr. Smoke gave a history of his years in Troutdale. He said allowing marijuana dispensaries in downtown would change the flavor of Troutdale. He would rather not see them in the Central Business District (CBD) at all; he is not against them or what they do. He totally understands them and is in favor of them, but he does not believe downtown Troutdale is the right spot for them. He said he believes it will bring other types of businesses, not necessarily for the medical part of it, but he's notice that medical is where Troutdale is headed and he knows recreational marijuana is right behind it. He begs the Planning Commission to think hard about this for the people who have put everything they have into the downtown.

Jodi Smoke said they love our community, they have school children who come into the General Store at the end of their school year to celebrate the end of the school year, and it would be said to have this in our community so that parents would say they don't want their kids coming downtown because of what's going on. She said she thinks a medical marijuana dispensary is like a Walgreen's; if someone is looking for this product, they'll look it up and go anywhere, whereas without business we have to depend on being in a town that is vibrant and inviting and people what to come to it to see the good things we have to offer. They have worked very hard to do that for this community. Mr. Smoke added that he thinks that is the bottom line: we are a very family-oriented downtown, unlike many you see anywhere else. He said he thinks we are very, very different from anyplace else in the state of Oregon. We have done a great job, everybody has done a great job – the staff, the City – to make this a good town, and make it livable, and this is something that could really change this.

Commissioner Grande asked if the Smokes have an opinion as to where these facilities should be located; Mr. Smoke said the area north of the railroad tracks is a good spot as there are plenty of spaces there. As his wife said, it is like a Walgreen's; people will go where they need to go to pick up their medicine. Or they're like a liquor store, Mrs. Smoke added, for their alcohol.

Commissioner Glantz asked how much traffic from the Outlet Mall the Smokes see in their store; Mr. Smoke said it's a mix but the downtown is more of a draw than the Outlet Mall. Replying to another question from Commissioner Grande, Mr. Smoke said he would hate putting this decision on the Outlet Mall without them giving their opinion on it. Mrs. Smoke said families shop there and, again, there is no liquor store there.

Bev Frank, 1911 E. Historic Columbia River Hwy., Troutdale, said this is her third time attending a Planning Commission meeting. She thanked the Smokes for their testimony. She said she opposes the dispensaries. She does not think this is a good fit. She believes Troutdale is known by most as a tourist community known as the western gateway to the Historic Columbia River Highway, a scenic highway, and the Columbia River Gorge. She said she thinks one-third of the business is from tourists who love what we have to offer. She also wants to mention that this is a family-oriented community sitting on 6.02 acres and we have 15 parks and trail ways. The median age is 34 and over 40 percent of the families have children. Over 40 percent of our inhabitants are children. She told of the

businesses she visited recently and what those people said about this. Someone asked her to please tell the Commission not to have these dispensaries as her business is helping drug and alcohol recovering people, and others who said they don't want it either. She also mentioned people coming into her business and their opinions. She said she is not an expert but speaks from the heart: it does not belong here.

Commissioner Glantz asked, for instance, if it were true that alcohol is far more of a drug in terms of addiction and damage, does Ms. Frank think we should not have any alcohol available in downtown. Ms. Frank said there is a lot of alcohol and as she said, she is not a medical expert and doesn't know a lot about marijuana but she is not comfortable with it.

Mr. Morgan told Ms. Frank and the audience that if the proposal is approved, the map shows where dispensaries will be allowed, and effectively they will be limited to the land north of the railroad tracks. If anyone is testifying in favor of this amendment, that is basically what they will be testifying for.

Ken Sessler, 2850 SW Clara Ct., Troutdale, has lived in Troutdale for 26 years, has three grown children, all gone, and said from his house in a cul de sac he has seen over the past five years a medical marijuana caretaker in their neighborhood and they have suffered 10-12 cars a day in their cul de sac when people visit that neighbor's house for 15-20 minutes at a time. The police and Mayor Daoust have told him they are powerless to do anything. It's like a business in the neighborhood and he said he thinks that caretaker has to be licensed in order for people to come to her house; he's looked on her website to see if it's for medical marijuana. Commissioner Grande asked him what a medical marijuana caretaker is. Mr. Sessler said his understanding is the caretaker can grow more plants than a consumer can, but he doesn't know all the legal parameters. But there are three people living in that house who have caretaker cards so they are allowed to grow, he guessed, six plants per person. It ends up being a lot of traffic in the neighborhood and if they want to have medical marijuana it should be in a business zone and not in a neighborhood. He said he doesn't know if this proposed amendment will affect that, the existing caretakers now.

Tammy Sessler, 2850 SW Clara Ct., Troutdale, said in terms of neighborhood impact, she is not sure what the City's business license says or why it hasn't been regulated through a business license. The plan with the new House Bill is the dispensaries will eventually take the place of the caretakers because patients won't need to go through the caretakers to get the marijuana, they can go to a dispensary. Mr. Sessler asked how to determine if what they have now is a dispensary because obviously there are products being dispensed. Mrs. Sessler said it will have to be regulated by the State since the Oregon Health Authority is the agency regulating marijuana dispensaries; it will have to be licensed through the State. (Some of Mrs. Sessler's testimony was inaudible due to her lowering her voice.) Mr. Sessler said he did not see any regulations for how close a dispensary can be to a day care; one of those could be in an industrial area, and he encouraged the Planning Commission to look at that as well.

Neil Handy, 146 W. Columbia River Hwy., Troutdale, said he thinks he heard that this city is required to provide zoning for this type of business and asked if there aren't lawsuits in other

cities requesting this very thing. Shelby Rihala, City Attorney, said State law says cities can regulate the dispensaries. A city under its home rule authority can preempt state law and eventually prohibit all marijuana. There are good arguments that the City has good home rule authority; that's a policy decision. (A good deal of Ms. Rihala's testimony was inaudible.)

John Morgan said some cities chose to adopt moratoriums for one year, which expires in May, to examine having local ordinances which go farther than State law allows. That is exactly where we are, trying to adopt something stricter than state law. The reality is that State law allows medical marijuana dispensaries. Replying to a question, assuming it was Mr. Handy speaking, Mr. Morgan said essentially the City is not in a position to say no. Mr. Handy asked how the Federal laws impact what we are talking about. Ms. Rihala said the current administration said they will not devote any funds toward enforcing or taking legal action against a state where marijuana has been (inaudible) for medical or recreational purposes. Can that change? Absolutely, but in the current situation the Federal government has basically taken a hands-off approach. Mr. Handy asked if the City would be held liable if anyone became ill after ingesting anything from a marijuana facility. He also said he wondered why this has to be done now; Mr. Morgan said when the moratorium expires the City will be in a position to approve the dispensaries in locations that fall outside the 1,000-foot barrier from schools. Commissioner Glantz added that the recreational use issue has been tabled at this time.

Diane White, 1225 E. Historic Columbia River Hwy., Troutdale, asked if the urban renewal area is included as allowing medical marijuana; she said the citizens have been promised a linear park along the river. Could it be that maybe that future park might be exempt from this, she asked. There was a barely audible 'no' from someone. She expressed her concern on the chance that medical marijuana facilities can be turned into recreational marijuana facilities. Again a barely audible 'yes' was given. Another voice said, "We don't know." She said while she understands that the Commission wants to deal with one of these two marijuana facility subjects, she believes recreational marijuana should be included and gave her reasons. We need to set strict boundaries at this time. She said she agrees with Mr. and Mrs. Smoke's testimony. She said she doesn't care what the statistics are on marijuana because she believes it's on to oxycodone and heroine after that and she gave some examples. She asked the Commission to adopt the maps, and appreciates the work done on this.

The Commission took a break.

Reena Teeny, 2823 SW Clara Ct., Troutdale, said her business is located in an industrial area and she testified about children and high schoolers who frequent and work in her store; she expressed concern for their wellbeing if a dispensary were located nearby, as well as concern for their personal safety. She asked if the Commission has something in what they're doing that states a dispensary must be freestanding and not next to a business for children or a children's party place, etc.

Paul Wilcox, 1030 SW 17th Way, Troutdale, distributed a typed copy of his comments (see **Exhibit B**) which he read aloud. Commissioner Grande asked Mr. Wilcox about his comment on domestic violence (from his wife's experience of being a director for quite a

few years for women's center) and that she says she cannot recall a single instance of a marijuana user involved in a domestic violence case, but alcohol was very prevalent.

Chair Staffenson distributed to the Commissioner copies of **Exhibits C, D and E** (see p. 1).

Commissioner Sheets moved, with a second by Commissioner Prickett, to close the public hearing. The vote was unanimous and the hearing was closed.

6. New Business.

Deliberation and Recommendation to City Council on Troutdale Development Code Amendments Concerning Medical Marijuana Dispensaries

Discussion. Mr. Morgan shared some comments based on Mr. Wilcox's statements on the definition of public space, a valid point. In the Development Code, which is what is being discussed this evening, there is no definition of a park. Mr. McCaffery found a definition of it in the City's Municipal Code and he suggested taking out the three listed incidences and inserting that definition from Parks and Recreation, Title 13, as it is very inclusive. He recommended making those deletions and amending that section to include that definition.

The issues of the definition of school not including colleges were discussed in work sessions. There is a sense of reasonableness as to where one would draw the line. It is up to the Commission how they want to address this and this was discussed. Chair Staffenson spoke of the House Bill and Ashland's ordinance and he commented on those as well as on what other municipalities have and are currently doing. Commissioner Sheets said our job is to provide a recommendation to the City Council.

In discussion, Commissioner Sheets said he has heard concerns about medical marijuana being allowed in the Central Business District (CBD), and he suggested the Commission discuss this. If there is a true concern about public parks, he has not heard that; Mayors Square was the only park he heard concern about. He suggested they could add a 1,000-foot buffer to the CBD. Discussion followed. It was decided that the Town Center Overlay zone with no 1,000-foot buffer was the best decision (amending Chapter 4.720.E. There was another discussion on marijuana itself and how things will look in the years to come. Commissioner Glantz said that perception is reality and facts don't always matter; we have heard from the citizens and we should do what they want and err on the side of caution. Chair Staffenson said the Commission could include recreational marijuana dispensaries now, if they choose. Commissioner Sheets said we don't need to try to forecast the future based on our perception of a perceived harm from something that may or may not happen, which prompted more discussion. This will be our recommendation, Commissioner Grande said, and the City Council that will make the final decision; let's present to them the best information we can. Chair Staffenson said there were no restrictions on being next to a residential use. Mr. Morgan pointed out that the current proposal for marijuana medical dispensaries was in zones that were not adjacent to residential zones. Commissioner Sheets said they could play 'what if' all night but they needed to address what was in front of them. Chair Staffenson said other municipalities have put in a buffer against residential and if we choose not to do that, that's fine. He was

not playing 'what if' but simply saying there are properties where commercial is up against residential and other municipalities have addressed it.

Colleges are not included in the definition of a school in the TDC; Mr. Morgan suggested they might want to consider adding 'colleges and universities' to the City's definition.

Chair Staffenson summarized what their have consensus on so far: to amend the Definition of a park to delete 'public space' ; to amend the definition of parks to exclude the 1,000-foot buffer; and to include the Town Center Overlay for GC, LI, and GI zones; and delete the 1,000-foot buffer in its entirety. There was more discussion. Commissioner Woidyla said he would like to have the buffer for the parks included.

Commissioner Glantz moved, with a second by Commissioner Grande, to take the material as presented to delete 'public space' in all occurrences; to include the Definition of parks as mentioned before; and add in the Town Center Overlay with no buffer. The vote was 3 yes, 3 no (Sheets, Woidyla, Staffenson), and the motion failed.

Commissioner Woidyla said the only other option is to move this forward without a recommendation. The Commissioners discussed the reasons for their votes.

Commissioner Grande moved to make no recommendation to the City Council on this matter. There was no second and the motion died. He made another motion of failure to act. Again, there was no recommendation and the motion died. The Commissioners discussed the reasons for their votes.

Commissioner Sheets moved to recommend to the City Council to follow the House Bill: delete 'public space' and public parks in all occurrences; follow the guidelines of HB 3460 with its location restrictions to not to be located within 1,000-feet of a real property comprised of public or private elementary, secondary, or career schools attended primarily by minors, must not be located within 1,000-feet of another medical marijuana facility, and must comport with the rules adopted by the authority. Commissioner Woidyla seconded the motion. In discussion, Commissioner Grande asked Commissioner Sheets to please repeat the motion. **The vote was again tied, 3 yes, 3 no (Glantz, Prickett and Staffenson) and the motion failed.**

With more discussion, Chair Staffenson said regarding residential use that if we are concerned about exposure where children play we should also be concerned about it where they live. He said he does not think HB 3460 is a well written Bill and he cannot find any cities that are adopting it. Commissioner Glantz said and she would like to add the inclusion of the Town Center Overlay for GC, LI, and GI districts with no buffer. Commissioner Woidyla said another option would be to not allow medical marijuana facilities in the city.

Chair Staffenson moved to include the 1,000-foot buffer for parks with the added park definition, and the 1,000-foot buffer for schools, expanding the school definition to include colleges and universities, and to include the Town Center Overlay. Commissioner Glantz seconded the motion. Commissioner Woidyla asked if the Chair is allowed under Robert's Rules to make a motion. Unless it is excluded by the Charter of

the Commission, Mr. Morgan said, he believes it is acceptable. That argument may come up in the future, Commissioner Woidyla said, and Chair Staffenson offered to withdraw his motion, and then did so. **The motion died. Commissioner Glantz moved to remove 'public spaces', define parks, include the Town Center Overlay with no buffer zone, keep the 1,000-foot buffer for parks and schools, and expand the definition of schools to include colleges and universities. Commissioner Prickett seconded the motion. The vote was 5 yes, 1 no (Sheets), and the motion passed.**

- 7. **Old Business.** None.
- 8. **Work Session.** Scheduled for the next Planning Commission meeting.
- 9. **Department Reports.** None.
- 10. **Commission Initiatives and Concerns.** Commissioner Sheets thanked the Commissioners for the good discussions. Commissioner Prickett's concern was regarding school safety and was mostly inaudible because of paper shuffling and other background noise. Commissioner Glantz had a zoning question for staff, which they answered. Commissioner Grande reminded them of the City's March 12th recognition of volunteers. Chair Staffenson thanked the audience for their testimony and the Commissioners for their discussions; this was a very difficult and polarizing topic and he thought they did well.
- 11. **Adjourn.** Commissioner Prickett moved, with a second by Commissioner Glantz, to adjourn. The motion passed unanimously and the meeting adjourned at approximately 9:40 p.m.

Tanney Staffenson, Chair

Date

Attest:

Rooney Barker, Secretary
Transcriptionist

MINUTES
TROUTDALE PLANNING COMMISSION
Regular Meeting
Council Chamber
217 E. Historic Columbia River Highway
Troutdale, Oregon 97060
March 18, 2015

1. Roll Call/ Pledge of Allegiance – The session was called to order at **7:03 p.m.**

Commissioners Present: Sandy Glantz, Kevin Coulton, Shirley Prickett, Brian Sheets, Tanney Staffenson and Marv Woidyla

Commissioners Absent: Frank Grande

Staff: John Morgan, Planning Director
Mark McCaffery, Planner

Guests (see list): None

2. Approval of Minutes:

- **January 21, 2015 Regular Meeting** – Commissioner Woidyla moved to approved the minutes as written, with a second by Commission Prickett. Chair Staffenson pointed out an error on p. 6 in the middle of the first paragraph that reads ‘Chair Woidyla’ and asked that it be corrected to say Commissioner Woidyla. Both Commissioners agreed to the correction and to amend the minutes. The vote was unanimous and the minutes, as amended, were approved.
- **January 28, 2015 Work Session** – Commissioner Woidyla moved, with a second by Commissioner Prickett, to approve the minutes as written. There were no corrections; the vote was unanimous and the minutes were approved.

3. Citizen Communications – Non-Agenda Items. There were none.

4. Old Business. None.

5. New Business. Review of deliberation process. John Morgan said he wanted to ask the Commission about the difficult discussion and deliberation process at the last meeting regarding medical marijuana and he asked to come back to this at the end of this meeting.

6. Work Session. Consideration of Development Code amendments. Discussion picked up on p. 22 of the *February 2015 Updated Troutdale Development Code Analysis*, in John Morgan’s memo to the Planning Commission of January 14, 2015 – updated February 18, 2015.

Mr. Morgan distributed an updated document (his memo to the Planning Commission dated March 9, 2015, and updated March 25, 2015, on Chapters 6 through 17 of the Development Code Analysis, and he asked the Commission to review this prior to discussing it at their next meeting (see **Exhibit A**).

<p>Exhibit A. March 9, 2015 (and updated March 25, 2015) memo from John Morgan to the Planning Commission regarding Troutdale Development Code Chapters 6 through 17 for Commission review prior to discussion.</p>
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The last Commission discussion was regarding maximum lot coverage Section 3.154.A.2. regarding replacing the current text with proposed text in item D, lot area, and the Commission had decided to come back to this item. Mr. Morgan said that, since the Commission had asked about some other cities, staff looked at three for comparison. In Wilsonville and Gresham they found neither city has a lot coverage requirement in their industrial zones; they had landscaping and buffering, setbacks, etc., but no coverage requirement. Fairview has an 85% coverage standard. Troutdale's existing text has a maximum lot coverage of 50%. These other benchmark jurisdictions are substantially more lenient on that particular point. He said he put 60% in this draft document but now wonders if that is too onerous, especially if we want to encourage development in the industrial area. He asked them if they want to increase the percentage (four Commissioners informally approved 70% previously on February 18, 2015). Discussion followed. The Commission agreed to staff recommended maximum lot coverage of 60%.

Mr. Morgan explained staff's recommendation on Section 3.154.D. to delete current language and state that there shall be no minimum lot size in the Industrial Park zone.

Next was Section 3.162 Light Industrial (LI), with suggested minor language changes to clean up some of the references: amending 3.162.A. Permitted Uses to add language "as defined by the Department of Environmental Quality," and to add Q. Property line adjustments, partitioning and the subdividing or property pursuant to provisions in Chapter 7. He also addressed Section 3.162.B., suggesting new language to exempt desirable food manufacturing. Section 3.162.J. Here the suggested new text was explained by Mr. Morgan as were the suggested revisions to Section 3.164.C.

Section 3.170.A. and B. were recommended to be reversed and K. proposes added provisions for land divisions, while C. is proposed to have no minimum lot size. Section 3.184.D. and E. are suggested to be moved to Section 3.183 into Permitted Uses in a Park. Chair Staffenson said neighbors might not like having the noise from the tennis courts and ball fields; he recommended leaving it as it is.

Chapter 4 Zoning District Overlays, 4.000 Aggregate Resource (AR) and eliminating Section 4011 and renumbering the remaining sections was pointed out. Sections 4.012 and 4.012 needs clarity; the proposed language to make the language easier to understand was explained by staff. Section 4.200 Historic Landmark Protection contained three points for consideration: the definitions might also be moved into Chapter 2; the process for the Historic Landmarks Commission (HLC) is not clear and there are court cases on this currently. The HLC is responsible for their decisions as the Planning Commission is. The third point is their authority to review applications. The HLC makes recommendations to the Planning Commission, Chair Staffenson quoted. Mr. Morgan said then they have two roles: to advise the Planning Commission on designating, and to review requests from individual property owners. He suggested that the language in Section 4200 is clear and the language process subject to those procedural rules. This was discussed more. Reading the Code, Mr. Morgan said the HLC can make certain decisions so they do not answer to the Planning Commission on other items. Chair Staffenson said we should match the Code to their purpose statement. Commissioner Sheets said we need to be careful or we could cause a Comp Plan Amendment or a major block to development if we don't do this right.

Mr. Morgan said staff can clean up these sections and bring them to the Commission again. The role and authority of the State Historic Preservation Office were briefly discussed.

Section 4.400 Vegetation Corridor and Slope District (VECO) has a few recommended changes for clarification. Section 4.400 Congregate Housing language is confusing; Mr. Morgan asked if any Commissioners recalled why this exists; Commissioner Prickett said she believes it is outdated now. Mr. Morgan suggested it be eliminated for draft purposes. The staff recommendation for Section 4.500 Planned Development is to change it to a land development Type III application process to avoid the necessity of four public hearings for one application (a possible barrier to development), and to place the design and process requirements in Chapter 5. (Passing train noise made part of this discussion inaudible.) There would be no Council hearing on it but there would still be the right of appeal. This was also approved for the upcoming draft version. A text change is also recommended in Section 4.513.B. Minimum Lot size to change minimum site size from four to two acres and to delete some text. Section 4.515 is recommended (as above) to be treated as a design option under Chapter 6 and processed as a Type III application, and 4.515 Procedure is also recommended to be a Type III procedure and the approval criteria text amended. If a procedure is adopted by ordinance as this is, Commissioner Woidyla said, we'll have to have another ordinance to change it and this was discussed. (While staff looked up this ordinance, Commissioner Sheets brought up the Type IV hearing procedure which was discussed.)

The Section 4.517 Planned Development Process Outline changes all relate back to the process (through to p. 29). The Commission has previously approved all changes that would affect this, so these listed changes need to be made for consistency. Section 4.700 Town Center has housekeeping changes to it if the commission agrees with the changes as noted here. Section 4.800 Limited Use Overlay Zone – Based on previous discussions, Mr. Morgan proposed the suggested language (on p. 29 – 30) and he went over these with the Commission, and then added that when they previously said they didn't want to do this, he said these changes here were irrelevant. He verified that they concurred.

Chapter 5, Section 5.000 Other Issues and Determination Issues is where staff is referencing other authoritative citations rather than build other citations, Mr. Morgan said. Chair Staffenson asked to skip (for now) this Section through to Section 5.400 Concept Development Plan (on p. 38).

The Commission took a break.

The discussion was picked up at Section 5.400 where Mr. Morgan said we need to create a better definition of "MPMU" and said staff will do that. Section 5.500 Bed and Breakfast – Mr. Morgan said based on their previous discussion, he asked how much the Commission cares, and he asked if they agreed with the suggested language in L. and M. He said he heard that L. is not needed and M. is more appropriate; the response was affirmative. Staff will include the changes in the draft and include M. in case they want more discussion on it.

Section 5.700 Erosion Control and Water Quality Standards which also applied to item 9. on p. 37, Mr. Morgan suggested be put in the Public Works Design Standards rather than the Development Code for more than one reason. As stated in this version of 5.110, he recommended they belong in the Public Works Design Standards, not as a planning project. Section 5.900 Manufactured Home Parks is self-explanatory here. Section 5.100.A.

Accessory Residential Units – these regulations seem a little restrictive, Mr. Morgan said, and his suggested changes are in 5.1030 Standards for Accessory Residential Units. The Commission asked him to leave in the deleted text relative to the July 27, 2000 date. Section 5.110 Public Improvements simply cleans up the language.

Mr. Morgan will come back to the Commission with an updated document with all the revisions and he spoke then of the ‘next’ document (Chapters 6 through 17, distributed earlier this evening) which they will review at their next work session. He also asked them to review the timeline on the back of this document, specifically p. 27. The dates and possible scheduling conflicts were discussed as was the process as they’ve experienced it. Chair Staffenson commented that when everyone speaks at the same time in a discussion, makes it difficult to get an accurate transcription and we could work on this as a group.

- 7. **Department Reports.** Mr. McCaffery quickly briefed them on an upcoming land use case. There is a lot of interest in development activity, Mr. Morgan said, and Mr. McCaffery said we should see some interesting projects coming down the road. We are also going to look at how we process applications internally to see if we can cut the time frame down, Mr. Morgan said. He’ll let them know in a month or so how that’s working.
- 8. **Commissioner Initiatives and Concerns.** On May 13th from 4:00 to 7:00 p.m., the Port of Portland is having an open house at the Troutdale Airport, Commissioner Woidyla said, with buses to show people around as part of their 20-year Master Plan; information on that will be available. At their last meeting the Port determined that they are not looking at the business aspect of the airport but that they’ve been emphasizing it being a training airport. The purpose of this visit is to attract the people who want to develop here who have the business jets. He spoke more about runway needs for business jets and the shortened runway. Currently, there is no hangar space for jets so if someone comes in they’ll have to build it; if they do that they’ll want more than a 30-year least on the land.
- 9. **Adjourn.** There was a motion and a second to adjourn. **The motion passed unanimously and the meeting adjourned at approximately 8:50 p.m.**

Tanney Staffenson, Chair

Date

Attest: _____
Rooney Barker, Transcriptionist

MINUTES
TROUTDALE PLANNING COMMISSION
Work Session
 Council Chamber
 217 E. Historic Columbia River Highway
 Troutdale, Oregon 97060
March 25, 2015

1. Roll Call/ Pledge of Allegiance – The session was called to order at **7:05 p.m.**

Commissioners Present: Kevin Coulton, Sandy Glantz, Frank Grande, Shirley Prickett, Tanney Staffenson and Marv Woidyla

Commissioners Absent: Brian Sheets

Staff: Mark McCaffery, Planner

Guests (see list): Alex Mauck, 931 Harlow Pl., Troutdale, OR 97060

- 2. Work Session.** Mr. McCaffery said there may be a conflict with the April 22nd meeting and the Budget Committee, so he suggested rescheduling that meeting to April 29th. All were asked to mark this tentatively on their calendars.

The memo from John Morgan to the Planning Commission of March 9, 2015, regarding *Troutdale Development Code Analysis – Refinement (Chapters 6 - 17)*, distributed at the March 18th meeting, will be the reference document for this meeting. Mr. McCaffery began the discussion on p. 2, Recommended Revisions, A. Chapter 6 – Permits and Procedures, 6.000 Annexations. He explained that they start with Chapter 6 because most of the procedures are in it.

Mr. McCaffery reviewed the proposed text in Section 6.010 on Comprehensive Plan compliance. Structure and transportation to support new annexations was raised by Chair Staffenson, and he said this doesn't address infrastructure. Commissioner Glantz said she thought she'd seen that elsewhere. Mr. McCaffery asked if Chair Staffenson wanted item C expanded or to add a clarification; Chair Staffenson said yes as it is pretty significant. Mr. McCaffery said perhaps the caution of "when applicable" should be added to that text if the annexed property is intended for an urban use such as open space or something not requiring a street, etc. Commissioner Woidyla said normally a property is annexed with a specific use in mind and he thought item C handled that. Discussion followed. Chair Staffenson said he believes the City has some obligation especially for infrastructure that we cannot annex a property unless we have the ability to provide the necessary infrastructure to that property.

Commissioner Woidyla said he recalled that in the past if someone wanted to annex within three miles of another existing city, that city could object. He did not know if that still applied. Mr. McCaffery said he was not aware of that but would check. He asked again

Exhibit A. March 9, 2015 memo from John Morgan to the Planning Commission of March 9, 2015, regarding *Troutdale Development Code Analysis – Refinement (Chapters 6 - 17)*, updated for the March 25, 2015, meeting.

Exhibit B. March 25, 2015, copy of PowerPoint presentation given at this meeting.

about adding clarity to item C regarding infrastructure; the Commissioner agreed. Commissioner Grande had a question on the definition of a functional wetland, and Chair Staffenson asked if we need to add language here that “urban uses may include functional wetlands, parks, open space, and related uses.” Mr. McCaffery said it may not be necessary and he explained why, and said he will check with Mr. Morgan. There was a brief discussion on wetlands, the outcome being to strike the parenthetical (uses) from item D.

Section 6.030 Zoning Assignment. The previous comment was why we can’t determine zoning at the time of annexation. There seems to be a procedure in place (Chapter 6-1), and this new proposed text is to make a Zoning Assignment upon annexation. It removes extra public hearings and the need for interim regulations while the annexed property is reviewed to determine what zone it should be. Commissioner Glantz wondered why this wasn’t done before. The proposed text was discussed and while the Commission found it adequate, they know that the City Council will make the final decision on this proposed text. A question came up as to whether there is a list of annexed property. The draft will remain as it is.

Section 6.100 Vacation having to do with removing the Planning Commission’s involvement in vacations is recommended to be eliminated. Mr. McCaffery said he believes this recommendation is based on the relationship between the Director and how properties are vacated. Chair Staffenson said he can see the Council kicking it back to the Commission. Commissioner Prickett said she remembers vacations coming before this body because of the public input. It’s usually for a right-of-way, it was mentioned. There are circumstances, Mr. McCaffery said, where parts of a subdivision can be vacated within a subdivision, as a Type III procedure, but traditionally they do go to the City Council. The Commissioners expressed concern that not having the current procedure may not allow opportunity for important public input, and that no change be proposed.

Section 6.300 Conditional Use. Before reviewing this Section, Commissioner Glantz asked for a general conversation on what a Conditional Use means. Chair Staffenson explained and there was a discussion. Mr. McCaffery asked if the Commission thought the definition of a Conditional Use needs to be defined more.

Section 6.310 Purpose. The discussion (above paragraph) caused the Commission to add proposed language: “Activities requiring a Conditional Use approval may be considered through conditions to mitigate impacts.” Other changes here were approved.

Section 6.340.G. and H. These two language modifications update the Code to remove references to using the Comp Plan as criterion; the Commission approved the updates. It was mentioned that item H. is covered elsewhere in the Code. Section 6.370 Expiration proposes changes to the expiration date to three years (from two). Chair Staffenson asked Mr. Alex Mauck, in the audience, if he thought he needed three years. Mr. Mauck said at one time, no; these days, however, yes, it would be possible. Section 6.390.C. is recommended to be eliminated, as noted except the Commission said if an applicant’s application was denied, they could always appeal it to the City Council. There was discussion and the Commission discussed this saying they would rather work with the applicant. Mr. McCaffery said the assumption is that the applicant has made substantial changes to meet the criteria, so the question is if we even need this. Commissioner

Woidyla said that is addressed in Section 6.370. It was agreed that staff will draft language that clarifies an applicant's right to reapply, and removing the "within one year" phrase.

Chapter 7 Land Divisions, Section 7.020.A. with minor and major being removed from the partition reference as they can be managed with a Type II application. Commissioner Glantz said there must be some circumstances in which we might need those. After discussion, it was determined that Mr. McCaffery would research this for clarity as he was not sure what was intended here. Section 7.030.D.and E. are recommended for elimination.

Section 7.030.G. was explained by Mr. McCaffery in that it is addressed elsewhere; however, he said he will hold on to this language until it can be revisited.

Section 7.040.A – Mr. McCaffery said a concern raised earlier on what extent we require the applicant to submit some of the forms and information when engineering plans are not submitted at this level of a land use application. The Comp Plan reference is removed as noted earlier this evening (see Section 6.340 on the previous page.); Chair Staffenson said we need to add 'Troutdale' Development Code, and 'Troutdale Municipal Code', as well as 'and all other applicable laws of this City, appropriate agency or jurisdiction'; Mr. McCaffery noted those. In item 3., also added would be 'Transportation System Plan, Parks Master Plan, and Capital Improvement Plans . . .', and in item 4 the replacement text to replace current text was approved because engineering plans usually are not submitted with a tentative plat or land use application at this point.

Section 7.070 As stated in the memo, submittal requirements for a partition are found in 7.130, and staff recommends this Section be changed only to provide the submittal requirements for a subdivision. Commissioner Glantz found the last sentence to be redundant; Mr. McCaffery took note of that and said staff will review it. Section 7.080 had a suggestion that the one-year time frame to record a plat is recommended to be extended to two years with a one-year time extension; it was approved. Section 7.100.A.1. Staff suggests deleting text following 'Multnomah County' as it is not needed. Commissioner Woidyla said that text is there so the applicant does not have to go to another jurisdiction to find out what the requirements are, and he asked if this text should not stay where it is to prevent the applicant from having to make that extra contact to get information. In Section 7.120.A. it is suggested to add the word 'substantial' as shown in the first sentence, and there was discussion on qualifying that word or making it measurable. Section 7.130 is recommended to be replaced by the new text which is what developers have been asking for, per Chair Staffenson. Mr. Mauck participated in this discussion. The Commission suggested clarifying the political boundary line and maybe the neighboring jurisdiction; should the political boundary line be removed or clarified? Mr. McCaffery was asked to look up the political boundary line source and to bring this back to the Commission. The Commission did accept the last sentence under item 8 where "A future street proposal may be modified when subsequent development proposals are submitted."

Section 7.180 After discussion, the Commission agreed with the recommended changes here regarding the engineering standards but said it needs clarity as to which manuals were being referred to in the language; staff agreed to identify those changes and the Commission will look at this again. Section 7.180.G.4. suggested language amends Code language as it establishes a public works standard, and suggests minor new language; the

question arose as to whether the Sandy Drainage District easements are covered for affected properties within the Drainage District. Mr. McCaffery will check this. Commissioner Woidyla asked if it is not in the definitions that the City of Troutdale will be referred to as simply the City so it will not have to be spelled out each time. Section 7.180.J. follows Section 7.180.G.4. Both of these Sections remove the length of the easements and replace that with conformance to City of Troutdale Public Works Standards.

Section 7.180.L.15. and M.4. is regarding street naming (which is done by staff) conforming to the City's adopted Transportation Plan. Chair Staffenson wondered if an ordinance was necessary here; this is explained in Section 7-17 in the Code, Mr. McCaffery said. Some of the Commissioners wondered why this has even come up as there have never been any questions previously about street names. Sometimes staff will present a street name as recommended, but it's never been questioned by anyone. If our system isn't broken, why should we do this, they asked. It looks like this was adopted in 2011, Mr. McCaffery said, but he did not know the historical significance. After more discussion, he said he will research this. Section M.'s amendment is to add a reference to the City's adopted Transportation System Plan. The Commission approved this language without discussion.

Section 7.350.B. Chair Staffenson asked why the City needs 125% of the bond; Commissioner Woidyla recalled a previous developer who ran out of time and forgot he had a bond. Mr. Mauck was asked how he felt about it, and he wondered how many times that would occur. Commissioner Woidyla said the point is that the bond covered the developer. Again, Mr. Mauck asked how many times the City has had to deal with this. This is to cover the legal and administrative costs of that, Commissioner Prickett said. It was determined to leave this as written but Mr. McCaffery will follow-up on why the bond is recommended to be set at 125%. Commissioner Grande said the second-to-last sentence, "The value of the financial assurance shall not diminish during the life of the instrument" is not clear and is confusing. That is in the original Code, Mr. McCaffery said, so he will need to research it. Commissioner Woidyla said that's fine but that one sentence will not hold up Commission approval of the proposed language in B. The Commission agreed.

Section 7.370.C. Because the City's public works standards can change, the recommended text is suggested to replace subsection "C". The Commission approved this but want the Construction Standards clarified; are there State construction standards beyond Public Works facilities, and is it just Public Works? (It was noted that in the proposed text, *City of Troutdale Construction Standards for Public Works Facilities* is the name of the referenced document.)

- 3. **Adjourn.** Commissioner Woidyla moved to adjourn and pick up this review at the next meeting beginning with Chapter 8; Commissioner Prickett seconded the motion. **The meeting adjourned at 9:26 p.m.**

Tanney Staffenson, Chair

Date

Attest: _____
Rooney Barker, Transcriptionist

MINUTES
TROUTDALE PLANNING COMMISSION
Regular Meeting
Council Chamber
217 E. Historic Columbia River Highway
Troutdale, Oregon 97060
April 15, 2015

1. Roll Call/ Pledge of Allegiance – The session was called to order at 7:00 p.m.

Commissioners Present: Kevin Coulton, Sandy Glantz, Frank Grande, Shirley Prickett, Brian Sheets, Tanney Staffenson and Marv Woidyla

Commissioners Absent: None

Staff: John Morgan, Planning Director
Mark McCaffery, Planner
Liz Walstead, Administrative Assistant
Steve Winstead, Public Works Superintendent
Travis Hultin, Chief Engineer, Public Works
John Bushard, Civil Engineer, Public Works

Guests (see list): Tim Brunner, 11104 SE Stark St., Portland 97216
Ruth Ann Rohrer, 301 SE 34th Circle, Troutdale 97060
Kevin Kriske, 301 SE 34th Circle, Troutdale 97060
Matthew Wand, General Counsel, Yoshida Group LLC,
8440 NE Alderwood Rd., Suite A, Portland 97220
Jamie Schaeffner, 342 SE Kibling St., Troutdale 97060
Marshall Tutte, 2498 SW 4th Howell Ave., Troutdale 97060
Trevor Ruppe, 116 SE 34th Ave., Troutdale 97060
Dorothy Barnes, 3233 SE Stott Cir., Troutdale 97060
Carol Stalay, 3231 SE Stott Cir., Troutdale 97060
JoAnn Lindenthal, 16552 NE Pacific Terr, Portland 97230
Steven Maguire, 12159 SE 106th Avenue, Happy Valley,
97086

1a. Agenda Update. None.

2. Approval of Minutes:

- February 18, 2015 Work Session

Note: Exhibits A through G are included in the agenda packet and are not part of these minutes.

Exhibit H. April 15, 2015 PowerPoint presentation given by Mark McCaffery, Associate Planner.

Exhibit I. April 15, 2015 memo from Joanna Valencia, Multnomah County, to Mark McCaffery regarding File No. 15-010 Multi-Phased tenant improvement project (County File No. EP-2004-055).

Exhibit J. April 14, 2015 PowerPoint presentation by Mark Brunning, Architect for Axis Design Group

- February 25, 2015 Regular Meeting

Because there were no minutes included in the agenda packet, the Commission voted unanimously to lay on the table a vote on the above-mentioned minutes.

3. **Citizens Communications – Non-Agenda Items.** None.
4. **Hearing Procedure.** Chair Staffenson read out loud to the audience the public hearing procedure and then opened the public hearing on the following agenda item. Replying to the Chair's question if any Commissioner wanted to declare any ex parte contact or conflict of interest, Commissioner Prickett said she works in the Reynolds School District but did not believe this would affect her decision in this case, and Commissioner Coulton said he knows the architect, Tim Brunner, although it's been five years since they've seen each other and he does not believe this will affect his decision. Chair Staffenson said he has a history with the property in that he purchased a business from a previous owner in the 1990s in Building 1, and then a new construction project took place in 2002 (he thought) with that opening in 2005; the shopping center was then sold and then again sold a second and then a third time. At that point, he ceased his relationship in that property. He said he believes his participation in this case will not have an adverse effect. He then opened the public hearing.
5. **Public Hearing**
Type III Quasi-Judicial Procedure
Case File No. 15-010 Troutdale Market Center
26816 SE Start Street (9.75 acres)

Multi-phased tenant improvement project consisting of exterior remodel of an existing retail shopping center. Conditional Use permit for a community service use in the Community Commercial Zone.

Mark McCaffery presented his staff report (included in the agenda packet; **Exhibit F** is a copy of his PowerPoint presentation). This site has gone under significant changes in 1998; development here began as early as 1984. The site has previously been approved for various land uses (see p. 2 of the staff report), and yet it still will require a Type II site and design review to review the actual building elevations and their functions and how they will actually work on the property. He reviewed the proposals for each portion of the property and what changes will be made, if approved, and he addressed the concern of Multnomah County regarding alleviating traffic congestion and stacking at the charter school location (also looking at a Traffic Analysis for the site) as well as the lighting because of the adjacent residential areas. Per his staff report, he recommends the conditional use permit for MLA Charter School and site and design review for improvements to the Troutdale Market Center be approved subject to the conditions identified in the Final Order. He submitted for the record and recommended inclusion into the Final Order the comments in the April 15, 2015 memo from Joanna Valencia, Multnomah County, (see **Exhibit I**) and also recommended incorporating the proposed Conditions of Approval into the Final Order.

Commissioner Grande had a question for staff about the traffic flow arrow on the map, saying it looks like it's going the wrong way. Mr. McCaffery said he will defer to the applicant on that. Public Works staff had no additional comments from those submitted.

Applicant. Tim Brunning of Axis Design Group said he is the project architect and gave a brief overview of how Axis obtained this project. This process has been wonderful; it is apparent that Troutdale is open to business coming here and wanting to do projects; the staff has been wonderful to work with. This has been a challenging project and staff has been efficient in helping Axis meet their September deadline. Mr. Brunning also gave a PowerPoint presentation (see **Exhibit J**). He spoke of the fire lanes and said they worked with Gresham Fire on these, and all the upgrades they've proposed as well as the landscaping. They have obtained the demolition permits. The circulation plan Mr. McCaffery presented and the arrows Commissioner Grande had asked about represent traffic circulation for the charter school on the drop-off and pick-up vehicle process, and he explained it in detail as it is important for safety (including open fire lanes) and in preventing chaos during those peak hours. He pointed out that those periods last about 20 minutes each in the mornings and afternoons.

He said he also worked closely with Multnomah County in trip generation and traffic impact, saying this shows a lesser overall traffic count than the retail development had originally. They plan to do renovation work on the facades and on the back sides of the buildings next year, if this project is approved, and he explained them in more detail. Mr. Brunning showed some photos (in his presentation) giving the Commission a good view of the proposal with multiple views of the buildings being redone. The signage will all be replaced, the roof painted, and the building. They plan to be flexible in building layouts so as to accommodate either large or small tenants. Since they put up For Lease signs, they have received interest and that's exciting for Troutdale.

Mr. Brunning said Mr. Yoshida has a real desire to invest in this community and this is an opportunity to provide some economic development and stimulus to the economy and by investing the millions of dollars Mr. Yoshida is willing to put into this to make it look nice for the community and to attract more tenants. Charter schools are rare in Oregon, and MLA has done a great job in their current locations (in Gresham and Fairview) and they want to provide the same for the students who want to continue with charter school education in 6th, 7th and 8th grades; this location will provide that. Bringing in families like this, businesses will come. He asked Commissioner Grande if his concern was addressed; the Commissioner said it was, and asked if the Dairy Queen was going to be messed with as that's a big deal. Mr. Brunning said it will not, it's not going anywhere.

Another good thing about this project is getting an educational use put into a retail building; part of that process is that Building 100 will be seismically upgraded. There is significant investment in that, he added, to bring it up to better-than-code with this upgrade. It's not a pretty part of this project but is important.

Matthew Wand, General Counsel for the Yoshida Group, said the number one question he gets since they've purchased this property at the end of August is why this has been empty for so long. He said he had a lot of theories about that, but the number one problem, in his opinion, is that for many years it's been owned by people from California and the east coast who don't, as far as he's heard, return phone calls from interested tenants. With local ownership, we answer the phone. If another person cannot show the property, he takes the call (since he lives close by) and shows it. A second point is that this center was mainly anchored by a grocery store and everyone thought, by golly, we'll just put another grocery store here. That mind-set is what happened and why it's been this way for a decade. We

made an early decision, with the help of an excellent design team also from East County, that we were going to think outside the box. That means that we have to ask for Conditional Use approvals to make it successful and thriving again. This project is very near and dear to his heart, Mr. Wand said, because he's driven past it for years and it's an eyesore. He spoke more of how much work it will be to clean it up after being neglected for so long. This is a tremendous opportunity to turn this property around and to do it quickly. He said he appreciated everyone thinking outside the box with them.

Chair Staffenson said he appreciated the Yoshida Group being very generous in allowing the Corbett School District to pick up and drop off students at that location, and he asked how that looks for the future. Mr. Wand said he met with the Superintendent and the immediate solution, for construction time, is that the buses have been moved to the northeast corner. The Superintendent was very open to that; Mr. Wand asked for that immediately and invited the Superintendent to work with the Yoshida Group to help with crafting a longer-term working solution, and said he is confident they can do this.

Commissioner Prickett asked about the time cars would spend "in line" and running their car engines; Mr. Wand said if the system works the way it should and the way people are told it will, there won't be time to turn their cards off. Occasionally there may be a delay, maybe with a grandparent doing the dropping off or picking up, but in his experience that process is pretty fast since it's such a short window. Staff is out there, directing and pushing people through to make sure it happens pretty fast. The Fire Marshall may have something to say about cars being turned off and about parking.

Commissioner Coulton said he assumes there will be no buses since it's a charter school, and asked if Mr. Wand would explain more about the Corbett School District agreement. Mr. Wand said they have 150 students living outside the District and in order to reduce the traffic along Columbia River Highway, two years ago they started a program asking everyone outside the district who used the buses to congregate at this site for pick-up; that way there were only four buses for out-of-District kids rather than 250 cars on the highway. We inherited this but he said he knew about it. Just this year they moved the actual pick-up/drop-off site to precisely where we intend to have our lanes for the charter school, and then as this process became more real he met with their Superintendent about it. The Commissioner asked about a traffic study, and Mr. Wand said we will still be so far below the number of trips generated by big box retail that we are fine, from what he understands. Commissioner Coulton asked about the signage lighting and light from the windows. Mr. Wand said the idea is to bring light into the space and make it more retail than big box. The Commissioner also brought up the times when the cars may not necessarily be aligned with how the kids come out, creating a little chaos, and asked if any parking would be allowed. Mr. Wand said he was certain all this would be worked out. The Commissioner said it will be nice to have an adequate parking area. The hours for pick-up/drop-off won't really interfere with the retail use. Mr. Wand said; it might be a little busy in the afternoon, but wouldn't that be wonderful if it were busy at the site?

Commissioner Glantz asked more about charter schools; Commissioner Grande called a point of order saying that has nothing to do with this case. Her question, she said, had to do with safety for the number of students coming to the site as well as the number of bicycles they might ride; Chair Staffenson said they will have adequate number of bike parking spaces for the use and the traffic impact has been studied. There was a brief

discussion, most of which was inaudible. Commissioner Glantz asked if kids walking to school here would have a safe walkway. She was told there will be a concrete sidewalk and a street crossing and there will likely be a designated walking area.

Commissioner Prickett asked if having the charter school there will limit who can use the retail space. Mr. Brunning said there will be soundproofing and he does not expect any limitations. He added that he does not know the law about certain business-free zones, etc., but that will depend on local zoning and certain State laws. We are not concerned about this, but think it makes it more attractive.

Commissioner Grande asked if the seismic upgrade will be only for the school; he was told it will be only for Building 100, the entire building. Will the other areas be upgraded, the Commissioner asked. Mr. Wand said when they do the remodel on the other buildings, the portions we add, e.g., the facades, the walls, etc., will all be current code (which is more strict than the code these were built under); what will be different is Building 100 and because of the educational use, the entire building will be seismically upgraded. Replying to a question from Commissioner Coulton as to whether the Corbett student pick-up will be at the same time as this charter school, and was told that they believe the answer is no.

Chair Staffenson thanked Mr. Brunning for the detail provided in his report. Commissioner Grande asked to hear from opponents to this project before proponents. Chair Staffenson said he has to call for proponents first.

Testimony in Favor. Ruth Ann Rohrer, 301 SE 34th Circle, Troutdale 97060, said she is all for filling this whole. She also said that she has been having to deal with the continual dumping, continually having to go around the back area to clean up the graffiti, and calling the police on all kinds of issues back there. She would rather deal with the traffic situation going around a building that is closely monitored. She works for a school district in East Multnomah County and said she knows what parents do, not always following the rules, so we will need close monitoring there. There are a lot of pros and cons but she said the street behind this is probably the worst street in the City of Troutdale. She is concerned with what is going on here and wants to be sure the building will be safe; this project will probably make it a lot safer, and with the other businesses going in, it will be safer for the community. She is all for it.

Commissioner Grande asked her if part of the problem, as she sees it, is lighting; she said there is lantern lighting in the back and she loves it. There are a lot of people who go back there to dump furniture, though. She regularly sees over the back wall and watches people lining up to dump their garbage in the dumpsters that are there for the few businesses. She's called the police many times about people climbing the wall of the building, etc. She's all for putting in more people, more businesses, more lights. If it's busy, she'll know why and won't have to keep a lookout. This should eliminate some of the nuisances that the homeowners have now. The school will probably have monitors to make the traffic flow in the front as well as the back.

Testimony Opposed. None.

Neutral Testimony. Jamie Schaeffner, 342 SE Kibling St., Troutdale 97060, asked where the middle school students will they go for break time as there is no recess area. Mr. Wand addressed the security at the charter school by saying there will be security cameras around

the building; during pick-up/drop-off times traffic flow is important and safety is extremely important, so not only will there be explanatory signage, there will also be monitors to move/direct people. Safety is a concern of the school as well as the land owner. The kids cannot leave the school without being checked out; they cannot just walk out when the bell rings. Commissioner Grande asked how many security cameras will monitor the property, and for the security in general to be explained more. Mr. Wand said they had to make the probably unpopular decision to ask Goodwill not to be a tenant anymore because they actually observed people pulling up, dropping off what Goodwill would take and then driving behind the building to drop off couches, etc., junk that Goodwill would not take. By tracing the license plate number they discovered that it was a North Portland resident who travelled all the way to Troutdale to dump their garbage. We've made a Herculean effort, everything they can do, to hopefully fix that. That was the purpose for changing the landscaping and everything else, and they've had the property monitored. He thanked the residents who put up with this for so long. Getting this project up and running and full of businesses and people will be 95 percent of the solution for this property. Commissioner Glantz asked about trucker use, and was told that the properties were leased year-round and the owners have no idea what anyone's plans are. A short discussion followed Commissioner Coulton's question about having the garbage cleaned out before the site opens for business.

Commissioner Sheets moved, with a second by Commissioner Prickett, to close the public hearing. The motion passed unanimously and the public hearing was closed.

Chair Staffenson asked staff if there is a requirement to have an outdoor recreation area for a school. Mr. Morgan suggested maybe not for a middle school; we know the requirements for a daycare center. Mr. McCaffery said he will do some research on that. Chair Staffenson then asked if there will be property tax abatement on the school. Mr. Morgan said he might ask the applicant, but his own suggestion is probably no. Commissioner Grande said he does not think that is part of the application. Commissioner Woidyla said he would think a charter school, in order to comply with all of the requirements and if a requirement was an exercise area, that he was sure they would have one.

Commissioner Woidyla said vacant property is a nuisance and it attracts all the problems people have. With this project going in there, the remodeling, the tenants moving in, all of it will improve that neighborhood and he sees a lot of good things here.

Commissioner Sheets moved to approve the Findings of Fact on Case File No. 15-010, and, having not heard opposition to this but rather having heard support for it as well as encouraging economic development, he moved to incorporate into the record the April 15, 2015, memo from Multnomah County (Exhibit I), and to incorporate the traffic analysis and conditions into the Findings of Fact, Final Order and Conditions of Approval. Commissioner Prickett seconded the motion. Chair Staffenson commented that if a recreation area is required, he will want that added to the approval. The vote was unanimous and the motion was approved.

The Conditions of Approval were discussed. To stay within the scope of what is being asked here, Commissioner Woidyla said, it is not for us to determine what kind of recreational area or equipment be considered. Chair Staffenson said his previous comment was that if they found a State requirement for a recreation area for the charter school, the

Commission would need to incorporate that into their Finding. Mr. Morgan explained that with that comment, the Commission is authorized to do that without it having to come before them again. Commissioner Woidyla said this is a land use process. Commissioner Grande said we just approved what was presented to us, and we were told that a recreational area was inside the building. Fine. If there is something out there that says no, it can't be inside the building then it seems that they'll have to come in to amend the Order, but he's not worried about that. Mr. Morgan said it was mentioned to him that it is not required and looking at the Dept. of Education pamphlet for charter schools he sees nothing in there with that requirement. We also already have a Condition of Approval in front of you (6. General Conditions, A.) that says, "Any other conditions or regulations required by Multnomah County, Gresham Fire and Emergency Services, or to comply with state or federal codes are hereby made a part of this decision." He suggested adding "or the State of Oregon" to this paragraph; it was determined that this would suffice.

Commissioner Woidyla moved, with a second by Commissioner Glantz, to approve the Findings of Fact, Final Order and the amended Conditions of Approval 6.A. on File No. 15-010, Troutdale Market Center Tenant Improvements and Charter School. There was no discussion and the motion was approved unanimously.

The Commission took a brief recess.

6. **New Business.** None.
7. **Old Business.** None.
8. **Work Session (if needed).** The next meeting is scheduled for April 29th as a Work Session on the Development Code.
9. **Department Reports.** Mr. Morgan said he went to a Metro Planning Director's meeting. Metro is redesigning its relationship with communities. We will have an assigned staff person there; he asked if that person could come to one of these meetings sometime so we can meet him/her. It was nice to hear about what's going on in the metropolitan region.
There will be a hearing on May 20th, Mr. McCaffery said, and he gave a brief description of the Type III infill project coming before them then.
10. **Commission Initiatives and Concerns.** Commissioner Coulton mentioned a huge pothole in the shopping center on Cherry Park Road. Chair Staffenson said the Outlook came out a little in advance about the land use case heard this evening, saying staff was recommending approval. Mr. Morgan said that may have come from the staff report. It seems odd, one of the Commissioners said. Usually, Chair Staffenson said, those come out after the meeting. The reporter must have paid attention to the agenda items. A press release being sent in advance is a requirement, Ms. Walstead said, and the reporter knows our agenda and agenda packets are posted on the City's website. Mr. McCaffery asked the Chair if it seemed odd that there was a staff report with his recommendation or was it more that there was an article ahead of time, prior to the meeting. Chair Staffenson said what felt odd was that usually you read about these things after the meeting. Commissioner Woidyla said usually there is public notice of pending meetings but never details of what the staff report was. It's the first time she's ever seen that, Commissioner Prickett said. It's not like we wrote the story for her, Mr. Morgan said, or talked to her about it. If a reporter checks our website a week before the meeting, that's where they get that information, Mr. McCaffery

said. Chair Staffenson said he was not questioning the staff report or the notice at all. It just seemed awful, Commissioner Prickett said; it was new. Ms. Walstead said we have a new contact at the Outlook. That may be it, Commissioner Prickett said.

- 11. Adjourn. Commissioner Grande moved, with a second by Commissioner Glantz, to adjourn. The motion passed unanimously and the meeting adjourned at 8:53 p.m.**

Tanney Staffenson, Chair

Date

Attest: _____
Rooney Barker, Transcriptionist



**CITY OF TROUTDALE
TYPE III PROCEDURE
7-LOT SUBDIVISION WITH LOT LINE ADJUSTMENT,
VARIANCE AND TREE REMOVAL
FILE NO. 15-018 CHERRY PARK**

STAFF REPORT
May 13, 2015

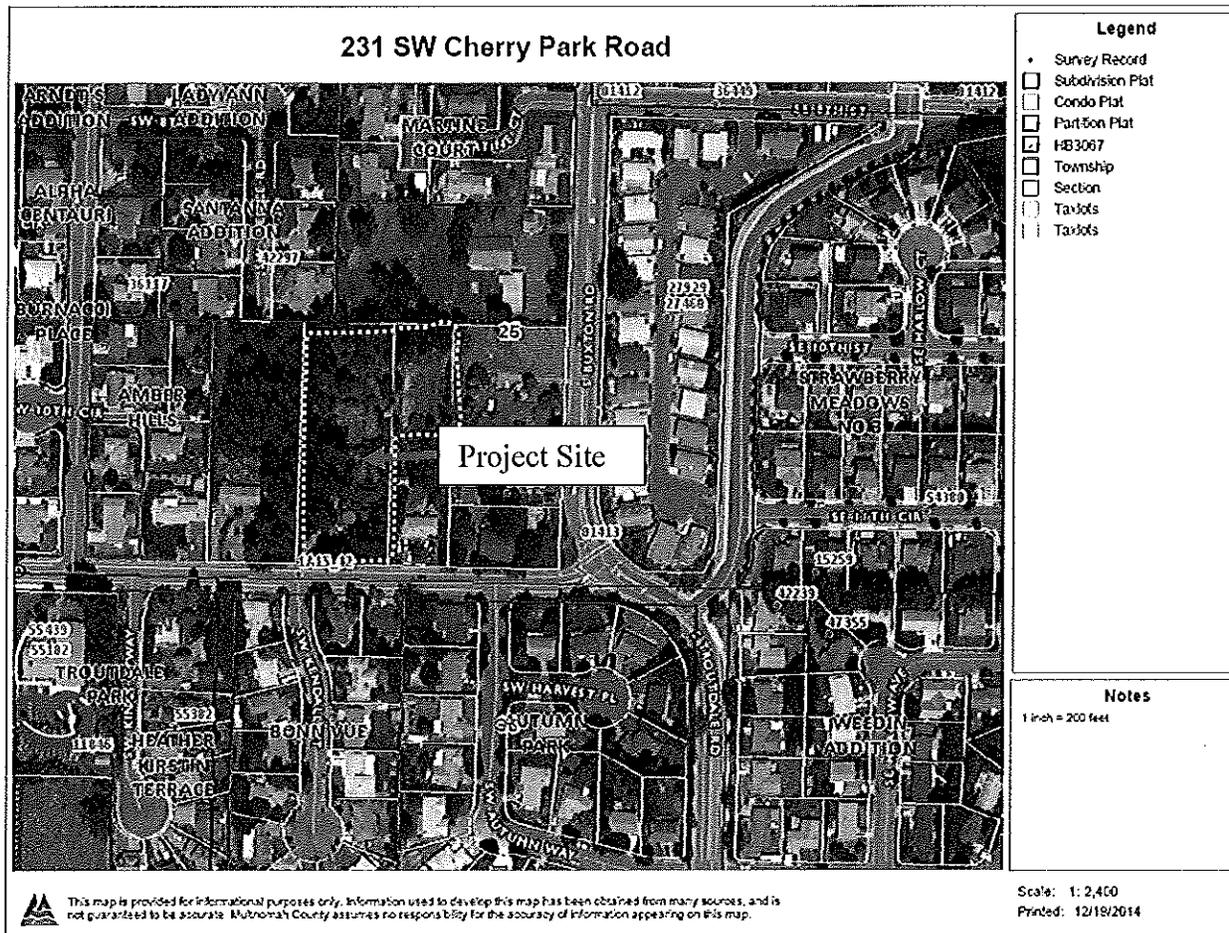
THE FOLLOWING TYPE III QUASI-JUDICIAL PUBLIC HEARING WILL BE HELD BEFORE THE TROUTDALE PLANNING COMMISSION IN THE COUNCIL CHAMBERS AT 219 E HISTORIC COLUMBIA RIVER HIGHWAY, LOWER LEVEL, TROUTDALE, OREGON 97060 on WEDNESDAY, May 20th, at 7:00pm.

Applicant	Jonah Nail, Nail Construction, LLC All County Surveyors & Planners, Inc.
Property Owner	Jonah Nail / Estate of Elsie Simnitt
Proposal	7-lot single family detached residential subdivision with lot line adjustment, a variance from the shared private driveway lot service limit, and tree removal.
Location	231 SW Cherry Park Road
Site Size	80,000 sf or 1.83 acres
Tax Map & Tax Lot	1N3E25CC-02100 and 2200
Plan Designation	Low Density Residential
Zoning District	R-10 Single Family Residential

APPLICABLE CRITERIA

- Troutdale Development Code (TDC): 1.000 Introductory Provision; 2.000 Procedures for Decision Making; 3.020 R-10 Single Family Residential; 5.600 Erosion Control and Water Quality; 5.800 Stormwater Management; 6.200 Variance; 7.000 Land Division; 9.000 Off-street Parking
- Troutdale Municipal Code Tree Removal
- Construction Standards for Public Works Facilities
- Building and Fire Codes
- Multnomah County Transportation / Road Rules

VICINITY MAP



EXISTING CONDITIONS

The lot is in an unrecorded plat named Reynolds Acres and is developed with a single family dwelling wooded with mature stands of douglas firs. The existing dwelling is proposed to be removed. The zoning is R-10 Single Family Residential and abutting lots to the north, west and east are also zoned R-10 as well as lots south of the site on the opposite side of SW Cherry Park Road. No overlay district is applied to this property. The lot abuts a County road with a Major Collector functional classification.

PROCEDURE

A pre-application for the proposed subdivision was held on January 8, 2015. Pre-application comments were received from Building, Public Works, Multnomah County Transportation, and Gresham Fire. A detailed report identifying applicable development code provisions was provided to the applicant by Planner, Mark McCaffery. The

Troutdale Development Code (TDC) defines a subdivision as the creation of four or more lots. The proposal is classified as a subdivision and subject to a Type III procedure, which requires notice to adjacent property owners, affected agencies, and a quasi-judicial hearing before the Planning Commission.

The applicant also requested a lot line adjustment, a variance from the shared private driveway lot service limit, and a request for tree removal. The requests underwent concurrent review under the Type III procedure. The application was received on March 19, 2015 and deemed complete on April 6, 2015 in accordance with section TDC 2.050. A notice of public hearing and request for agency comment was mailed on April 13, 2015.

APPLICATION SUMMARY

- 7-lot Subdivision: 10,000 square feet minimum, detached single family dwellings
- Lot Line Adjustment: Transfer the northerly 20,000 square feet from tax lot 2100 to tax lot 2200.
- Variance: Increasing the number of units served by a share private drive.
- Tree removal permit: Removal of 40+ trees on the property where the proposed share private drive and detached single family dwelling are to be constructed.

ATTACHMENTS

- Attachment 1: Cherry Park Subdivision Project Narrative – Jonah Nail / All County Surveyors & Planners, Inc. - 3/19/2015
- Attachment 2: Comments from Building Official Steve Winstead – 12/22/2014
- Attachment 3: Comments from Gresham Fire, Shawn Durham – 4/14/2015
- Attachment 4: Comments from neighboring property owner, Rosalie Merrill – 5/4/2015
- Attachment 5: Comments from neighboring property owner, W. Bruce Wasson – 5/11/2015
- Attachment 6: Comments from neighboring property owner, Ryan McNaughton - 5/11/2015

EVALUATION

As indicated in the pre-application conference, the applicant was required to submit with the land use application a narrative and plans in order for the proposal to be evaluated based on the following criteria. A detailed narrative responding to each section of applicable Development Code was submitted with the land use application (see Attachment 1). As indicated in the Land Division section of the Development Code, an application may be approved, approved with conditions, or denied based upon applicable criteria. An application shall comply with the following criteria:

- All applicable statutory provisions.

- The City's Comprehensive Land Use Plan, Development Code and all other applicable laws of this City, appropriate agency, or jurisdiction.
- The City's Transportation System Plan, Parks and Greenway Plan, Capital Improvements Plan, and any other applicable Plan adopted by the City.
- *The City of Troutdale Construction Standards for Public Works Facilities.*

Staff reviewed the applicant's narrative and finds it to substantially and accurately address underlying zoning, land division and variance criteria of the Development Code, and the tree removal provisions of the Municipal Code. Other applicable codes including but not limited to Building and Fire Codes, County Road Rules, and Construction Standards for Public Works Facilities have been addressed by affected agencies and are incorporated as attachments to this staff report. Supplemental findings not otherwise addressed in the applicant's narrative are discussed below.

TRANSPORTATION SYSTEM PLAN - STREET CONNECTIVITY

Per the Troutdale TSP, new subdivision street layouts are required to connect, when practicable, to the City's traffic grid and ROW dedication is required with new developments. In the past, SW Spence Road was intended to connect to SW Cherry Park Road. However, a City Resolution was passed that determined SW Spence Road was not to be continued to SW Cherry Park Road. Therefore, a shared private drive without dedicated ROW for future street improvements as indicated in the applicant's site plan is feasible subject to compliance with standards set forth by Public Works and Multnomah County.

SHARED PRIVATE DRIVES

The applicant proposes a shared private driveway that will serve 7 lots with single family dwelling units. The location of the private drive abuts SW Cherry Park Road and is directly north of SW Kendall Court. A shared private driveway is a private street and is permitted with land division under this standard:

- 8. Shared private drives.** Shared private drives serving multiple lots may be approved by the Director when the following conditions are met:
- a. The private drive does not serve more than six dwelling units.
 - b. A homeowner's association, or other mechanism found acceptable to the Director, is created to maintain the drive.
 - c. All utilities, except the private drive or approved stormwater laterals, shall have separate connections to the public system.
 - d. Any utilities or facilities shared by two or more property owners shall meet established City standards.
 - e. Private drives serving two or more residences shall be fully improved with hard surface pavement with a minimum width of:
 - i. 20 feet when accommodating two-way traffic; or
 - ii. Ten feet when accommodating one-way traffic.

- Applicant's plan exceeds the maximum number of lots to be served by a shared private drive.
- The drive is shown to be 28 feet wide which meets the standard for accommodating two-way traffic.
- Maintenance of the surface of a shared private driveway and utilities within a shared private driveway, including stormwater and water quality devices, will be the responsibility of the owners sharing that driveway. Easements, covenants and a homeowners association or equivalent mechanism found acceptable to the Director is to be recorded to maintain this shared private drive. See Condition 1A.
- Separate connections to city utilities will be required for each lot. Laterals shall be within easements or the shared private driveway tract.
- Stormwater draining from a shared private driveway must be pre-treated and discharged in accordance with City standards.

STREET LIGHTING

The Subdivider is responsible for any new street lighting required in SW Cherry Park Road along the new street right of way.

- Mid-County Lighting District designs the street lighting in public right of way and is responsible for establishing that Troutdale Municipal Code 8.26.065 A is met.
- This neighborhood is not required to install decorative style street lights such as required in the CBD of SW Halsey Street.

STREET TREES

D. Street Trees.

1. Developers of proposed nonresidential subdivisions shall be required to prepare a street tree planting plan prior to submission of the final plat. It will be the developer's responsibility to install street trees, as indicated on the approved plan.
2. Developers of proposed residential subdivisions shall be required to pay the City a street tree assessment in accordance with the fee schedule adopted by resolution of the City Council. The City will be responsible for planting the trees at the time the residential lots are occupied.
3. Street trees shall be maintained by the property owner in conformance with Chapter 13.10, Trees, of the Troutdale Municipal Code.

- City / County have an agreement that the City's street tree standards apply on County Street frontages.
- Street trees are required with new land division and will be based on the frontage footage on SW Cherry Park Road.
- The number of trees will be based upon TMC 13.10.100:

A. For all new developments, trees shall be planted in the public right-of-way or within the yard setback area and/or any buffer area adjacent to the right-of-way. All such plantings shall be done in accordance with the planting specifications for street trees as provided by the director.

B. A developer of a residential subdivision shall not be responsible for the planting of street trees, but instead, shall pay an assessment to the city to provide for street tree planting. The tree assessment shall be in accordance with the fee schedule adopted by resolution of the city council. The residential developer shall be assessed for one tree per each thirty linear feet, or fraction thereof, of public street frontage, but the developer shall be assessed no less than one tree per lot within the residential subdivision. On streets within or bordering the residential subdivision where there is no planting strip or where utility and/or driveway locations preclude the placement of required street trees within the right-of-way, street trees may be planted within front or side yard setback areas, within any additional buffer area adjacent to the right-of-way, or within any other publicly-owned property in the vicinity of the development that will benefit the residents of the development.

- The tentative plat shows 150 feet of street frontage along SW Cherry Park Road and Lot 1. 49 feet of the street frontage includes an easement for a 28 foot shared private driveway, 9 foot sloped planter area, and 8 foot wide public utility easement. The residential developer will be assessed one tree per each 30 linear feet of public street frontage. The frontage remaining outside the

easement is 101 feet. No less than 3 street trees will be assessed for the proposed development.

- The applicant's "Proposed Street A" 4 street trees along SW Cherry Park road outside of the Multnomah County required right-of-way dedication and outside of the shared private driveway easement.
- As a condition of approval, the property owner is required to pay a street tree fee for the installation of 4 street trees along the SW Cherry Park street frontage. See Condition 1B.

UNDERGROUND UTILITIES

C. Underground Utilities.

1. New installations: All subdivisions or partitions shall be required to install underground utilities including, but not limited to, natural gas, electric power, and telecommunications facilities to serve the subdivision or partition. The utilities shall be installed and easements provided pursuant to the requirements of the utility company. Electric power transmission lines, including primary feeder lines, and transformer vaults shall be underground.

2. Underground conversions: All subdivisions or partitions shall be required to convert existing overhead utilities within or abutting such subdivision or partition to underground in accordance with Chapter 12.11 of the Troutdale Municipal Code.

- In addition to the underground utility requirement, all development will be required to conform with Construction Standards for Public Works Facilities as noted in the Public Works Conditions of this report.

TREE REMOVAL

Significant tree removal of mature Douglas firs is proposed by the applicant in order to grub the land for the proposed subdivision. Tree removal provisions are found in the Municipal Code (TMC 13.10.270). Tree removals were concurrently requested by the applicant with the land use subdivision application, and the applicant's narrative included responses to the following criteria:

C. No person shall remove a tree from undeveloped or underdeveloped property without first obtaining a tree removal permit from the director pursuant to this section. No tree removal permit is required to remove trees on developed property.

D. An application for a tree removal permit in conjunction with a land use permit shall be considered as part of the land use permit and shall be subject to the application, notice, hearing and appeal procedures applicable to the proposed development pursuant to the Troutdale Development Code. An application for any land use permit shall show trees regulated by this section on a site plan. A tree removal permit may be granted in the following circumstances:

1. If a tree is diseased, hazardous, in danger of falling, in close proximity to existing structures or proposed construction, or interferes with utility services or pedestrian or vehicular traffic safety;
2. If the tree removal will have no significant impact on erosion, soil retention, stability of earth, flow and character of surface waters and streams, protection of nearby trees and windbreaks; and, if the tree removal will have no significant impact on the environmental quality of the area, including scenic and wildlife habitat values;
3. If the tree removal is necessary in order to construct reasonably required improvements; or
4. If, in the opinion of the fire marshal, tree removal is necessary to protect existing or proposed structures.

- The caliper and location of the trees to be removed was identified on the applicant's existing conditions and grading and erosion control plan sheet.
- The City received 2 comments from neighboring property owners (attached to this staff report) that specifically identified concerns about the proposed tree removals and potential adverse impacts of remaining stands to neighboring properties.
- In response to the concerns from neighboring property owners, and in order to meet the criteria of provision TMC 13.10.270[D](2) above, the Commission may wish to consider adding a condition of approval requiring the applicant to submit with the final plat a tree risk assessment performed by a certified arborist for the proposed removal of trees on the property and request the assessment include impacts to remaining stands of trees on the property. This assessment may also be reviewed by the Gresham Fire Marshal, as indicated in provision TMC 13.10.270[D](4) above.

MULTNOMAH COUNTY ROAD RULES

Comments received from the pre-application indicated that the proposed location of the shared private driveway required a County Road Rules variance to access spacing requirements on SW Cherry Park Road. The application is currently under review by the County and is also included in Attachment 1 of the applicant's application narrative. Approval of the variance from County Standards and Requirements will be made a condition of approval of this land use decision. See Condition 1C.

STAFF RECOMMENDATION

The Land Use Application Narrative provided by the applicant (Attachment 1) substantially and accurately demonstrates compliance with the applicable development code provisions for the proposed development. Staff hereby recommends the Planning Commission adopt the applicant narrative for the purposes of this report and recommends the subdivision, lot line adjustment, variance, and tree removal permit be approved subject to the conditions identified in the Final Order.

Application For
Cherry Park Subdivision
7-Lot Subdivision

A Single Family Residential Development in Troutdale, Oregon

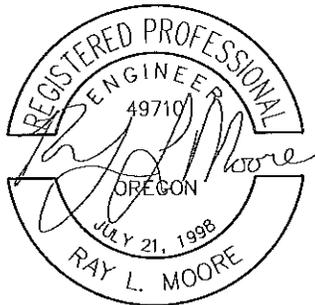
March, 2015

Applicant/Owner:

Nail Construction
Attn: Jonah Nail
12939 SE Marsh Road
Sandy, OR 97055
Phone: 503-407-2185

Representative:

All County Surveyors & Planners, Inc.
Ray L. Moore P.E., P.L.S.
Kyle R. Cochran EI
P.O. Box 955
Sandy, OR 97055
Phone: 668-3151



RENEWAL DATE: 12/31/2016

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City of Troutdale
Community Development Dept.

Table of Contents

	Page
Project Insight	1
Land Use Application	Exhibit A
Project Narrative	Exhibit B
Pre-application Conference Meeting Summary	Exhibit C
Reduced Site Plans	Exhibit D
Preliminary Storm Water Calculations & Geotechnical Report	Exhibit E
Multnomah County Road Rules Variance Request	Exhibit F
Property Legal Descriptions	Exhibit G

Project Insight

Project Location: Troutdale, Oregon, just north of SW Cherry Park Rd.; east of Buxton Rd.

Legal Description: Map 1N3E25CC, Tax Lot 2100 and Tax Lot 2200

Zones: R-10 Single Family Residential

Site Size: 1.83 ac. (80,000 sf)

Proposal: 7 Lot Subdivision Development
Type III Subdivision review procedure
Variance for the number of lots accessing a shared private drive
Variance for the driveway spacing along SW Cherry Park Road

Representative: All County Surveyors & Planners, Inc.
P.O. Box 955
Sandy, OR 97055
Phone: 503-668-3151
Email: raym@allcountysurveyors.com

Applicant: Nail Construction, LLC
12939 SE Marsh Rd,
Sandy, OR 97055
Phone: 503-407-2185
Email: jonahnail@aol.com

Owner: Elsie Smith
231 SE Cherry Park Road
Troutdale, OR 97060

Representative:

Civil Engineer / Surveyor / Planner
All County Surveyors & Planners, Inc.
Ray Moore, P.E., P.L.S.
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P.O. Box 955
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Applicant

Nail Construction, LLC
Jonah Nail
12939 SE Marsh Rd.
Sandy, OR 97055
Phone: 503-407-2185
Email: jonahnail@aol.com

Owner

Elsie Smith
231 SW Cherry Park Rd
Troutdale, OR 97060

Consultant Team:

Geotechnical Engineer
Redmond Geotechnical Services
P.O. Box 20547
Portland, OR 97294
Phone: 503-285-0598
Email: RGSDan@aol.com

Exhibit A

Land Use Application



COMMUNITY DEVELOPMENT DEPARTMENT
104 SE Kibling Avenue, Troutdale, OR 97060-2099
Phone (503) 665-5175 Fax (503) 667-0524

File No. 15-017
Date Received: _____
Fee Paid: \$ _____
Receipt No.: _____

LAND USE APPLICATION FORM

Gray Area for Staff Use Only:

PROCEDURE TYPE (check one): I II III IV
PERMIT TYPE: _____

Please print or type the information below

Project Name: Cherry Park Subdivision

Location or address: 231 SW Cherry Park Road, Troutdale OR 97060

Tax Map/Tax Lot Number: T1N, R3E, S26 DB Tax Lots 2500 & 2600

Assessor No.: R- _____

Zoning: R10 Single Family Residential Overlay Zoning Plan Designation: NA

Site Acres: 1.38

Request: To Develop a 7-Lot Subdivision.

NAME OF APPLICANT (If signed by Agent, owner's written authorization must be attached.)

Name: Jonah Nail

Address: 12939 SE Marsh Road

City: Sandy State: OR

Zip: 97055 Phone: 503-407-2185

Signature: _____

Date: 3/17/15

NAME OF OWNER(S) (If more than one owner, attach a separate sheet.)

Name: Elsie Smith

Address: 231 SE Cherry Park Road

City: Troutdale State: OR

Zip: 97060 Phone: _____

Signature: Jerome Simmitt, Personal Representative, Estate of

Date: 3/17/2015

**PLEASE COPY ALL CORRESPONDANCE TO: All County Surveyors & Planners, Inc
PO Box 955 Sandy, Oregon, 97055**



**COMMUNITY DEVELOPMENT
DEPARTMENT**
104 SE Kibling Avenue, Troutdale, OR 97060-2099
Phone (503) 665-5175 Fax (503) 667-0524

File No. _____
Date Received: _____
Fee Paid: \$ _____
Receipt No.: _____

LAND USE APPLICATION FORM

Gray Area for Staff Use Only:

PROCEDURE TYPE (check one): I II III IV
PERMIT TYPE: _____

Please print or type the information below

Project Name: Cherry Park Subdivision
Location or address: 231 SW Cherry Park Road, Troutdale OR 97060
Tax Map Tax Lot Number: T1N, R3E, S26 DB Tax Lots 2500 & 2600
Assessor No. R- _____
Zoning: R10 Single Family Residential Overlay Zoning Plan Designation: NA
Site Acres: 1.38
Request: To Develop a 7-Lot Subdivision.

NAME OF APPLICANT (If signed by Agent, owner's written authorization must be attached.)
Name: Jonah Nail
Address: 12939 SE Marsh Road
City: Sandy State: OR
Zip: 97055 Phone: 503-407-2185
Signature: _____
Date: 3/17/18

NAME OF OWNER(S) (If more than one owner, attach a separate sheet.)
Name: John & Helen Nuffer
Address: 149 SE Cherry Park Road
City: Troutdale State: OR
Zip: 97060 Phone: _____
Signature: _____
Date: 3/17/18

**PLEASE COPY ALL CORRESPONDANCE TO: All County Surveyors & Planners, Inc
PO Box 955 Sandy, Oregon, 97055**

Exhibit B

Project Narrative

Application for a Lot Line Adjustment and 7-Lot Subdivision

Cherry Park Subdivision

Applicant: Nail Construction, LLC
Attn: Jonah Nail
12939 SE Marsh Rd.
Sandy, OR 97055
PH: 503-695-5865

Representative: All County Surveyors & Planners, Inc.
Contact: Kyle R. Cochran, EI
P.O. Box 955
Sandy, OR 97055
PH: 503-668-3151
Fax: 503-668-4730

Site Location: 231 SW Cherry Park Road, Troutdale, OR 97060

Legal Description: Tax lot 2100 and 2200 Map 1N, 3E, 25 CC

Current Zoning: R-10 Single Family Residential

Site Size: Approximately 80,000 sf (1.83 Acres)

Proposal: Lot Line Adjustment and 7-Lot Subdivision

Site Description

The site is located on the north side of Cherry Park Road between Kendall Court and Autumn Way. The site is bordered by undeveloped properties. There are currently no other street systems to serve the site except for Cherry Park. The site has an existing house and some sheds. The existing house and sheds are to be removed. The site gently slopes to the North and East.

Proposal

The applicant is proposing a lot line adjustment is to transfer the northerly 20,000 sf from tax lot 2100 to tax lot 2200.

The applicant proposes to subdivide the property into 7-Lots. All of the lots are proposed to be single family detached units. All of the lots will access the new private street.

One new private street will come off the existing Cherry Park road along the eastern side of the site. The private street will allow two way traffic, parking on one side, and have a hammer head for fire truck turnaround.

Public utilities will be stubbed to each lot including sanitary sewer and water. Storm drainage from the new street will be collected in basins on the western edge of the private street. These basins will store storm water and infiltrate it into the ground. On-site soakage trenches will be installed on each lot for the roof water from the new homes.

The proposed development is a permitted use in the R-10 zone and meets the maximum and minimum density requirements. The total site maximum density is 7 units and the minimum is 5 units. The proposed 7-Lot development meets the density requirement for this zone.

Based on the Pre-application meeting on January 8, 2015, the following land use applications and permits are required to develop this site as proposed.

1. Lot Line Adjustment
2. A subdivision application
3. A tree removal permit. (Troutdale Municipal Code 13.10.270 Tree Removal)
4. A Variance adjusting the maximum number of lots accessing a private street.

The above listed land use application and permits are being requested with this application. A Road Rules Variance has been submitted to Multnomah County and is pending approval. The following project narrative will address the approval criteria for compliance with other applicable sections of the Troutdale Development Code.

Applicable Criteria and Standards

Applicable criteria and standards of the Troutdale Development Code are as follows:

Section 3.020 Single Family Residential

Section 5.600 Erosion Control and Water Quality Standards

Section 5.800 Stormwater Management

Section 6.200 Variance

Chapter 7.000 Land Division

Troutdale Municipal Code Section 13.10.270 Tree removal

3.020 SINGLE-FAMILY RESIDENTIAL R-10

3.021 Purpose. This district is intended primarily for single-family detached dwellings in a low-density residential neighborhood environment. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 731, ef. 6/26/03]

Response: The proposed development is single-family detached dwellings.

3.022 Permitted Uses. The following uses and their accessory uses are permitted in the R-10 district:

A. Single-family detached and zero lot line dwellings.

Response: The proposed single-family detached dwellings are a permitted use.

3.024 Lot Size, Dimensional, and Density Standards.

A. Lot Size, Width, Depth, and Frontage.

1. Minimum lot size: 10,000 square feet.

Response: All the proposed lots are 10,000 sf or greater, see the proposed site plans for exact areas.

2. Minimum lot width: 70 feet, and 70 feet wide at the front setback line.

Response: All the proposed lots are at least 70 feet wide at the front setback line. , see the proposed site plans for exact measurements.

3. Minimum lot depth: 100 feet.

Response: All the proposed lots are at least 100 feet deep, see the proposed site plans for exact measurements.

4. Minimum lot frontage: 20 feet.

Response: All proposed lots have at least 20 feet of frontage, see the proposed site plans for exact measurements.

B. Setbacks.

1. Front yard setback: Minimum of 20 feet.
2. Side yard and street side yard setback: Minimum of ten feet.
3. Rear yard setback: Minimum of 20 feet.

Response: All the proposed lots meet the setback requirements, see the proposed site plans for exact measurements.

C. Height Limitation. The maximum height of a structure shall be 35 feet.

Response: The future residential homes will be less than 35 feet tall.

4. Projections into setbacks: See chapter 5.020, Exceptions to Yard Requirements, of this code.

Response: There are no proposed projections into setbacks.

5. Accessory structures in setback areas: See chapter 5.010, Accessory Structures in Required Yards, of this code.

Response: There are no proposed accessory structures in setback areas.

D. Minimum Density. Residential development is required to be built at 80% or more of the maximum number of dwelling units per net acre. For purposes of this standard, in computing the maximum number of dwelling units, if the total contains a fraction, then the number shall be rounded down to the next lower whole number. For computing the minimum number of dwelling units, if the total contains a fraction, then the number shall be rounded down to the next lower whole number.

Response: The total net site area proposed for detached dwelling units is 79,915 sf. The maximum density is 7 units (based on 10,000 sf/unit) the minimum is 5 units (80% of maximum). The proposed 7-lot development meet the density requirements for this zone.

3.025 Additional Requirements.

A. Design review and landscaping is required for all uses except single-family detached and zero lot line dwellings, and duplex dwellings on separate lots. The design standards of chapter 8.200 of this code apply to duplex dwellings on a single lot.

Response: The proposed subdivision will not require design review or landscaping.

B. All lots in this district shall have frontage or approved access to public streets, public water, and public sewer before construction shall be permitted.

Response: All proposed lots have frontage to a private street which will access the public street (Cherry Park Road). The proposed lots also have access to public water and public sewer via laterals which connect to the existing mains in Cherry Park Road.

C. Off-street parking spaces shall be provided in accordance with the requirements of Chapter 9, Off-Street Parking and Loading, of this code.

Response: *The proposed private street exceeds the required off street parking capacity (minimum 1 off street parking space per lot). The proposed private street has 12 parking spaces.*

D. All single-family detached and zero lot line dwellings and duplex dwellings on separate lots shall utilize at least six of the following design features:

1. Dormers.
2. Recessed entries.
3. Cupolas.
4. Bay or bow windows.
5. Window shutters.
6. Offsets on building face or roof (minimum 12").
7. Gables.
8. Covered porch entry.
9. Pillars or posts.
10. Eaves (minimum 6").
11. Tile, shake, or architectural composition roofing.
12. Horizontal lap siding.

Response: *All the proposed houses will have at least six of the above-listed design features. The building plans will be reviewed at time of home construction for compliance with this section.*

5.600 EROSION CONTROL AND WATER QUALITY STANDARDS (EC)

5.610 Purpose. The purpose of these standards is to:

- A. Prevent erosion and restrict the discharge of sediments and other contaminants from entering protected water features, public streets, and the sanitary sewer system during construction.
- B. Require permanent erosion prevention measures including, but not limited to, restoration or enhancement of vegetation corridors (pursuant to sections, 4.316, Width of Vegetation Corridor, and 4.317, Method for Determining Vegetation Corridors Next to Primary Protected Water Features, of this code) between the development and the protected water feature.

5.611 Applicability. An erosion control and mitigation plan shall be required and approved by the Director, or the Director's representative, under any of the following circumstances:

- A. Prior to final plat approval for any subdivision, in accordance with section 7.100, Final Plat Submission, of this code.

Response: *A detailed erosion control plan will be submitted with the construction plans for this subdivision prior to final plat approval.*

5.800 STORMWATER MANAGEMENT (STMA)

5.810 Purpose. The purpose of the storm water management standards is to prevent the degradation of primary or secondary protected water features. Developers will be required to install a water quality treatment facility prior to releasing storm water into natural drainage-ways for purposes of minimizing water quality impacts on the Sandy and Columbia Rivers and their tributaries and watersheds including, but not limited to, Arata, Beaver, and Salmon Creeks, and wetlands. [Adopted by Ord. 702, ef. 11/24/00]

Response: The proposed Stormwater system consists of a combination of basins and rain gardens to collect and infiltrate storm water into the ground. Basins along the western edge of the proposed private road have been sized to handle the storm water from the road. Each lot will have a soakage trench to handle its own runoff from roofs etc. No water from this site will be released into natural drainage-ways. Details of the proposed system will be submitted with final engineering plans.

CHAPTER 6 – Permits and Procedures

6.200 VARIANCE

6.205 General Provisions.

- A. The variance procedures are intended to allow modifications of specific standards contained within this code where difficulties exist which render compliance with the standards impractical and such compliance would create unnecessary hardship to the owner or user of land or buildings.

Response: A variance is requested to allow 7 lots to access a private street. A 7 lot configuration allows the R-10 zoning requirements to be maximized within the geometry of the site.

6.210 Regulations Which May Not Be Varied.

- A. No variance may be granted which will permit a use not permitted in the applicable zoning district.

Response: The proposed 7-lot subdivision is a permitted use.

- B. No variance may be granted which will increase the maximum residential density or decrease the minimum residential density allowed in the applicable zoning district.

Response: The proposed variance will not increase or decrease the density.

- C. No variance may be granted to the provisions of chapter 5.300, nonconforming Uses and Developments. [Adopted by Ord. 705, ef. 5/10/01]

Response: Not applicable.

6.215 Type I Variance. The Director may grant a variance under the Type I procedure if the request involves the expansion or reduction of a quantifiable provision in this code by no more than ten percent, and the following criteria are met:

Response: The request to allow 7 lots to access a private street is a variance of 1 additional lot to the maximum allowed 6 lots. The addition of 1 lot is a 17% expansion and a Type I Variance is not applicable.

A. Special circumstances or conditions including, but not limited to, lot size, lot shape, topography, or size or shape of building, apply to the property, development, or to the intended use and are not typical of the general conditions in the surrounding area; Troutdale Development Code Chapter 6 - Permits and Procedures TDC 6 – 4

Response: The current home and shed on tax lot 2100 are remaining. The only public access to tax lot 2100 is SW Cherry Park Road. The remaining house and shed create a physical barrier blocking the developable space in the northern half of the tax lot from accessing a public road. In order to provide access to this land it is proposed to locate the private road such that it will run adjacent to tax lot 2100 and thus provide frontage to the northern half of the tax lot 2100. This frontage would otherwise be unattainable due to the unusual site shape.

B. The variance authorized will not be injurious to adjacent properties or the surrounding neighborhood or otherwise detrimental to the public welfare.

Response: The approval of this variance will not be injurious to adjacent properties or the surrounding neighborhood.

C. The variance authorized will be consistent with the general purpose and intent of the provision from which a variance is sought.

Response: The requested complies with all lot size, width, depth, and frontage requirements.

D. The variance is the minimum necessary to relieve a practical difficulty and the resulting hardship. [Adopted by Ord. 705, ef. 5/10/01]

Response: The requested variance is the simplest way to provide access to the proposed lots behind the existing home on tax lot 2100. There is no other way to access this property.

6.220 Type II Variance. The Director may grant a variance under the Type II procedure if the request involves only the expansion or reduction of a quantifiable provision in this code by more than ten percent, but not more than 30%, and the criteria in section 6.215 of this chapter are met. [Adopted by Ord. 705, ef. 5/10/01]

Response: The request to allow 7 lots to access a private street is a variance of 1 additional lot to the maximum allowed 6 lots. The addition of 1 lot is a 17% expansion and a Type II Variance is applicable. The criteria in section 6.215 of this chapter are met as explained above.

CHAPTER 7 - LAND DIVISION

7.000 LAND DIVISION

7.010 Purpose. To provide for an orderly division of land, uniform monumentation, and provision of public services. [Adopted by Ord. 550, ef. 9/25/90]

7.030 Procedures. A. Property Line or Lot Line Adjustment. Property line or lot line adjustments shall be a Type I procedure if the resulting parcels comply with standards of this code and section 7.040, Approval Criteria, of this chapter.

Response: A lot line adjustment is proposed to transfer the north 20,000 sf of tax lot 2100 to tax lot 2200. This proposed lot line adjustment leaves 20,000 sf to tax lot 2100, does not create an additional lot, or reduce tax lot 2100 below the minimum size for the R-10 zone.

7.040 Approval Criteria. An application may be approved, approved with conditions, or denied based upon applicable criteria.

B. In addition to any other standards and regulations, the subdivider shall demonstrate that the street, parcel, and block pattern proposed is adapted to uses in the vicinity in addition to the following criteria:

1. Proposed parcels shall be suitable in area and dimensions to the types of development anticipated.

Response: All of the proposed lots meet area and dimension Requirements per TDC 3.020.

2. Street right-of-ways, pavement widths, and sidewalks shall be adequate to accommodate the type and volume of anticipated traffic.

Response: The proposed street system is designed in accordance with the City's requirements and the comments from the pre-application meeting dated January 8, 2015. The existing sidewalk will be evaluated to ensure compliance with current standards including ADA compatibility. The private road is 28 feet wide to allow for one-sided parking, two-way traffic and allow fire truck access.

3. Public utilities, including water, sewer, and storm water drainage to serve the proposed subdivision can be provided in accordance with the City of Troutdale Construction Standards for public Works Facilities.

Response: The proposed public utilities are designed to meet the City of Troutdale Construction Standards and are shown on the tentative utility plan attached with this application.

4. Residential areas shall be protected from potential nuisance from a proposed commercial or industrial subdivision, to the extent feasible or possible, by providing extra depth in parcels backing up on existing or potential developments, a landscaped buffer strip, and other similar measures.

Response: The proposed site is not adjacent to a proposed commercial or industrial subdivision.

5. Physical limitations of the site such as flood or slide hazard, natural features, or any other constraint shall be accommodated within the design of the proposed land division. [Adopted by Ord. 550, ef. 9/25/90]

Response: The site contains no physical limitations.

- 7.070 Application for Tentative Plat. The subdivider shall submit an application, appropriate fees, 20 copies of a tentative plat, and 20 copies of all other supplementary material as may be required to indicate the general program and objectives of the project. The tentative plat should present all relevant graphic data to scale.

Response: A tentative plat with all required information is attached with this narrative.

- 7.180 Design Requirements.

- A. Character of the Land: Land which the Planning Commission finds to be unsuitable for development due to flooding, improper drainage, steep slopes, rock formations, adverse earth formations or topography, utility easements, or other features which will reasonably be harmful to the safety, health, and general welfare of the present or future inhabitants of the partition or subdivision and the surrounding areas, shall not be developed unless adequate methods are formulated by the subdivider and approved by the Planning Commission, upon recommendation of the Director, to solve the problems created by the unsuitable land conditions. Such land shall be set aside for uses as shall not involve such a danger.

Response: The site is located on suitable land for this type of development. No adverse land characteristics are present.

- B. Water Facilities. Waterlines and fire hydrants serving the subdivision or partition, and connecting the development to City mains, shall be installed to provide adequate water pressure to serve present and future consumer demand. The materials, sizes, and locations of water mains, valves, hydrants, service laterals, meter boxes, and other required appurtenances shall be in accordance with the standards of the Fire District, the City, and the State.

Response: All required water facilities will be installed at the time of construction. A new fire hydrant is proposed on the north east corner of Cherry Park Road and Kendal Court. This location is within 600 feet of the furthest point around the furthest home - measured as the fire hose lays on the ground. See the tentative utility plan for detailed information.

- C. Underground Utilities. All subdivisions or major partitions shall be required to install underground utilities including, but not limited to, electrical and telephone wiring. The utilities shall be installed pursuant to the requirements of the utility company. Electric power transmission lines, or primary feeder lines, and transformer vaults shall be underground.

Response: All required underground utilities will be installed at the time of construction. See the tentative utility plan for detailed information.

- D. Street Trees. All developers of proposed subdivisions of land shall be required to prepare a street tree planting plan prior to submission of the final plat. It will be the developer's responsibility to install street trees, as indicated on the approved plan and in accordance with Ordinance No. 441-O.

Response: Street trees will be installed along the Cherry Park frontage with a 30 foot spacing between trees as called out in the Pre-Application notes dated January 8th, 2015.

- E. Lot Design.

1. Lot arrangement. The lot arrangement shall be such that there will be no foreseeable difficulties, for reason of topography or other conditions, in securing building permits to build on all lots in compliance with this code.

Response: The lot arrangement fits will with the topography of the site and no difficulties are foreseen.

2. Lot dimensions. The lot dimensions shall comply with the minimum standards of this code. When lots are more than double the minimum required area for the zoning district, the subdivider may be required to arrange such lots to allow further subdivision and the opening of future streets to serve such potential lots.

Response: All lot dimensions meet the code requirements. There are no lots that are double the minimum size required.

3. The lot or parcel width at the front building line shall meet the requirements of this code and shall abut a public street other than an alley for a width of at least 20 feet. A street frontage of not less than 15 feet is acceptable in the case of a flag (panhandle) parcel resulting from the division of an unusually deep land parcel which is of a size to warrant division into not more than two parcels.

Response: All lots meet this section. See the tentative plat map for more information.

4. Double frontage lots and access to lots. Double frontage lots shall be avoided except where necessary to provide separation of residential developments from arterial streets, or to overcome specific disadvantages of topography or orientation. If created, a landscaped, fenced, or screened easement, at least ten feet wide, shall be provided across which there is no right of access to a major arterial street or nonresidential activity.

Response: There are no proposed double frontage lots.

5. Lots shall avoid deriving access from major or minor arterials. When driveway access from major or minor arterials may be necessary for several

adjoining lots, the Director or the Planning Commission may require that such lots be served by a combined access drive in order to limit possible traffic hazards on such streets. Where possible, driveways should be designed and arranged to avoid requiring vehicles to back into traffic on minor or major arterials.

Response: All lots access a private street.

6. Fencing. A subdivider shall be required to furnish and install fencing whenever the Director or Planning Commission determines that a hazardous condition may exist. The fencing shall be constructed according to standards established by the Director. No certificate of final inspection shall be issued until the fence improvements have been installed.

Response: Based on the pre-application notes no fencing is required.

7. In a location that will not be served by a public sewer, a lot shall have sufficient size to permit compliance with the requirements of the Department of Environmental Quality for sewage disposal by septic tank and tile field, and permit continued reliance on that method of sewage disposal. If the location will not be served by a community water system, a lot shall have sufficient additional size to permit an on-site water supply for each lot without conflict between water supply and sewage disposal facilities.

Response: Not applicable. Public sanitary sewer and water are available.

8. Shared private drives. Shared private drives serving multiple lots may be approved by the Director when the following conditions are met:

- a. The private drive does not serve more than six dwelling units.

Response: We are proposing to have 7 lots served by the private drive. See variance request section 6.200.

- b. A homeowner's association, or other mechanism found acceptable to the Director, is created to maintain the drive.

Response: A Road Maintenance Agreement will be recorded with the final plat map.

- c. All utilities, except the private drive or approved stormwater laterals, shall have separate connections to the public system.

Response: All utilities will have separate connections to the public system. See the proposed utility plan for more details.

- d. Any utilities or facilities shared by two or more property owners shall meet established City standards.

Response: All utilities have been designed to meet the established City standards.

- e. Private drives serving two or more residences shall be fully improved with hard surface pavement with a minimum width of:
 - i. 20 feet when accommodating two-way traffic; or
 - ii. Ten feet when accommodating one-way traffic.

Response: The private drive will be over 20 feet wide to accommodate two-way traffic.

- 9. Flag lots. Flag lots can be created where it can be shown that no other street access is possible to achieve the requested land division. The flag lot shall have a minimum street frontage of 15 feet for its access-way. The following dimensional requirements shall apply to flag lots:

Response: No Flag lots are proposed at this time.

- F. Erosion Control. Erosion control shall be provided in accordance with chapter 5.600, Erosion Control and Water Quality Standards, of this code.

Response: A detailed erosion control plan will be submitted with the construction plans for this subdivision prior to final plat approval.

- G. Surface Drainage and Storm Sewer Systems.

Response: The proposed storm water system consists of a combination of basins and rain gardens to collect and infiltrate storm water into the ground. No water from this site will be released into natural drainage-ways. Details of the proposed system will be submitted with final engineering plans. See the proposed utility plan and grading plan for detailed information showing how the on-site water will not adversely affect the adjacent property owners.

- H. Sewerage Facilities.

Response: All of the new lots will be provided with a public sanitary sewer service. The new system will be constructed in accordance with the Public Works Standards. See the enclosed preliminary utility plan for more information.

- I. Pedestrian Access. Any Type II land divisions, where further divisions are possible, and all Type III land divisions shall comply with the requirements of section 8.054, Accessways, of this code.

Response: Per the Pre-Application notes: It will be demonstrated that the existing sidewalk can meet the current standards of ADA or construct improvements to achieve the standards.

- J. Utility Easements. In order to accommodate public utilities or drainage facilities, reservation of a perpetual easement through a minimum five-foot utility easement

along front, rear, and side lot lines for all lots within the subdivision may be required.

Response: All existing and proposed easements will be shown on the final plat map.

- K. Preservation of Natural Features and Amenities. Existing features which would add value to residential developments or to the City as a whole such as trees, watercourses, beaches, historical places, and similar irreplaceable assets, shall be preserved in the design of the development. No trees shall be removed from any development nor any change of grade of the land effected until approval of the final plat or map has been granted. All trees on the site which have been designated to be retained shall be preserved and all trees, where required, shall be welled and protected against change of grade.

Response: The preliminary grading plan shows the existing features that will need to be removed to construct the new roads and utilities for the development. No other trees are proposed to be removed at this time but some additional trees may need to be removed at the time of home construction.

- L. Streets. No subdivision or partition shall be approved unless the development has frontage or approved access to an existing or proposed public street. In addition, all proposed streets shall be designed, improved, and in conformance with the *City of Troutdale Construction Standards for Public Works Facilities*. The Director of Public Works must approve the construction drawings.

1. Topography and arrangements. All streets shall be properly related to special traffic generators such as industries, business districts, schools, and shopping centers, and to the pattern of existing and proposed land uses.

Response: There are no public streets are proposed with this subdivision.

2. Local streets. Local streets shall be laid out to conform as much as possible to the topography, permit efficient drainage and utility systems, and require the minimum number of streets necessary to provide convenient and safe access to property. Where the length or design of the street allows or promotes excessive speeds, traffic management measures such as speed humps and traffic circles are encouraged and may be required, if needed, to ensure the safe operation of the street. Local street design shall provide for adequate sight distance at all cross streets and accessway junctions.

Response: There are no public streets are proposed with this subdivision.

3. Local street connectivity. The City of Troutdale Comprehensive Land Use Plan, Troutdale's Transportation System Plan, and applicable regulations shall be used to identify potential street and accessway connections. Development shall include street plans consistent with the requirements of this code that provide the following:

- a. For residential and mixed-use developments, local street connections shall be spaced at intervals of no more than 530 feet as measured from the near side right-of-way line, except where prevented by topography, barriers such as railroads or freeways, or environmental constraints such as major streams and rivers. Local street connections at intervals of no more than 330 feet are preferable in areas planned for the highest density mixed-use development.

Response: There are no public streets proposed with this subdivision.

- b. Access-ways shall be provided for pedestrians, bicycles, or emergency vehicles on a public easement or right-of-way where full street connections are not possible in accordance with subsection (M)(3)(a) of this section, with spacing of no more than 330 feet as measured from the near side right-of-way or easement line, except where prevented by topography barriers, such as railroads or freeways, or environmental constraints such as major streams and rivers. Access-ways shall include at least a 15-foot wide right-of-way or easement and a ten-foot wide usable surface.

Response: Not applicable.

- c. Street connections and accessways shall be designed to minimize conflict of movement between the various types of traffic, including pedestrian.

Response: There are no public streets proposed with this subdivision.

5. Proposed streets. Proposed streets shall be extended to the boundary lines of the tract to be subdivided. Reserve strips or street plugs controlling access to streets will not be approved unless necessary for the protection of the public welfare or of substantial property rights, and in these cases they may be required. The control and disposal of land comprising such strips shall be placed within the jurisdiction of the City. In addition, a barricade shall be built at the end of the street by the subdivider in accordance with the *City of Troutdale Construction Standards for Public Works Facilities* and it shall not be removed until authorized by the Director of Public Works.

Response: There are no public streets proposed with this subdivision.

6. Blocks. Blocks shall have sufficient width to provide for two tiers of lots of appropriate depths. However, exceptions to the block width shall be allowed for blocks which are adjacent to arterial streets or natural features. Blocks along arterials or collector streets shall not be less than 500 feet in length, wherever possible. The average perimeter of blocks formed by streets should not exceed 1,500 feet except where street location is restricted by natural topography, wetlands, or other bodies of water.

Response: There are no blocks created by this plat.

8. Curve radius. All local and neighborhood collector streets shall have a minimum right-of-way curve radius (at intersections of right-of-ways) of 20 feet, unless otherwise approved by the Director of Public Works. When a local or neighborhood collector enters onto a collector or arterial street, the right-of-way curve radius shall be a minimum of 30 feet, unless otherwise approved by the Director of Public Works.

Response: There are not proposed streets with this subdivision.

9. Street signs. The subdivider shall pay the cost of street signs prior to the issuance of a Certificate of Completion. The City shall install all street signs and upon completion will bill the developer for costs associated with installation. In addition, the subdivider may be required to pay for any traffic safety devices related to the development. The type and location of the street signs and/or traffic safety devices shall be specified by the Director of Public Works.

Response: The developer will pay the cost for the required street signs in accordance with this section.

11. Surfacing and improvements. Public streets, including alleys, within the development shall be improved in accordance with the requirements of the City or the standards of the Oregon Department of Transportation. An overlay of asphaltic concrete, or material approved by the Director of Public Works, shall be placed on all streets within the development. When required by the Director of Public Works, neighborhood traffic management measures shall be constructed in conformance with the City's standards and specifications.

Response: The developer will improve the new public streets as required at the time of construction.

13. Intersections. Streets shall be laid out so as to intersect as nearly as possible at right angles. A proposed intersection of two new streets at an angle of less than 75° shall not be acceptable. An oblique street should be approximately at right angles for at least 100 feet therefrom. Not more than two streets shall intersect at any one point unless specifically approved by the Director of Public Works.

Response: The private drive intersects the existing street at a right angle.

14. Street lighting. A complete street light system including, but not limited to, conduits, wiring, junction boxes, transformers, controls, bases, poles, mast arms, and luminaires shall be designed and installed by the subdivider at his/her expense on all streets within or abutting the subdivision. The design must comply with the standards of the Mid-County Lighting District and the standards of the Troutdale Municipal Code, Chapter 8.26, Outdoor Lighting. The Mid-County Lighting District will assume ownership and maintenance responsibility for all street lighting systems within public right-of-ways.

Response: Per Pre-Application Notes 'Mid-County Lighting District designs the street lighting in public right of way and is responsible for establishing that Troutdale Municipal Code 8.26.065 A is met.

TROUTDALE MUNICIPAL CODE SECTION 13.10.270 TREE REMOVAL

A. The intent of this section is to regulate the removal of trees, other than street trees, as defined in Section 13.10.005, and other than historic or significant trees, as designated pursuant to Section 13.10.130, on undeveloped and underdeveloped property. Street trees shall be regulated as provided in applicable sections of this chapter.

Response: This section applies to this development as trees are proposed to be removed.

B. The requirements of this section apply only to trees having a trunk six inches or more in diameter, maximum cross section, measured at a point four and one-half feet above the ground on the upslope side of the tree. If a tree splits into multiple trunks below four and one-half feet, the trunk is measured at its most narrow point beneath the split.

Response: All trees having a trunk six inches or more are shown in the tentative subdivision plans.

C. No person shall remove a tree from undeveloped or underdeveloped property without first obtaining a tree removal permit from the director pursuant to this section. No tree removal permit is required to remove trees on developed property.

Response: Trees are needed to be removed for this development therefore a tree removal permit is requested with this application.

D. An application for a tree removal permit in conjunction with a land use permit shall be considered as part of the land use permit and shall be subject to the application, notice, hearing and appeal procedures applicable to the proposed development pursuant to the Troutdale Development Code. An application for any land use permit shall show trees regulated by this section on a site plan. A tree removal permit may be granted in the following circumstances:

1. If a tree is diseased, hazardous, in danger of falling, in close proximity to existing structures or proposed construction, or interferes with utility services or pedestrian or vehicular traffic safety;
2. If the tree removal will have no significant impact on erosion, soil retention, stability of earth, flow and character of surface waters and streams, protection of nearby trees and windbreaks; and, if the tree removal will have no significant impact on the environmental quality of the area, including scenic and wildlife habitat values;
3. If the tree removal is necessary in order to construct reasonably required improvements; or
4. If, in the opinion of the fire marshal, tree removal is necessary to protect existing or proposed structures.

Response: The trees proposed to be removed with this development are need to be removed in order to construct the new improvements needed to serve the development. The proposed tree removal should have no significant impact on

erosion, soil retention, stability of earth, flow and character of surface waters and streams, protection of nearby trees and windbreaks; and, if the tree removal will have no significant impact on the environmental quality of the area, including scenic and wildlife habitat values.

E. An application for a tree removal permit not in conjunction with a land use permit shall be processed pursuant to the Type II procedure, with appeal rights as set forth in the Troutdale Development Code, and shall be permitted on a limited basis consistent with the preservation of the site's future development potential and consistent with the following criteria:

1. Wooded areas associated with natural drainage-ways and water areas shall be retained to preserve riparian habitat and to minimize erosion;
2. Wooded areas that will likely provide an attractive on-site amenity to occupants of future development shall be retained;
3. Wooded areas along ridgelines and hilltops shall be retained for their scenic and wildlife habitat values;
4. Wooded areas along property lines shall be retained to provide buffers from adjacent properties;
5. Trees shall be retained in sufficiently large areas and dense stands so as to ensure against windthrow;
6. Clear cuts of developable areas shall be avoided so as to retain a wooded character of future building sites, and to preserve housing and design options for future city residents. (Ord. 684 § 2 (part), 2000)

Response: *The proposed tree removal is in conjunction with a land use permit.*

Exhibit C

Pre-application Conference Meeting Summary



**CITY OF TROUTDALE
REQUEST FOR COMMENTS AND INVITATION TO
PRE-APPLICATION CONFERENCE**

FILE NUMBER: P2014-019 231 SW Cherry Park
Subdivision

LOCATION: City Conference Building
223 S Buxton Road (parking lot access
from SW 2nd Street)
Troutdale, Oregon 97060

DATE: Thursday, January 8, 2015

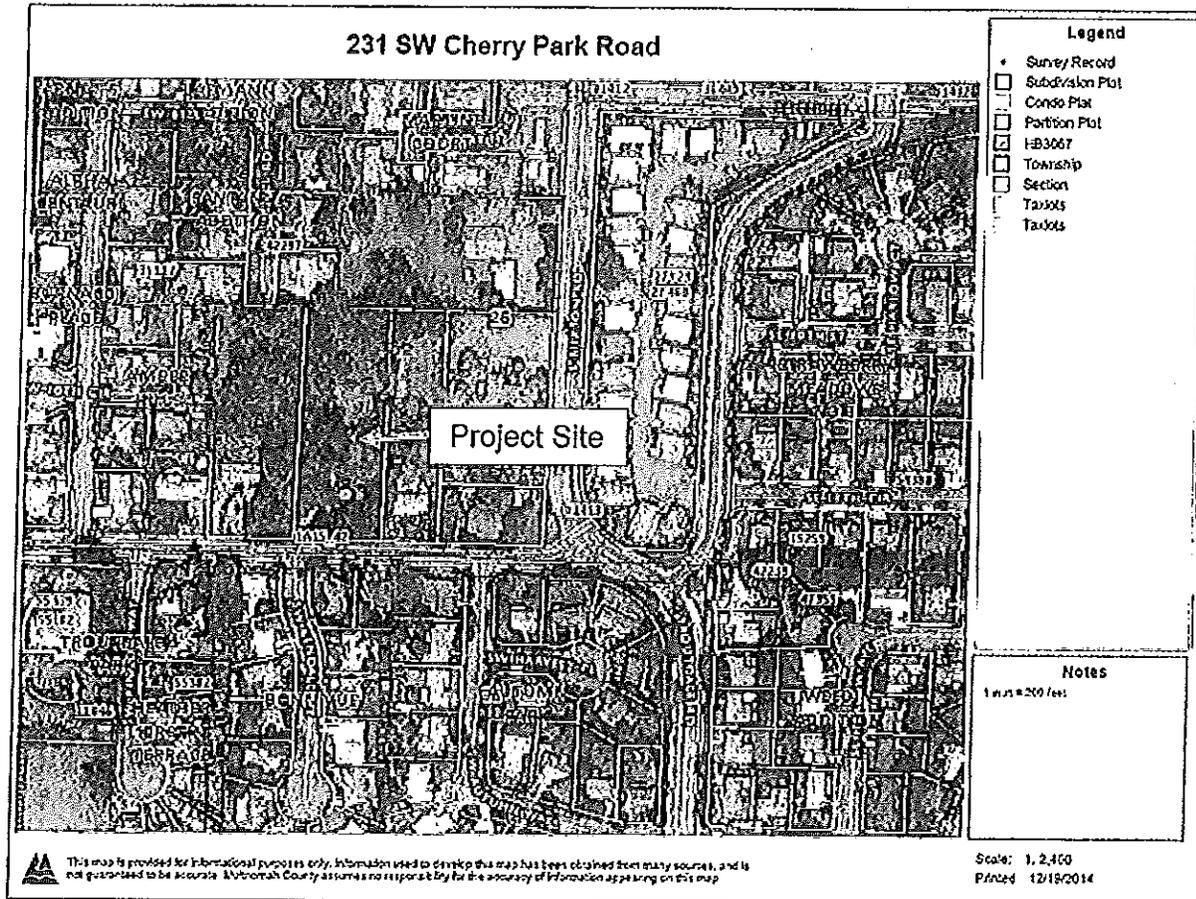
TIME: 2:00 p.m.

Applicant	Jonah Nail, Nail Construction, LLC
Property Owner	Estate of Elsie Simnitt
Proposal	5-lot single family detached residential subdivision
Location	231 SW Cherry Park Road
Site Size	60,000 sf or 1.38 acres
Tax Map & Tax Lot	1N3E25CC-02200
Plan Designation	Low Density Residential
Zoning District	R-10 Single Family Residential

APPLICABLE CRITERIA (preliminary upon further review)

- Troutdale Development Code (TDC): 1.000 Introductory Provision; 2.000 Procedures for Decision Making; 3.020 R-10 Single Family Residential; 5.600 Erosion Control and Water Quality; 5.800 Stormwater Management; 7.000 Land Division
- Troutdale Municipal Code Tree Removal
- Construction Standards for Public Works Facilities
- Building and Fire Codes
- Multnomah County Transportation / Road Rules

VICINITY MAP



EXISTING CONDITIONS

The lot is developed with a single family dwelling and is wooded. The existing dwelling is proposed to be removed. The zoning is R-10 Single Family Residential and abutting lots to the north, west and east are also zoned R-10 as well as lots south of the site on the opposite side of SW Cherry Park Road. No overlay district is applied to this property. The lot abuts a County road with a Major Collector functional classification.

KEY CONTACTS

John Morgan	Planning Director	503.674.7228	John.morgan@troutdaleoregon.gov
Mark McCaffery	Planner	503.674.7228	mark.mccaffery@troutdaleoregon.gov
John Bushard	Civil Engineer	503.674.7240	john.bushard@troutdaleoregon.gov
Steve Winstead	Building Official	503.674.7229	steve.winstead@troutdaleoregon.gov
Shawn Durham	Deputy Fire Marshal		Shawn.Durham@GreshamOregon.gov
Joanna Valencia	Senior Planner – MultCo Transportation	503.988.3043 x29637	Joanna.valencia@co.multnomah.or.us

PROCEDURE NOTES / FEES

- TDC 7.030(F) identifies the creation of a subdivision as a Type III Procedure subject to the review of the Planning Commission.
- Tentative Plat fees: \$1400 + \$60 per lot
- Tentative plat fee for a 5-lot subdivision is \$1,700 less the \$200 credit for the preapplication fee leaving a balance of \$1,500.
- Final plat = ½ tentative plat fee or \$850.
- Subdivision plan review by Public Works when plans are submitted for review following tentative plat approval = \$300 plus \$30 per lot totaling \$450 for a 5 lot subdivision.
- NPDES 1200-C permit fee is set by the State and payable to the City of Troutdale with submission of the application (if applicable)
- Street tree fees will be determined by Public Works during plan review.
- County recording fees for plat review determined by County Surveyor's office.

TIMELINE

- Both administrative and regulatory requirements cause a tentative plat review to be at least a 2 month process. Below is an example:

IPC Hearing	Submitted (admin)	Acknowledge (per 2.050A)	Distribution (per 16.050F)	Comments Due (admin)	Staff Report (per 16.090)
2/18/15	12/17	1/12	1/12	1/26	2/11

ATTACHMENTS

- Attachment 1: Comments from Deputy Fire Marshal Shawn Durham – 12/29/14
- Attachment 2: Comments from Building Official Steve Winstead – 12/22/14
- Attachment 3: Comments from Joanna Valencia, Senior Transportation Planner, Multco – 1/8/2015
- Attachment 4: TDC 7 Land Division Plat Procedures

APPLICATION MATERIALS

Application Materials. An application shall consist of the materials specified in this section, plus any other materials required by this code.

- A. A completed application form.
- B. An explanation of intent, stating the nature of the proposed development, reasons for the request, pertinent background information, information required by this code, and other information that may have a bearing in determining the action to be taken.
- C. Proof that the property affected by the application is in the exclusive ownership of the applicant, or that the applicant has the consent of all parties in ownership of the affected property.
- D. State identification number(s) of the property affected by the application.
- E. List of affected property owners.
 1. Type II and III - All owners of properties within 250 feet of the property boundaries of the parcel(s) identified in an application.

- City of Troutdale Land Use Application Form
- Application fees
- List of property owners within 250 feet of subject site (1N3E35AB-08400) and mailing labels
- 20 copies of Tentative plat drawing (18 x 24 inch)
- 20 copies tentative utility plan showing existing and proposed utility connections to the lots at same scale as tentative plat.
- 20 copies of preliminary grading plan at same scale as tentative plat.
- 20 copies of preliminary stormwater management plan at same scale as tentative plat.
- 20 copies of site plan drawings for building envelopes on proposed lots.
- One copy of existing recorded easements, CCRs, maintenance agreements, County ROW permits, and other relevant documents that the applicant is relying upon to establish rights and facts about the site.

LAND DIVISION REQUIREMENTS

Compliance with the dimensional standards for lots in the R-10 zoning district, including lot depth, width, area and density are evaluated in the following notes. The Troutdale Development Code (TDC) defines a subdivision as the creation of four or more lots. The proposal is classified as a subdivision and subject to a Type III procedure, which

includes a quasi-judicial hearing before the Planning Commission. The applicant's tentative plat drawings and preliminary technical reports will be evaluated based on the following criteria.

7.040 Approval Criteria. An application may be approved, approved with conditions, or denied based upon applicable criteria.

A. An application shall comply with the following criteria:

1. All applicable statutory provisions.
2. The City's Comprehensive Land Use Plan, Development Code and all other applicable laws of this City, appropriate agency, or jurisdiction.
3. The City's Transportation System Plan, Parks and Greenway Plan, Capital Improvements Plan, and any other applicable Plan adopted by the City.
4. The *City of Troutdale Construction Standards for Public Works Facilities*.

STREET CONNECTIVITY

Per the Troutdale TSP, new subdivision street layouts are required to connect, when practicable, to the City's traffic grid and ROW dedication is required with new developments. In the past, SW Spence Road was intended to connect to SW Cherry Park Road. However, a City Resolution was passed that determined SW Spence Road was not to be continued to SW Cherry Park Road. Therefore, a shared private drive without dedicated ROW for future street improvements as indicated in the applicant's site plan is feasible subject to compliance with standards set forth by Public Works and Multnomah County.

SHARED PRIVATE DRIVES

The applicant proposes a shared private driveway that will serve 5 lots with single family dwelling units. The location of the private drive abuts SW Cherry Park Road and is directly north of SW Kendall Court. A shared private driveway is a private street and is permitted with land division under this standard:

8. Shared private drives. Shared private drives serving multiple lots may be approved by the Director when the following conditions are met:

- a. The private drive does not serve more than six dwelling units.
- b. A homeowner's association, or other mechanism found acceptable to the Director, is created to maintain the drive.
- c. All utilities, except the private drive or approved stormwater laterals, shall have separate connections to the public system.
- d. Any utilities or facilities shared by two or more property owners shall meet established City standards.
- e. Private drives serving two or more residences shall be fully improved with hard surface pavement with a minimum width of:
 - i. 20 feet when accommodating two-way traffic; or
 - ii. Ten feet when accommodating one-way traffic.

- Applicant's plan does not exceed the maximum number of lots to be served by a shared private drive.
- The drive is shown to be 20 feet wide which meets the standard for accommodating two-way traffic.
- Maintenance of the surface of a shared private driveway and utilities within a shared private driveway, including stormwater and water quality devices, will be the responsibility of the owners sharing that driveway. **Easements, covenants and a homeowners association or equivalent mechanism found acceptable to the Director is to be recorded to maintain this shared private drive.**
- Separate connections to city utilities will be required for each lot. Laterals shall be within easements or the shared private driveway tract.
- Stormwater draining from a shared private driveway must be pre-treated and discharged in accordance with City standards.

FLAG LOTS

Lot 5 of the applicant's plan appears to be a flag lot. Flag lots are regulated by the following provisions:

9. Flag lots. Flag lots can be created where it can be shown that no other street access is possible to achieve the requested land division. The flag lot shall have a minimum street frontage of 15 feet for its accessway. The following dimensional requirements shall apply to flag lots:

- a. Setbacks applicable to the underlying zoning district shall apply to the flag lot.
- b. The access strip may not be counted towards the lot size or area requirements.
- c. The accessway shall have a minimum paved width of ten feet.

- The access strip shown on the plan is approximately 538 sq feet. Lot 5 is 10,539 sq feet. The minimum lot size of 10,000 sq feet (not including the access strip) is met.

- The accessway is wide enough to meet the ten foot paved width standard.

CURVE RADIUS

Curve radius. The curve radius at each local-local street right-of-way intersection shall be in accordance with the *City of Troutdale Construction Standards for Public Works Facilities* unless otherwise approved by the Director of Public Works. The curve radius at each local-county or local-state street right-of-way intersection shall be in accordance with county or state standards, respectively

- Applicant's plan dedicates 5 feet of ROW on the frontage of SW Cherry Park Road.
- Refer to County comments to ensure this dedication aligns with County Standards for Major Collector facilities.

STREET LIGHTING

- Subdivider is responsible for any new street lighting required in SW Cherry Park Road along the new street right of way.
- Mid-County Lighting District designs the street lighting in public right of way and is responsible for establishing that Troutdale Municipal Code 8.26.065 A is met.
- This neighborhood is not required to install decorative style street lights such as required in the CBD of SW Halsey Street.

STREET TREES

D. Street Trees.

1. Developers of proposed nonresidential subdivisions shall be required to prepare a street tree planting plan prior to submission of the final plat. It will be the developer's responsibility to install street trees, as indicated on the approved plan.
2. Developers of proposed residential subdivisions shall be required to pay the City a street tree assessment in accordance with the fee schedule adopted by resolution of the City Council. The City will be responsible for planting the trees at the time the residential lots are occupied.
3. Street trees shall be maintained by the property owner in conformance with Chapter 13.10, Trees, of the Troutdale Municipal Code.

- City / County have an agreement that the City's street tree standards apply on County Street frontages.
- Street trees are required with new land division and will be based on the frontage footage on SW Cherry Park Road.
- The number of trees will be based upon TMC 13.10.100:

A. For all new developments, trees shall be planted in the public right-of-way or within the yard setback area and/or any buffer area adjacent to the right-of-way. All such plantings shall be done in accordance with the planting specifications for street trees as provided by the director.

B. A developer of a residential subdivision shall not be responsible for the planting of street trees, but instead, shall pay an assessment to the city to provide for street tree planting. The tree assessment shall be in accordance with the fee schedule adopted by resolution of the city council. The residential developer shall be assessed for one tree per each thirty linear feet, or fraction thereof, of public street frontage, but the developer shall be assessed no less than one tree per lot within the residential subdivision. On streets within or bordering the residential subdivision where there is no planting strip or where utility and/or driveway locations preclude the placement of required street trees within the right-of-way, street trees may be planted within front or side yard setback areas, within any additional buffer area adjacent to the right-of-way, or within any other publicly-owned property in the vicinity of the development that will benefit the residents of the development.

UNDERGROUND UTILITIES

C. Underground Utilities.

1. New installations: All subdivisions or partitions shall be required to install underground utilities including, but not limited to, natural gas, electric power, and telecommunications facilities to serve the subdivision or partition. The utilities shall be installed and easements provided pursuant to the requirements of the utility company. Electric power transmission lines, including primary feeder lines, and transformer vaults shall be underground.

2. Underground conversions: All subdivisions or partitions shall be required to convert existing overhead utilities within or abutting such subdivision or partition to underground in accordance with Chapter 12.11 of the Troutdale Municipal Code.

LOT DENSITY AND DIMENSIONAL STANDARDS

The proposed subdivision is subject to the provisions of the R-10 zoning district for lot density and dimensions.

3.024 Lot Size, Dimensional, and Density Standards.

A. Lot Size, Width, Depth, and Frontage.

1. Minimum lot size: 10,000 square feet.
2. Minimum lot width: 70 feet, and 70 feet wide at the front setback line.
3. Minimum lot depth: 100 feet.
4. Minimum lot frontage: 20 feet.

B. Setbacks.

1. Front yard setback: Minimum of 20 feet.
2. Side yard and street side yard setback: Minimum of ten feet.
3. Rear yard setback: Minimum of 20 feet.
4. Projections into setbacks: See chapter 5.020, Exceptions to Yard Requirements, of this code.
5. Accessory structures in setback areas: See chapter 5.010, Accessory Structures in Required Yards, of this code.

- Allowed density is 1 unit per 10,000 sq feet. The standard is met
- The minimum lot width of Lot 5 does not meet the 70' standard. Applicant may consider a variance to the lot width or adjust the flag lot to meet the standard. Please see Flag Lots section for notes on Lot 5.
- All proposed lots meet the lot depth and frontage requirements.

TREE REMOVAL

Significant tree removal of mature douglas firs is anticipated in order to grub the land for the proposed subdivision. Tree removal provisions are found in the Municipal Code (TMC 13.10.270). Tree removals can be concurrently requested by the applicant with the land use subdivision application:

C.

No person shall remove a tree from undeveloped or underdeveloped property without first obtaining a tree removal permit from the director pursuant to this section. No tree removal permit is required to remove trees on developed property.

D.

An application for a tree removal permit in conjunction with a land use permit shall be considered as part of the land use permit and shall be subject to the application, notice, hearing and appeal procedures applicable to the proposed development pursuant to the Troutdale Development Code. An application for any land use permit shall show trees regulated by this section on a site plan. A tree removal permit may be granted in the following circumstances:

1.

If a tree is diseased, hazardous, in danger of falling, in close proximity to existing structures or proposed construction, or interferes with utility services or pedestrian or vehicular traffic safety;

2.

If the tree removal will have no significant impact on erosion, soil retention, stability of earth, flow and character of surface waters and streams, protection of nearby trees and windbreaks; and, if the tree removal will have no significant impact on the environmental quality of the area, including scenic and wildlife habitat values;

3.

If the tree removal is necessary in order to construct reasonably required improvements; or

4.

If, in the opinion of the fire marshal, tree removal is necessary to protect existing or proposed structures.

- Tree removal will most likely be within the building envelope, where easements are required, or in the driveway areas of the proposed lots. An applicant explanation will be required in conjunction with the land use application and may be justified based on the above factors.

ATTACHMENT 1

Troutdale P2014-019

NAME: Cherry Park Subdivision

FROM: Shawn Durham (Shawn.Durham@GreshamOregon.gov)

DATE: 12/29/14

1. Residential homes up to 3,600 sq ft require a minimum of 1,000 gpm fire flow. Residential homes from 3,601 – 4,800 square feet require 1,750 gpm fire flow. The fire flow increases from there. Fire Flow forms will be required to be filled out during the permit process. **OFC App B**
2. Each building is required to be sprinklered if the code's minimum water flow is not available. **OFC App B**
3. The fire access road is listed at 23 feet wide. Both sides and the hammerhead fire apparatus turnaround will be required to be marked NO PARKING FIRE LANE. **OFC 503.3**
4. The turning radius for all emergency apparatus roads shall be: 28' inside and 48' outside radius. This must be indicated **OFC 503.2.4**
5. All Fire Dept. Access Roads shall be constructed and maintained prior to and during construction. **OFC 1410**
6. Access roads shall support an imposed load of at least 75,000 lbs. Provide an engineer's letter stating that requirement was met during subdivision final. **OFC 503 & APP D-102.1**
7. The location of the fire hydrants are not indicated on the plans. A fire hydrant must be within 600 feet of the furthest point around the furthest home. This is measured as the fire hose lays on the ground. Fire Hydrants will be required to have Storz quick connection adapters installed. I can email you a copy. **OFC 507.5**
8. Where a fire hydrant is installed the access road must be a minimum of 26' wide for a min of 40'. **OFC APP D-103.1**

**BUILDING DEPARTMENT
CITY OF TROUTDALE**

ATTACHMENT 2

22 DEC 14

MEMORANDUM FOR MARK McCAFFERY, CITY PLANNER

FROM: Stephen Winstead
Building Official

SUBJECT: Response to request for comments on P2014-019, 231 Cherry Park Subdivision.

References: (a) Oregon Structural Specialty Code (2014)

1. Permits are required for this project in accordance with Section 105.1 of Reference (a).
2. Troutdale has some specific structural loading conditions that are unique. We are in a high wind area with 135 MPH with full exposure to the Columbia River per figure 1609 of reference (a). The design of the project must take this into consideration.
3. The City of Troutdale has been identified as an area where radon mitigation is required. For more information the applicant can contact the building department.
4. Gresham Fire will need to comment on access and fire hydrant requirements.

Stephen Winstead
Building Official
City of Troutdale

copy to: John Morgan, Planning Director
Craig Ward, City Manager

Department of Community Services
Land Use and Transportation Planning Program
www.multco.us/transportation-planning



1600 SE 190th Avenue, Portland Oregon 97233-5910 • PH. (503) 988-5050 • Fax (503) 988-3389

MEMORANDUM

TO: Mark McCaffery, City of Troutdale

CC: Brian Vincent, County Engineer
Pat Hinds, Program Manager
Alan Young, Permit Specialist

FROM: Joanna Valencia, AICP, Senior Transportation Planner *JV*

DATE: January 8, 2015

SUBJECT: P2014-019 231: SW Cherry Park Subdivision
5-lot single family detached residential subdivision
1N3E25CC -02200, R943250740, 231 SW Cherry Park Road
County Case File No: EP-2013-3153b

The Multnomah County Transportation Program has reviewed the submitted plan for the proposed subdivision. The subject property is adjacent to Cherry Park Road which is a County road with a Major Collector functional classification. County Transportation does not object to this proposal provided that the measures outlined are addressed as part of the land use permit process.

1. Access

The proposed access appears to be a private shared driveway that comes off Cherry Park Road. Private access driveway widths shall be between 12-25 feet wide. Multnomah County standards require the following spacing requirements for access points:

Minimum Access Driveway Spacing: 45 meters (147.6 feet)
Minimum Setback from Intersecting Street: 30 meters (98.4 feet)

We ask the applicant to clarify how the spacing and setback requirements are being met by showing on the site plan distances from center line of driveway to driveway both on the same side and across the street from the property, and setback distances from the nearest intersecting streets.

We also ask that the applicant clarify on the site plan where existing driveways and driveway drops are. Multnomah County standards only allow one driveway drop per property.

- 2. Dedicate 5 feet of right-of-way along the site's SW Cherry Park Road frontage to Multnomah County for road purposes.**

The County standard right of way for a Major Collector facility is 60 feet. The applicant is required to dedicate 5 feet in order to achieve a proportional share of this standard. This right of way will be used to improve the roadway to serve growing travel demand, which in part will be generated by this proposed action. Contact Pat Hinds at (503) 988-3712 to complete the easement dedication. [MCRR 6.100A]

- 3. Remove all sub-standard or damaged sidewalk and reconstruct to meet current County standards in compliance with the Americans with Disabilities Act, as applicable.**

In order to comply with this condition, the applicant must demonstrate that the existing sidewalk can meet the current standards of ADA or construct improvements to achieve the standards.

- 4. Acquire a driveway permit for the site's access onto SW Cherry Park.**

Multnomah County Road Rules Section 18.250 requires an access/encroachment permit for all new or reconstructed driveway approaches to roads under County jurisdiction.

- 5. Any alteration of the storm water discharge onto the right-of-way requires a Discharge Permit.**

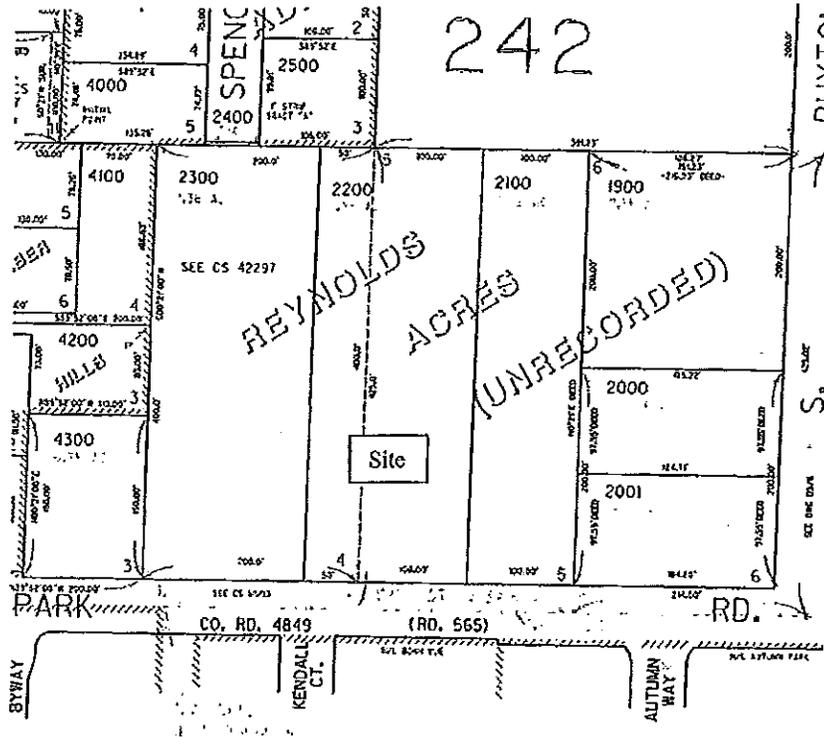
Any alteration of storm water drainage to the existing discharge needs to be reviewed by the County. Increased run-off to incorporated Multnomah County could negatively impact the roadway system. Please contact our office for questions regarding this requirement.

Please contact Joanna Valencia at (503)988-0219 or via email at joanna.valencia@multco.us regarding these requirements.

Other:

- 1. Note that any work in the right of way, including the removal of trees, or any increase in storm-water drainage from the site to the right of way will require review and a permit from Multnomah County. [MCRR 18.750, DCM 5.1]**
- 2. Any deviation from the County Standards, as set forth in the Road Rules or the County's Design and Construction Manual, shall be reviewed through the variance process as described under Road Rules Section 16.000.**

The comments provided in this memorandum are based on the documents and site plans received from the pre-Application packet from the City of Troutdale. While every effort has been made to identify all related standards and issues, additional issues may arise and other standards not listed may become applicable as more information becomes available.



TDC 7 LAND DIVISIONS - PLAT PROCEDURES

ATTACHMENT 4

7.090. Submission and Review of Final Plat. A final plat shall be filed with the Director for final approval. Within 15 business days of filing, the Director shall determine whether the material conforms with the approved tentative plat and with the applicable requirements of this code. If the Director determines that there is a failure to conform, the subdivider shall be advised and afforded an opportunity to make corrections. When the plat is found to be in conformity, it shall be signed and dated by the Director. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 748, ef. 5/13/04]

7.100. Final Plat Submission. Following approval of the tentative plat, the subdivider shall prepare three originals (drawn on 7-10 mil double-matted polyester drafting film) and two paper prints of the final plat, together with any other supplementary material as may be required to indicate the general program and objectives of the project.

7.110. Submission Responsibilities of the Developer - Final Plat. Prior to review and approval of a final plat, the developer shall obtain a signature thereon by a surveyor licensed or registered in the State of Oregon certifying that the subdivision plat complies with applicable laws. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 748, ef. 5/13/04]

7.120 Review and Approval of Final Plat. Following receipt of the final plat, the Director shall take the following actions:

A. Verify that the final plat is in conformance with the approved tentative plat. If necessary, the Director may cause field investigations to be made to verify that the plat survey is sufficiently accurate. If it is determined that there has been a failure to comply, the subdivider shall be notified and afforded an opportunity to make corrections. When the plat is found to conform, it shall be signed and dated by the Director.

B. Sign the plat certifying plat approval.

C. Notify the subdivider that the approved subdivision plat and accompanying documents are ready to be picked up and delivered to the County Recorder for recording. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 748, ef. 5/13/04]

7.140. Approval Signatures for Final Partition Plat. Following review and approval of a final partition plat, the Director shall:

A. Review Plat for Accuracy. The Director may cause a field investigation to be made to verify that the plat survey is sufficiently accurate. If it is determined that

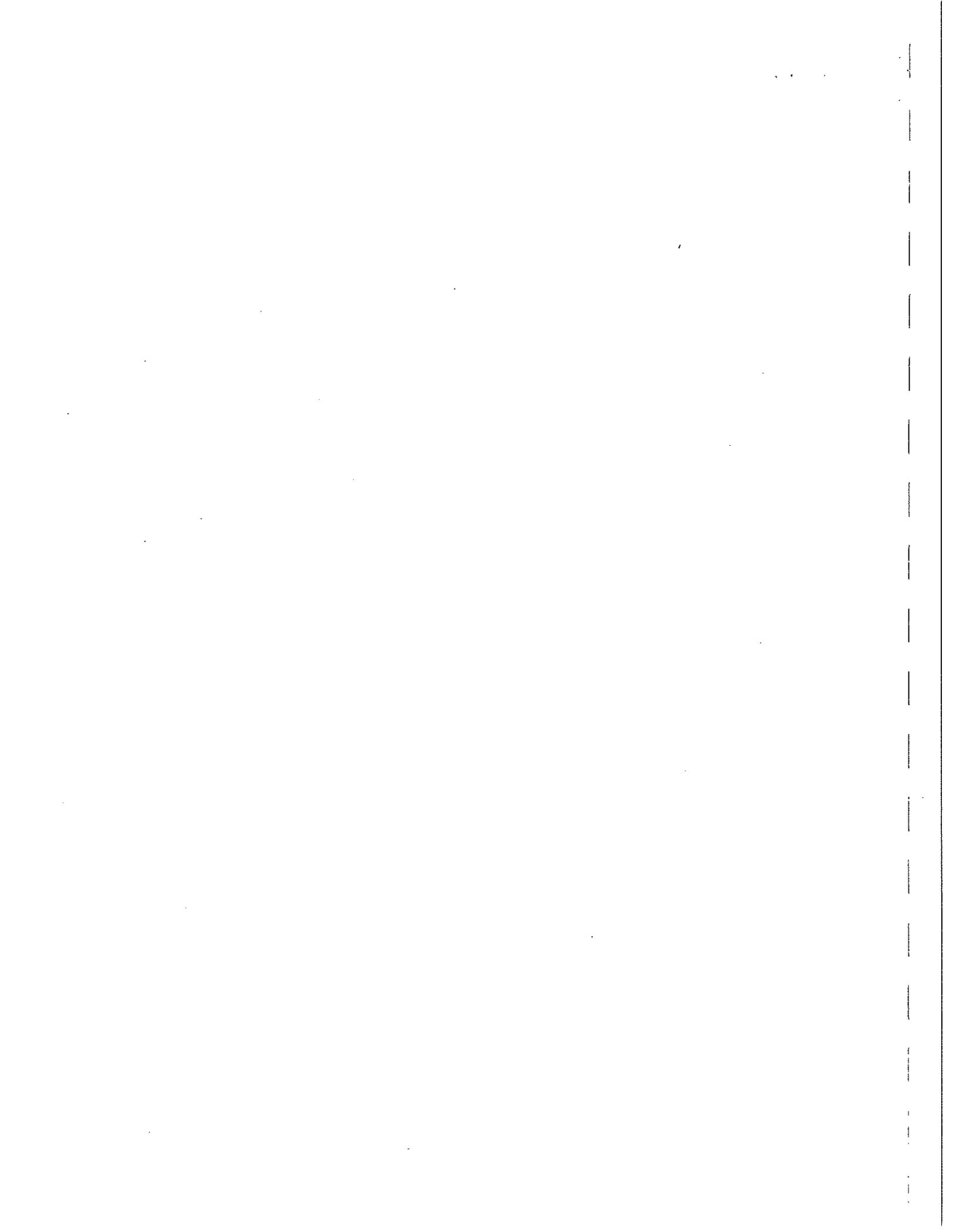
TDC 7 LAND DIVISIONS - PLAT PROCEDURES

there has been a failure to comply, the subdivider shall be notified and afforded an opportunity to make corrections.

B. When the plat is found to conform, it shall be signed and dated by the Director to certify that it is approved.

C. Notify the subdivider that the partition plat and accompanying documents have been approved and are ready to be picked up and delivered to the County Recorder for recording. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 748, ef. 5/13/04]

7.150 Effective Date for Final Subdivision or Partition Plat Approval. The approval process for a land division shall become final upon the recording of the approved plat, under ORS 92.120(1), and for a partition, upon the recording of the approved partition map together with any required documents with the County Recorder. Work specifically authorized following tentative approval may take place prior to processing of the final plat. The documents effectuating a subdivision or partition shall become null and void if not recorded with the County Recorder within one year following approval. [Adopted by Ord. 550, ef. 9/25/90]



Nearest fire hydrants to the site frontage are approximately 400 feet, an additional fire hydrant or other measures may be required coordinate with Gresham Fire on requirements for fire protection.

Streets and Street Lights

SW Cherry Park Road is owned and maintained by Multnomah County. All improvements to this frontage shall be in accordance with the requirements outlined by Multnomah County.

The developer will be required to coordinate with the Mid County Lighting District for street lighting requirements along SW Cherry Park Rd, if any.

Stormwater

Infiltration is proposed for managing stormwater runoff from the proposed private access. Infiltration facilities will be required to be contained in an easement on the plat. Design of infiltration facilities shall meet water quality standards published in the City of Portland 2014 Stormwater Management Manual (including the manual's hierarchy).

Franchise Utilities

All utilities serving the subdivision will be installed underground. Franchise utility companies may require an easement adjacent to the private drive to serve the subdivision.

Other Items

If the developer desires to record the final plat prior to receiving a Certificate of Completion for the public improvements, the developer may be required to provide a Performance Guarantee for 110% of the estimated cost of the public improvements.

The developer may be required to provide a financial guarantee warranting the public improvements for a period of two years following completion, equal to 10% of the actual cost of the public improvements. This guarantee is required for issuance of the Certificate of Completion.

Attachments

NPDES 1200C Permit Fact Sheet

City GIS Map

Ord No. 820 Adoption of the Transportation System Plan

Interim Change No. 16 – Rainfall Intensities for storm sewer analysis

MEMO

Date: January 8, 2015
To: Mark McCaffery, Associate Planner
CC: File
From: John J. Bushard, Civil Engineer
RE: **Preapplication Notes P2014-019**
SW Cherry Park Road Subdivision

The Public Works Department has reviewed the proposed plat associated with a 5-lot subdivision at 231 SW Cherry Park Road (P2014-019) for a preapplication conference. Information provided below are general comments and intended to provide guidance for the developer in planning for public works infrastructure for this project.

Any and all utility and transportation plans submitted with this application will be reviewed for the purpose of determining the feasibility of providing utility and transportation facilities for the project in accordance with City standards. These notes and discussions are the pre-application meeting do not constitute approval of any elements proposed, including but not limited to alignments, materials and points of access, connection or discharge, that are depicted or suggested. The developer is required to submit detailed construction drawings and/or plat drawings for the project, as applicable. The City of Troutdale will review plans, in detail, when they are submitted and approve, reject or require modifications to the plans or drawings based upon conformance with City standards, the TDC and the professional engineering judgment of the Chief Engineer.

Erosion Control

The total site area is over one acre of land. If one or more acres of land are disturbed with the infrastructure phase of construction, an NPDES 1200C Permit for erosion control will be required.

Public Improvements

Construction of the public improvements will require active inspection by the City throughout. The developer is required to reimburse the City for the cost of such inspection services.

The developer must complete all public improvements and receive a Certificate of Completion prior to issuance of any building permits for home construction.

Water and Sewer

Applicant will be required to complete public improvements with this project and receive a certificate of completion prior to receiving building permits for home construction. It is required to install water services and sewer laterals to the edge of the right of way. A Public Works permit is required for water service and sewer lateral connections.

OFF-STREET PARKING (TDC 9.000)

- Both the single family detached dwellings and the duplexes are required by TDC Chapter 9 to have one space per unit with no maximum.
- Driveways for a single family or two family dwelling shall have a minimum width of 10 feet (per TDC 9.110)

LANDSCAPING

- The provisions of TDC Chapter 11 do not apply to the proposed development.

TRANSPORTATION

The proposed 5-lot subdivision may increase the site traffic volume of SW Cherry Park Road, a County Road. Either authorities may require a Traffic Impact Analysis as part of an application for development:

2.150 Traffic Impact Analysis

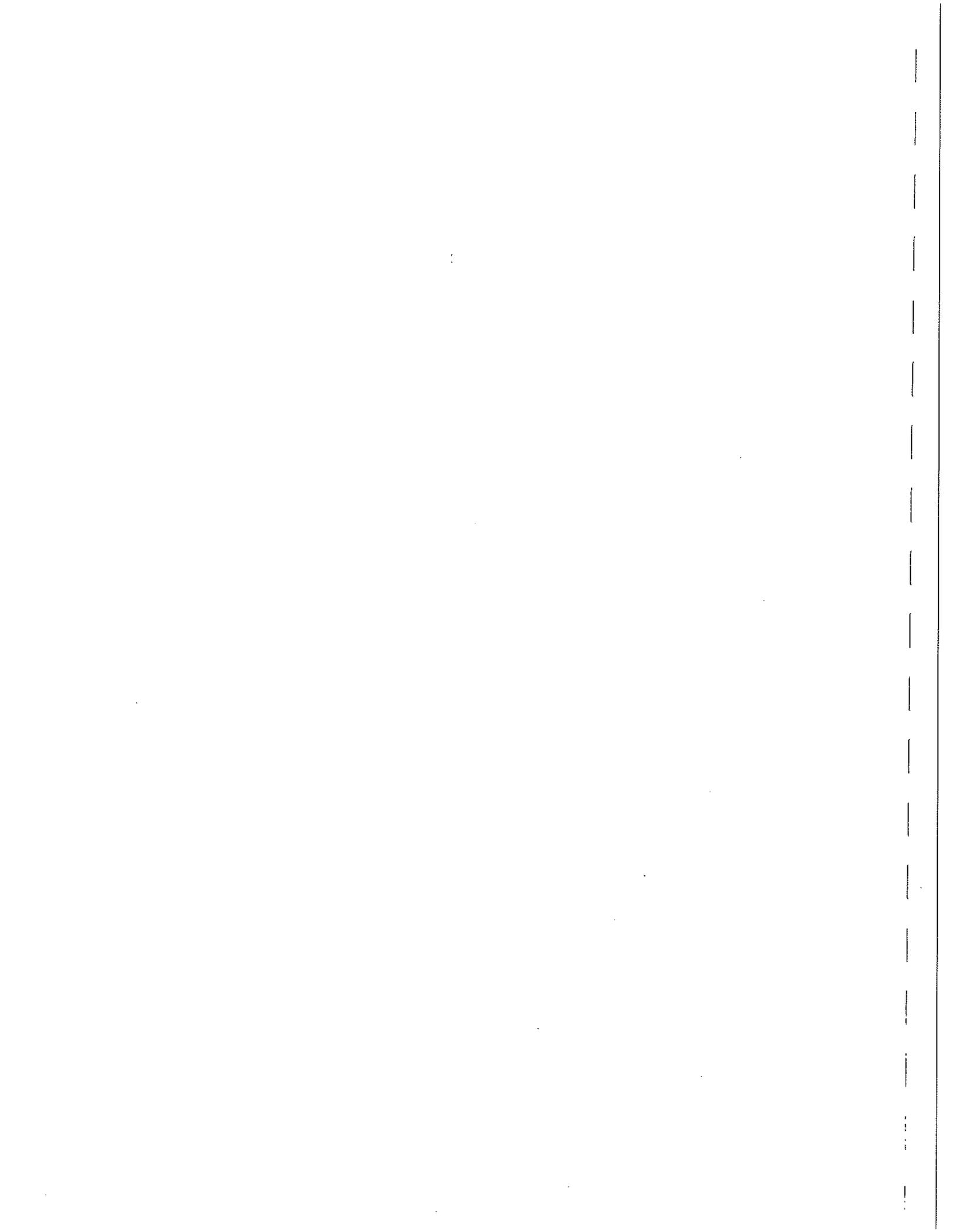
A. Applicability. The City or other road authority with jurisdiction may require a Traffic Impact Analysis (TIA) as part of an application for development, a change in use, or a change in access. A TIA shall be required where a change of use or a development would involve one or more of the following:

1. A zoning map or a comprehensive plan map amendment;
2. The road authority believes that the proposal may have operational or safety impacts along its facility(ies);
3. Site traffic volume is expected to generate 300 Average Daily Trips (ADT) or more;
4. Peak hour volume of a particular movement to and from a street or highway is expected to increase by 30 trips or more;
5. Use of adjacent streets by vehicles exceeding the 20,000 pound gross vehicle weights is expected to increase by 10 vehicles or more per day;
6. When required by ODOT pursuant to OAR 734-051.
7. When required by Multnomah County pursuant to Section 5.000 (Transportation Impact) of the Multnomah County Road Rules.



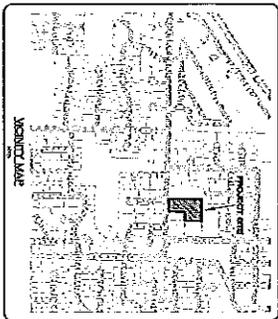
Exhibit D

Reduced Site Plans



CHERRY PARK ROAD

PROPOSED 7-LOT SUBDIVISION



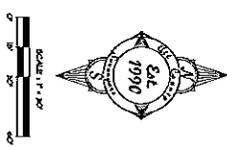
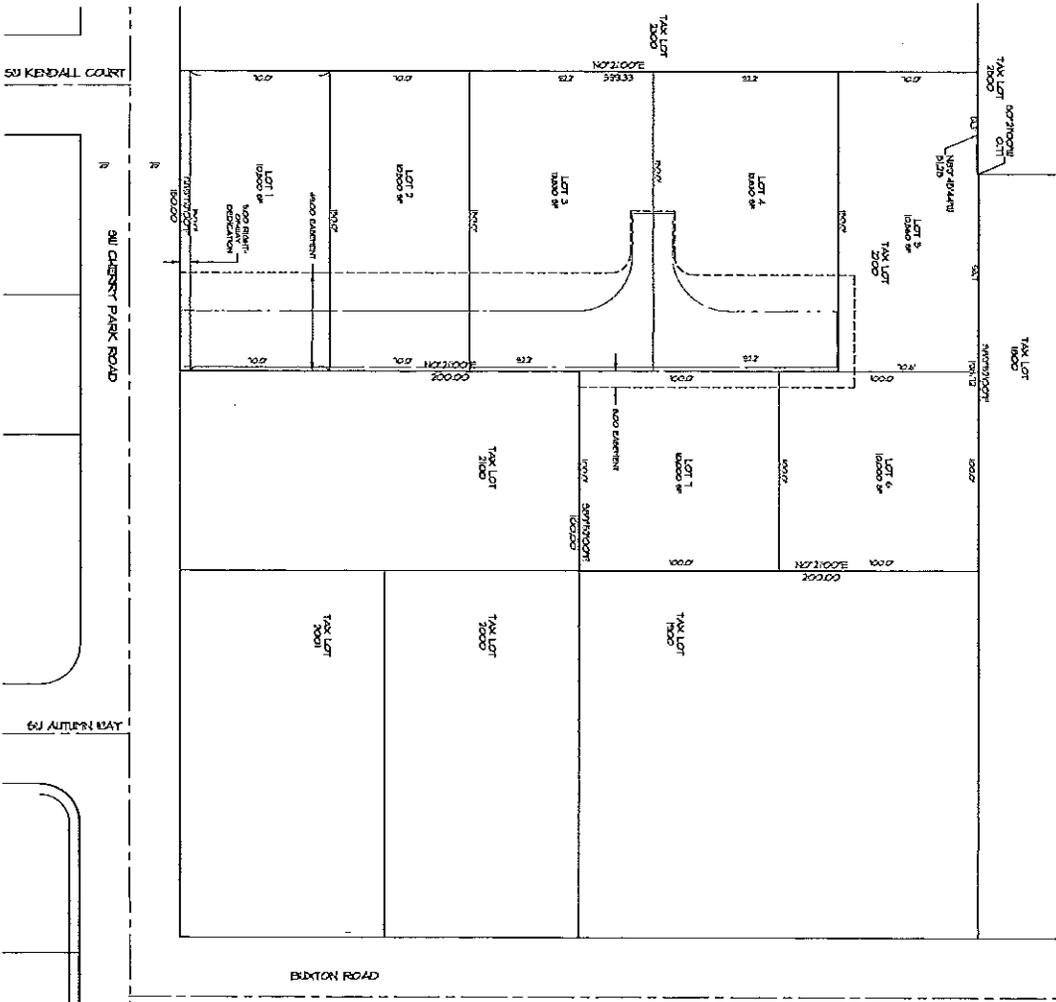
CLIENT
 NAIL CONSTRUCTION
 1235 SW CHERRY PARK ROAD
 SANDY, OR 97055
 PHONE: (503) 407-2188

SURVEYOR, PLANNER, AND ENGINEER
 ALL COUNTY SURVEYORS & PLANNERS, INC.
 P.O. BOX 555 SANDY, OR 97055
 PHONE: 503-666-9151

- SHEET INDEX**
1. COVER SHEET AND PRELIMINARY PLAT
 2. PRELIMINARY STREET AND UTILITY PLAN
 3. EXISTING CONDITIONS
 4. PRELIMINARY GRADING AND EROSION CONTROL PLAN
 5. PROPOSED PROPERTY LINE ADJUSTMENT

LEGEND

—————	EXISTING BOUNDARY LINE
—————	EXISTING LOT LINE
—————	PROPOSED LOT LINE
—————	PROPOSED CENTERLINE OF RIGHT OF WAY
—————	PROPOSED EASEMENT



CITY OF TROUTDALE
 104 SE KIBLING AVENUE
 TROUTDALE, OR 97060
 PHONE: 503-666-5115
 FAX: 503-661-6403

Surveyors & Planners, Inc.
 Surveying, Planning and Civil Engineering
 P.O. Box 555 Sandy, OR 97055
 Phone: (503) 666-9151
 Fax: (503) 666-9151
 DATE OF PLAT: 02-28-95

CHERRY PARK SUBDIVISION
 COVER SHEET AND PRELIMINARY PLAT
 TAX LOTS 2100 AND 2200
 231 SW CHERRY PARK ROAD, TROUTDALE, OREGON

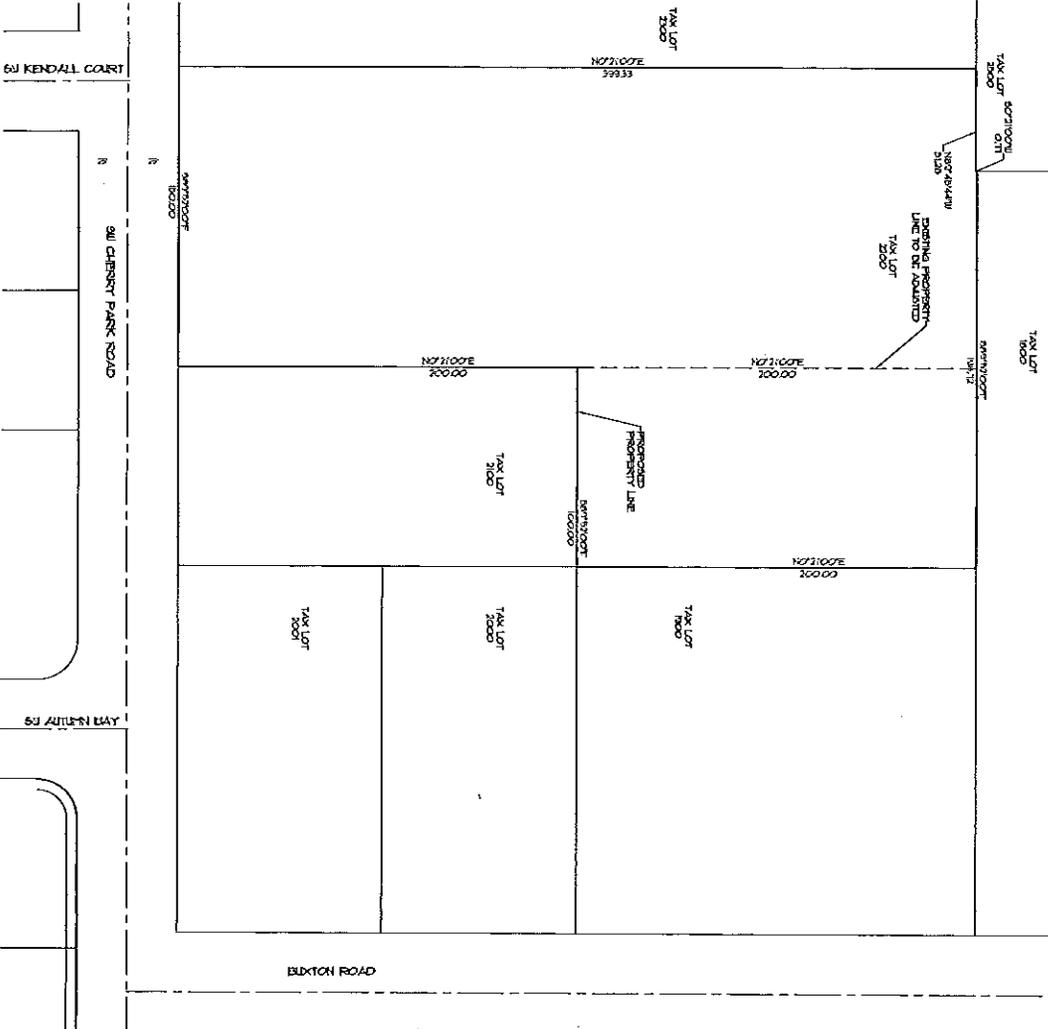
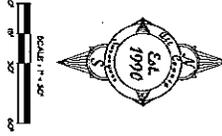
SCALE	VERT. 1" = 40'	HORIZ. 1" = 30'
DATE	02-28-95	
FILE #	20-01-PLAN-0410-DWG	
LEGAL		
SECTION	T1P.	RANGE
2	1N	3E

DESIGNED	RLH	DATE	NO.	KEY/NO.	BY
DRAWN	KRC				
CHECKED	RLH				
APPROVED	RLH				



FIELD SURVEYING

TRACT AREA TABLE			
TRACT	TAX LOT NO.	EXISTING AREA (SQ. FT.)	PROPOSED AREA (SQ. FT.)
TRACT 1	TAX LOT 2200	50000 SF 1.15 ACRES	50000 SF 1.15 ACRES
TRACT 2	TAX LOT 2100	40000 SF 0.91 ACRES	40000 SF 0.91 ACRES



FILE 504-PLANNING

CITY OF TROUTDALE
 104 SE KELVIS AVENUE
 TROUTDALE, OR 97060
 PH: 503-665-5175
 FAX: 503-661-6403

Surveyors & Planners, Inc.
 Surveying, Planning and
 Civil Engineering
 P.O. Box 555 Sandy, OR 97055
 Phone: (503) 658-3151
 Fax: (503) 658-4733

CHERRY PARK SUBDIVISION
PROPOSED PROPERTY LINE ADJUSTMENT
TAX LOTS 2100 AND 2200
 231 SW CHERRY PARK ROAD, TROUTDALE, OREGON

SCALE: VERT. 1" = 30'
 HORIZ. 1" = 30'
 DATE: 03-13-95
 FILE: 504-PLANNING-DWG
 LEGAL
 SECTION: 26 TRP: 1N RANGE: 3E
 FEDERAL DATE: 12/27/75

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
 RECEIVED
 MAY 14 1995
 11:52 AM

DATE	NO.	REVISION	BY

DATE OF PLOT: 03-19-95

5

Exhibit E

**Preliminary Stormwater Calculations
&
Geotechnical Report**

PRELIMINARY
Storm Drainage Design and Calculations
For the Proposed Cherry Park Subdivision

March 17, 2015

Prepared By:

All County Surveyors and Planners, Inc.
Kyle R. Cochran, EI
Ray L. Moore, P.E., P.L.S.
P.O. Box 955 Sandy, Oregon 97055
Phone: (503) 668-3151 Fax: (503) 668-4730
Job #15-014

Prepared For:

Jonah Nail
12939 SE Marsh road
Sandy, Oregon 97055



RENEWAL DATE: 12/31/2016

Table of Contents:

Page(s)

Table of Contents and Appendices	1
Purpose	2
Project Location and Description	2
Proposed Improvements	2
Hydrograph Parameters	2-3
Conclusions	3

Appendices:

Appendix A

- Vicinity Map
- Proposed Site and Storm Drainage Plan
- Sloped Planter Detail

Appendix B

- Presumptive Approach Calculator Summary Basin A
- Presumptive Approach Calculator Summary Basin B
- Presumptive Approach Calculator Summary Basin C
- Planter A Design Data
- Planter B Design Data
- Planter C Design Data

Appendix C

- Geotechnical Report

PURPOSE:

The purpose of this analysis is to:

- Describe existing and proposed site conditions.
- Provide infiltration and storage calculations for the 100-year storm event.
- Provide water quality calculations.

PROJECT LOCATION AND DESCRIPTION:

The project site is located on the north side of SW Cherry Park Road in Troutdale, Oregon. The site consists of two tax lots; tax lot 2100 and 2200. The +/- 1.38-acre site consists of trees, grass, black berries, a gravel drive, a home, and sheds. The land is gently sloped to the north and east with slopes ranging from 2% to 4%. A vicinity map and proposed site and storm drainage plan can be found in Appendix A.

PROPOSED IMPROVEMENTS

The proposed Cherry Park Subdivision will consist of 7-single family residential lots ranging from 10,000 SF to 13,830 SF. A shared private drive will be constructed to allow these lots to access SW Cherry Park Drive.

Sloped planters have been designed to handle storm water runoff created by the new shared private drive, see Appendix A for a typical sloped planter detail. These sloped planters will receive the runoff and infiltrate it into the ground. No outlets are designed so all runoff will be handled onsite. Runoff from roofs and other impervious areas on lots will be infiltrated on-site. Each lot will have its own infiltration system sized to handle the runoff from its own impervious areas. (See Site Map and Proposed Storm Sewer Plan – Appendix A). These infiltration systems will be installed with new home construction.

HYDROGRAPH PARAMETERS:

Rainfall

The rainfall distribution numbers below were taken from current NOAA Atlas II maps for the Troutdale Area.

- 10-year, 24 hr. rainfall = 3.7"
- 100-year, 24 hr. rainfall = 5.0"

Soils

The soil infiltration rates were taken from a Geotechnical Report provided by Redmond Geotechnical Services (Appendix C). The soil is described in two layers: 1. upper slightly clayey, sandy silt to silty sand and 2. underlying slightly clayey, silty sand with gravels. The post development soil is assumed to be the same as pre-development.

- 2' deep field infiltration test hole: 8 in/hr
- 4' deep field infiltration test hole: 24 in/hr

Applying a factor of safety of 2 the infiltration rates used are 4 in/hr and 12 in/hr.

The Santa Barbara Urban Hydrograph (SBUH) program requires infiltration rates to be in min/in. To meet this standard the following conversion was made:

$$12 \text{ in/hr} = 0.083 \text{ hr/in}$$
$$0.083 \text{ hr/in} \times 60 \text{ min/hr} = 5 \text{ min/in}$$

Basin Areas

Drainage basin areas were determined using a topographic map drafted in AutoCAD. See the Proposed Site and Storm Drainage Plan in Appendix A.

Drainage Basin A is 5,460 sf (0.125 acres), Drainage Basin B is 4,930sf (0.113 acres), and Drainage Basin C is 975 sf (0.022 acres). The impervious area for these basins are based on the proposed shared private drive, proposed hammer head, and proposed driveway drops.

Hydrograph Modeling Results

Hydrographs for the drainage basins were determined using the City of Portland Presumptive Approach Calculator (PAC) Version 1-2. (See the Presumptive Approach Calculator Summaries in Appendix B)

The PAC sizes infiltration systems based on a 10-year, 24-hour storm. Since no outfalls are designed, rock storage areas were designed beneath the planters to contain a 100-year, 24-hour storm. The SBUH program was used to size these rock storage areas. See Appendix B (Planter A, B, and C Design Data) for the results.

A summary of these results can be seen below

Planter-A: 61.0' x 3.0' Base area with side slopes 3:1, min 12.0" deep.
Minimum: 1.5' deep x 61.0' long x 4.48' wide drain rock section.
Proposed: 1.5' deep x 61.0' long x 4.5' wide drain rock section.

Planter-B: 63.0' x 3.0' Base area with side slopes 3:1, min 12.0" deep.
Minimum: 1.5' deep x 63.0' long x 4.06' wide drain rock section.
Proposed: 1.5' deep x 63.0' long x 4.5' wide drain rock section.

Planter-C: 12.0' x 3.0' Base area with side slopes 3:1, min 12.0" deep.
Minimum: 1.5' deep x 12.0' long x 4.39' wide drain rock section.
Proposed: 1.5' deep x 12.0' long x 4.5' wide drain rock section.

CONCLUSIONS:

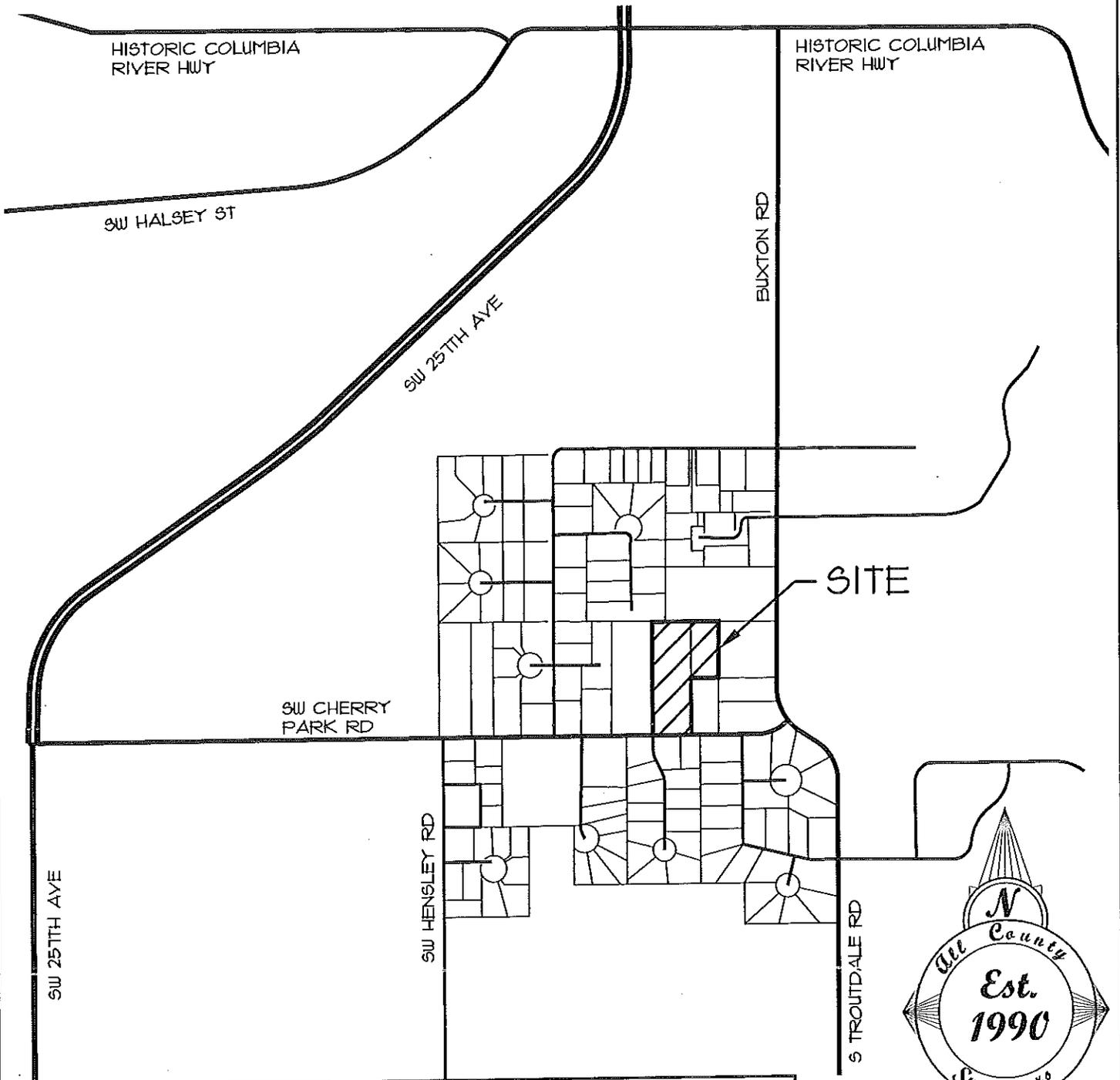
- The sloped planter system for the proposed Cherry Park Subdivision has been sized to treat the storm water from the proposed shared private drive.
- Rock storage has been designed to handle the peak 100-year, 24-hour storm.

Appendix A

- Vicinity Map
- Proposed Site and Storm Drainage Plan
- Sloped Planter Detail

CHERRY PARK SUBDIVISION

VICINITY MAP



All County
Surveyors & Planners, Inc.
Surveying, Planning and
Civil Engineering
P.O. Box 955 Sandy, OR 97055
Phone: (503) 668-3151
Fax: (503) 668-4730

DATE OF PLOT: 03-17-15

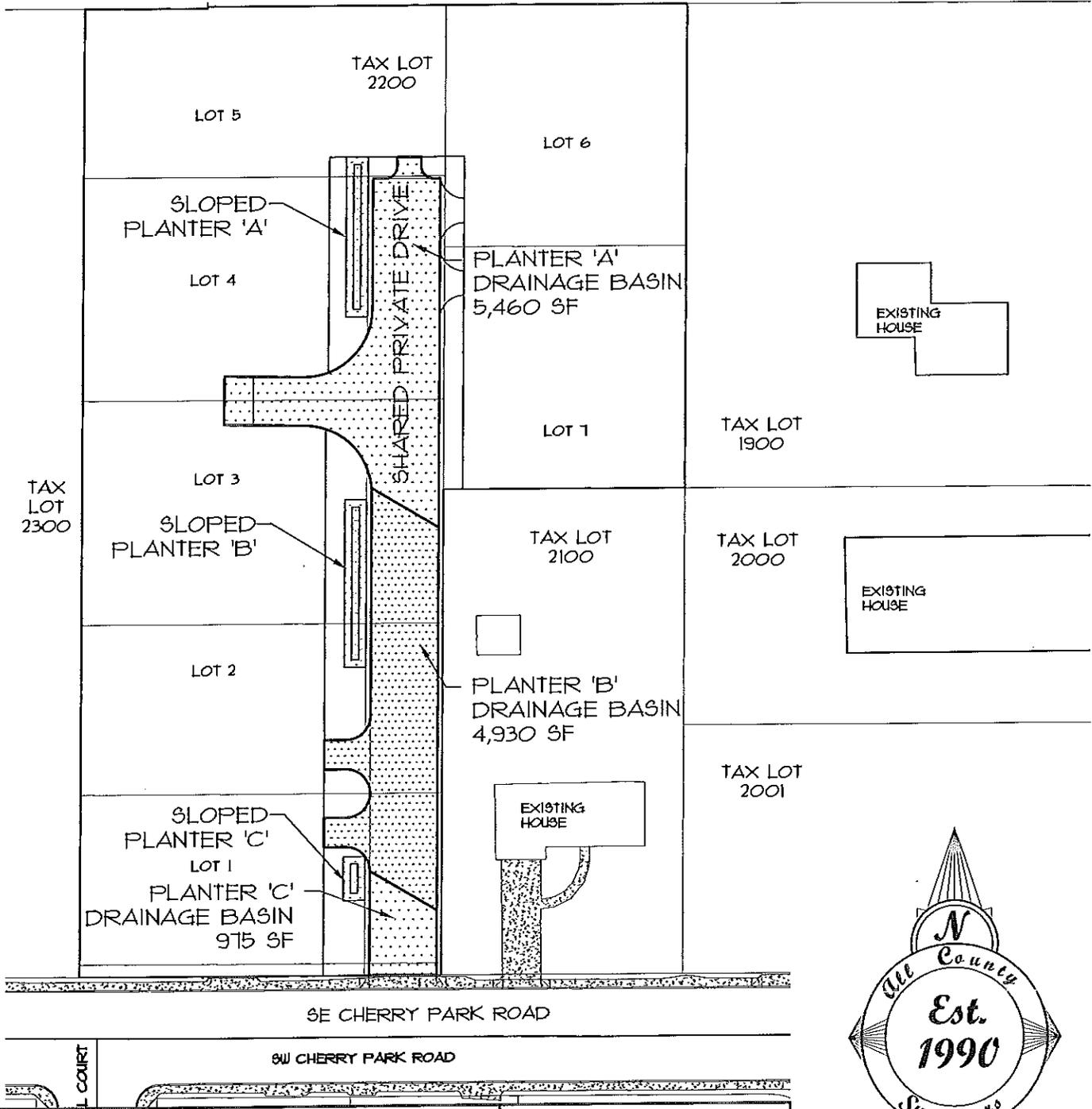
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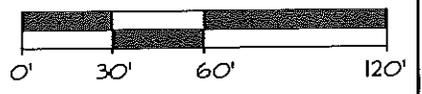
FILE: 15-014-PLANNING

CHERRY PARK SUBDIVISION

PROPOSED SITE AND STORM DRAINAGE PLAN



SCALE: 1" = 60'

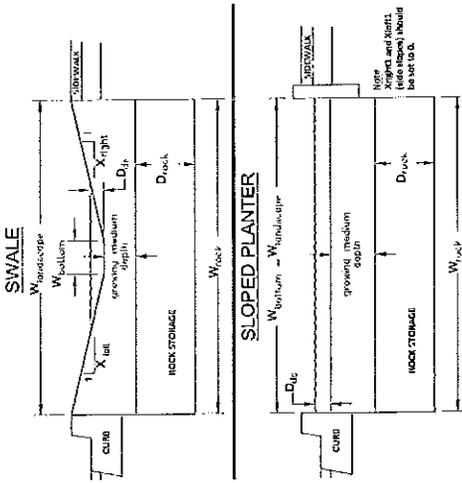


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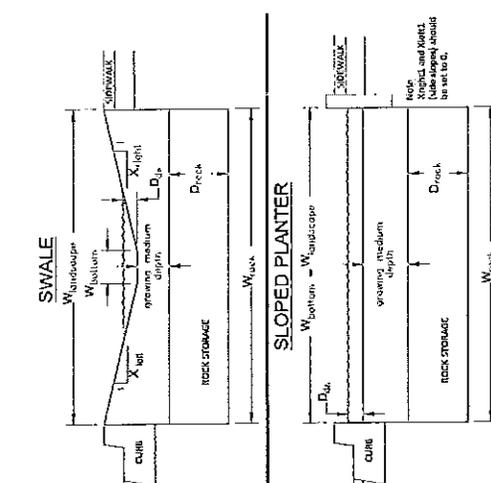
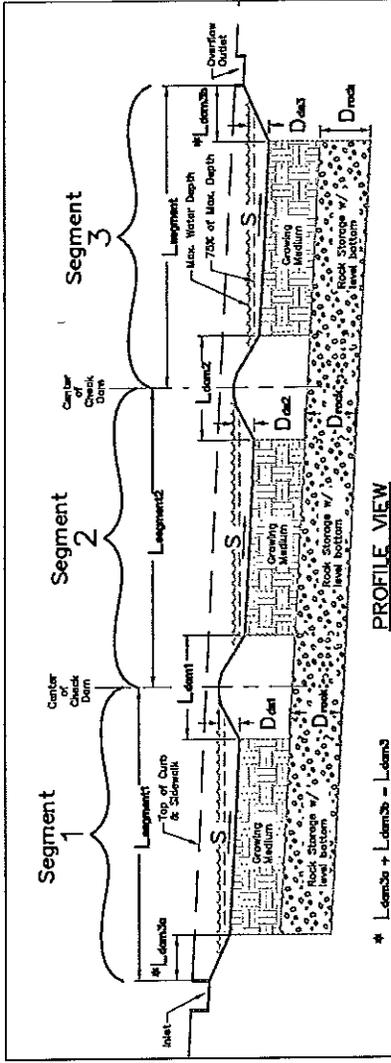
All County
Surveyors & Planners, Inc.
 Surveying, Planning and Civil Engineering
 P.O. Box 955 Sandy, OR 97055
 Phone: (503) 668-3151
 Fax: (503) 668-4730

DATE OF PLOT: 03-17-15

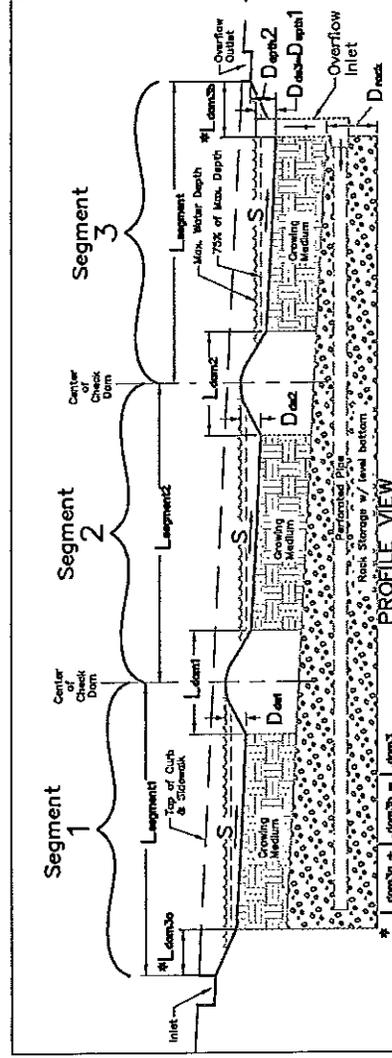
REGISTERED PROFESSIONAL
 ENGINEER
 49710
Ray L. Moore
 OREGON
 JULY 21, 1998
 RAY L. MOORE
 RENEWAL DATE: 12/31/2016

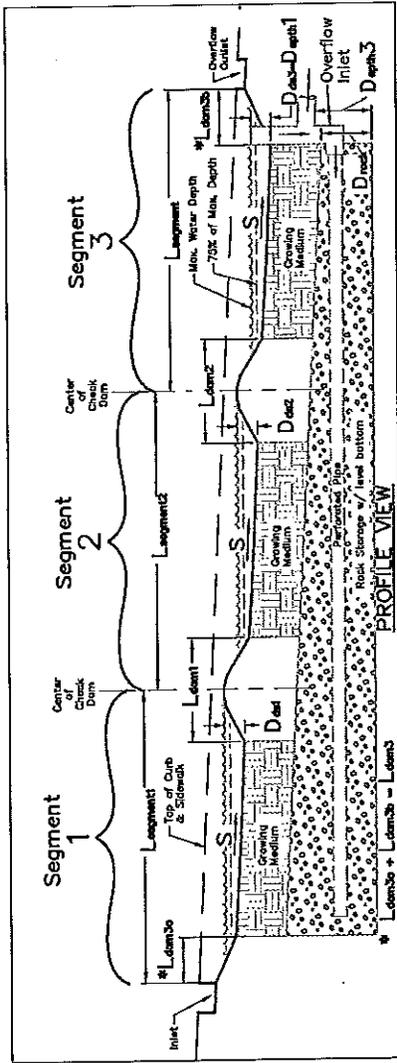
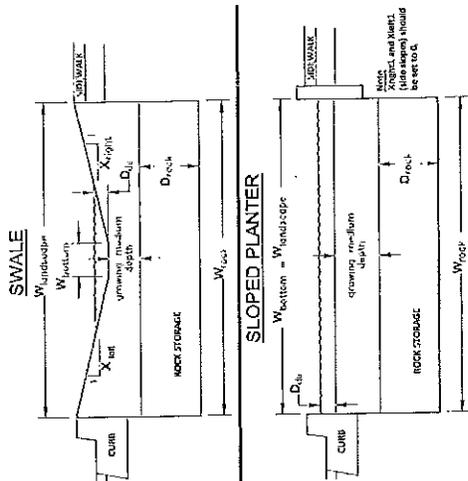


PAC - CONFIGURATIONS 'A', 'B', 'C', & 'D'



PAC - CONFIGURATION 'E'





PAC - CONFIGURATION 'F'

Appendix B

- Presumptive Approach Calculator Summary Basin A
- Presumptive Approach Calculator Summary Basin B
- Presumptive Approach Calculator Summary Basin C
- Planter A Design Data
- Planter B Design Data
- Planter C Design Data



Presumptive Approach Calculator ver. 1.2

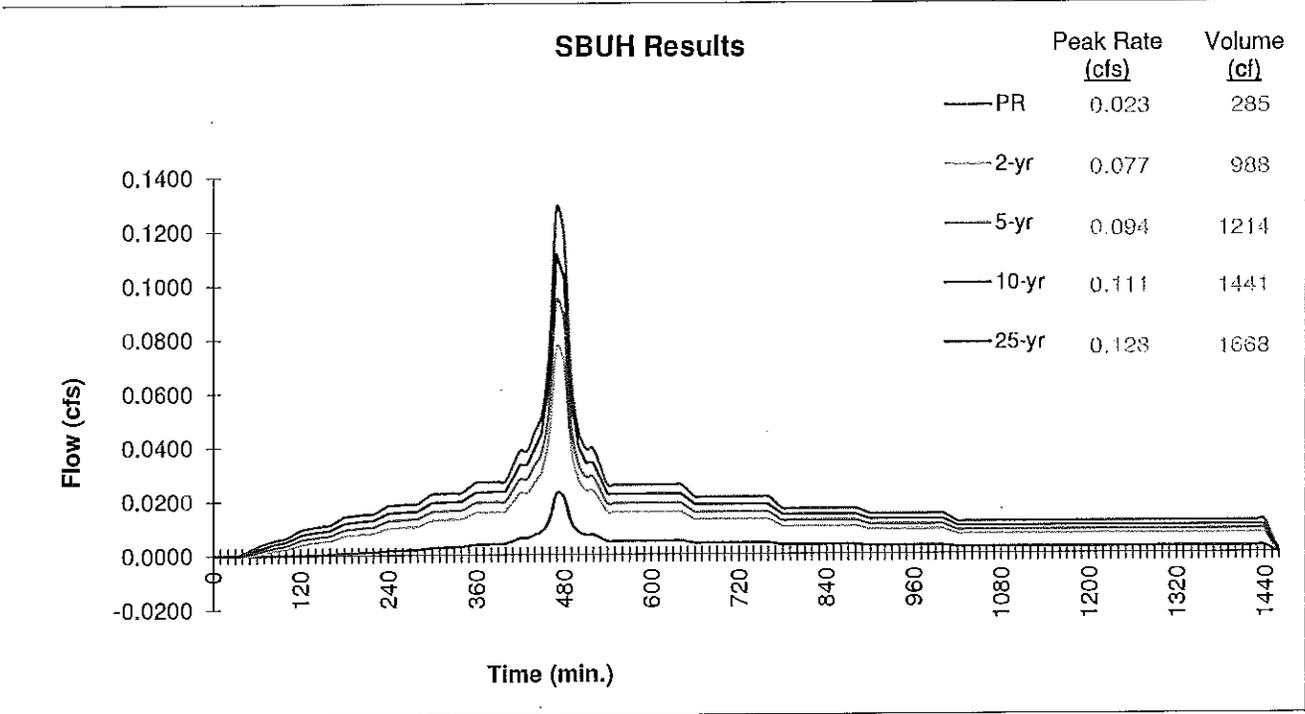
Catchment Data

Project Name: Cherry Park Subdivision
 Project Address: 231 SW Cherry Park Road
Troutdale, OR 97060
 Designer: Kyle R. Cochran, EI
 Company: All County Surveyors

Catchment ID: A
 Date: 03/13/15
 Permit Number: 0
 Run Time 3/13/2015 10:22:16 AM

Drainage Catchment Information		
Catchment ID	A	
	Catchment Area	
Impervious Area	5,460	SF
Impervious Area	0.13	ac
Impervious Area Curve Number, CN_{imp}	98	
Time of Concentration, T_c , minutes	5	min.
Site Soils & Infiltration Testing Data		
Infiltration Testing Procedure:	Open Pit Falling Head	
Native Soil Field Tested Infiltration Rate (I_{test}):	24	in/hr
Bottom of Facility Meets Required Separation From High Groundwater Per BES SWMM Section 1.4:	Yes	
Correction Factor Component		
CF_{test} (ranges from 1 to 3)	2	
Design Infiltration Rates		
I_{dsgn} for Native (I_{test} / CF_{test}):	12.00	in/hr
I_{dsgn} for Imported Growing Medium:	2.00	in/hr

Execute SBUH Calculations





Presumptive Approach Calculator ver. 1.2

Catchment ID: **A**

Run Time 3/13/2015 10:22:16 AM

Project Name: Cherry Park Subdivision

Catchment ID: A

Date: 3/13/2015

Instructions:

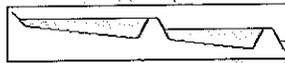
1. Identify which Stormwater Hierarchy Category the facility.
2. Select Facility Type.
3. Identify facility shape of surface facility to more accurately estimate surface volume, except for Swales and sloped planters that use the PAC Sloped Facility Worksheet to enter data.
4. Select type of facility configuration.
5. Complete data entry for all highlighted cells.

Catchment facility will meet Hierarchy Category: 1

Goal Summary:

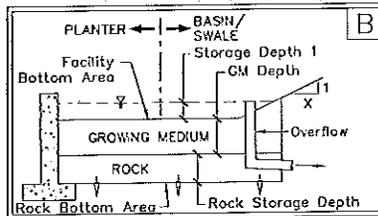
Hierarchy Category	SWMM Requirement	RESULTS box below needs to display...	
		Pollution Reduction as a	10-yr (aka disposal) as a
1	On-site infiltration with a surface infiltration facility.	PASS	PASS

Facility Type = Planter (Sloped)



Facility Configuration: B

Refer to Sloped Facility Worksheet and enter Variable Parameters



Calculation Guide
Max. Rock Stor.
Bottom Area
Per Swale Dims

DATA FOR ABOVE GRADE STORAGE COMPONENT

Infiltration Area = 399 sf
Surface Capacity Volume = 306.4 cf

Growing Medium Depth = 18 in
Freeboard Depth = N/A in

Surface Capacity at Depth 1 = 306 cf
Infiltration Area at 75% Depth 1 = 30 SF
GM Design Infiltration Rate = 2.00 in/hr
Infiltration Capacity = 0.018 cfs

BELOW GRADE STORAGE

Rock Storage Bottom Area = 275 sf
Rock Storage Depth = 18 in
Rock Void Ratio = 0.3

Rock Storage Capacity = 124 cf

Native Design Infiltration Rate = 12.00 in/hr
Infiltration Capacity = 0.076 cfs

RESULTS		Overflow Volume	
Pollution Reduction	PASS	0 CF	1% Surf. Cap. Used
			0% Rock Cap. Used
10-yr	PASS	0 CF	96% Surf. Cap. Used
			0% Rock Cap. Used

FACILITY FACTS	
Total Facility Area Including Freeboard =	549 SF
Sizing Ratio (Total Facility Area / Catchment Area) =	0.101

Presumptive Approach Calculator Ver 1.2



Instructions:

1. Refer to facility graphics on the Graphics tab, then fill in all relevant facility parameters in the Data Entry table below. Data entry cells vary based on Facility Configuration selected on Facility Design Data tab.
2. Delete all facility parameters that may have been entered by the previous iteration that are no longer applicable.

Run Time: 3/13/2015 10:22:16 AM

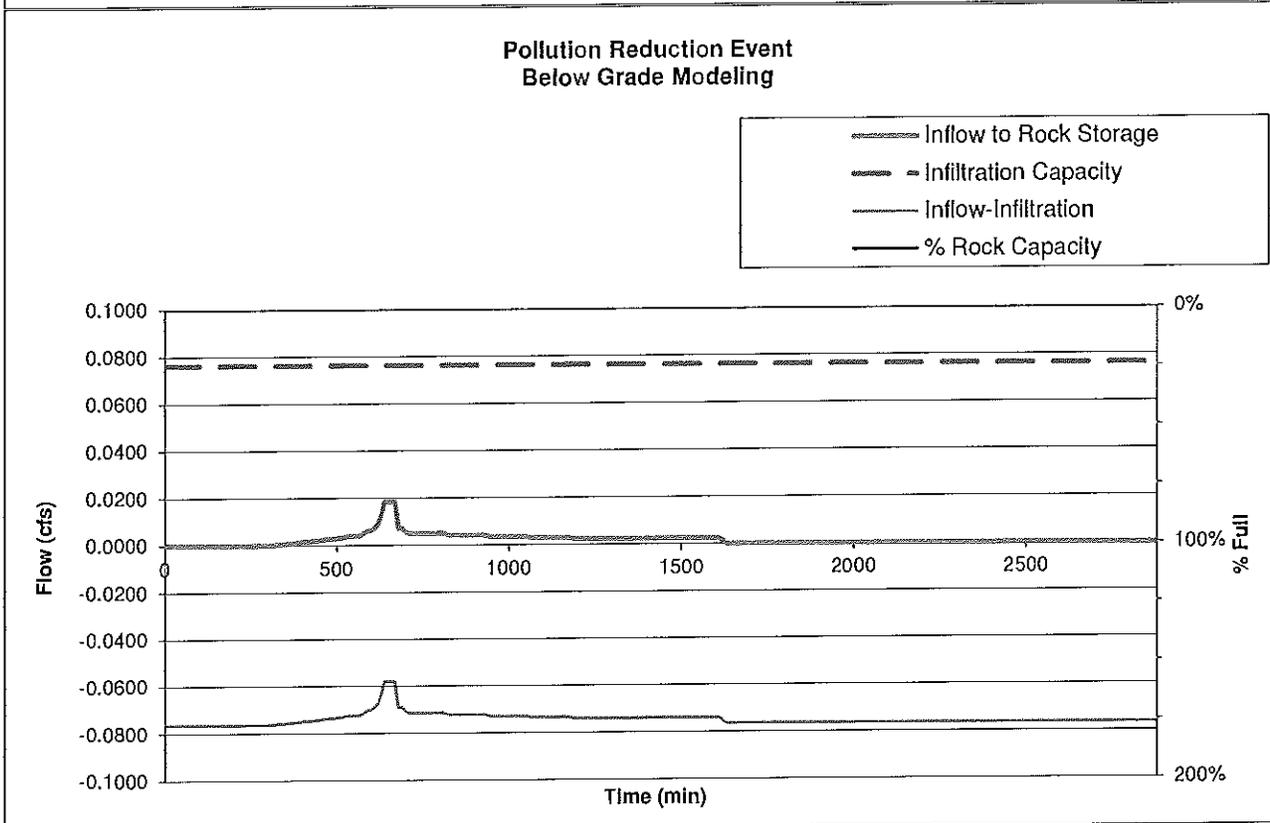
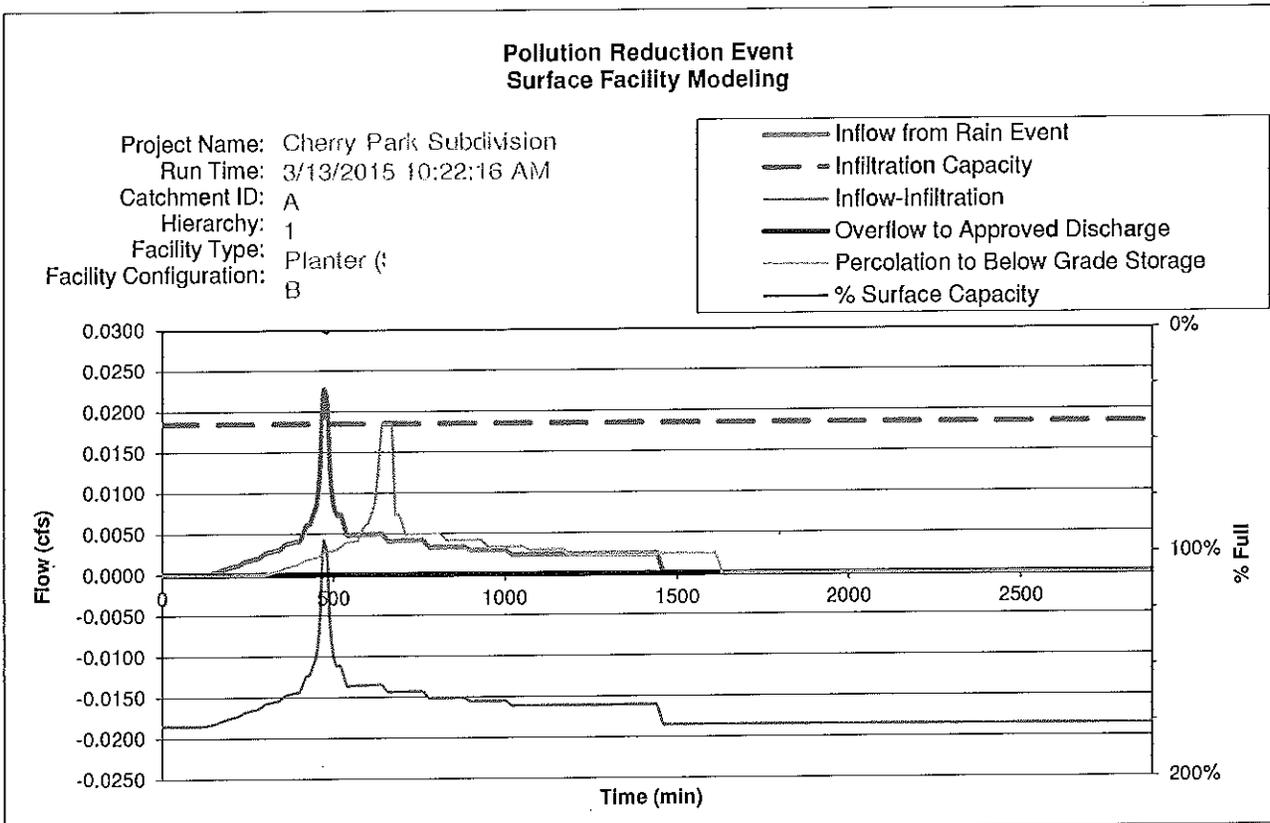
Catchment ID: **A**

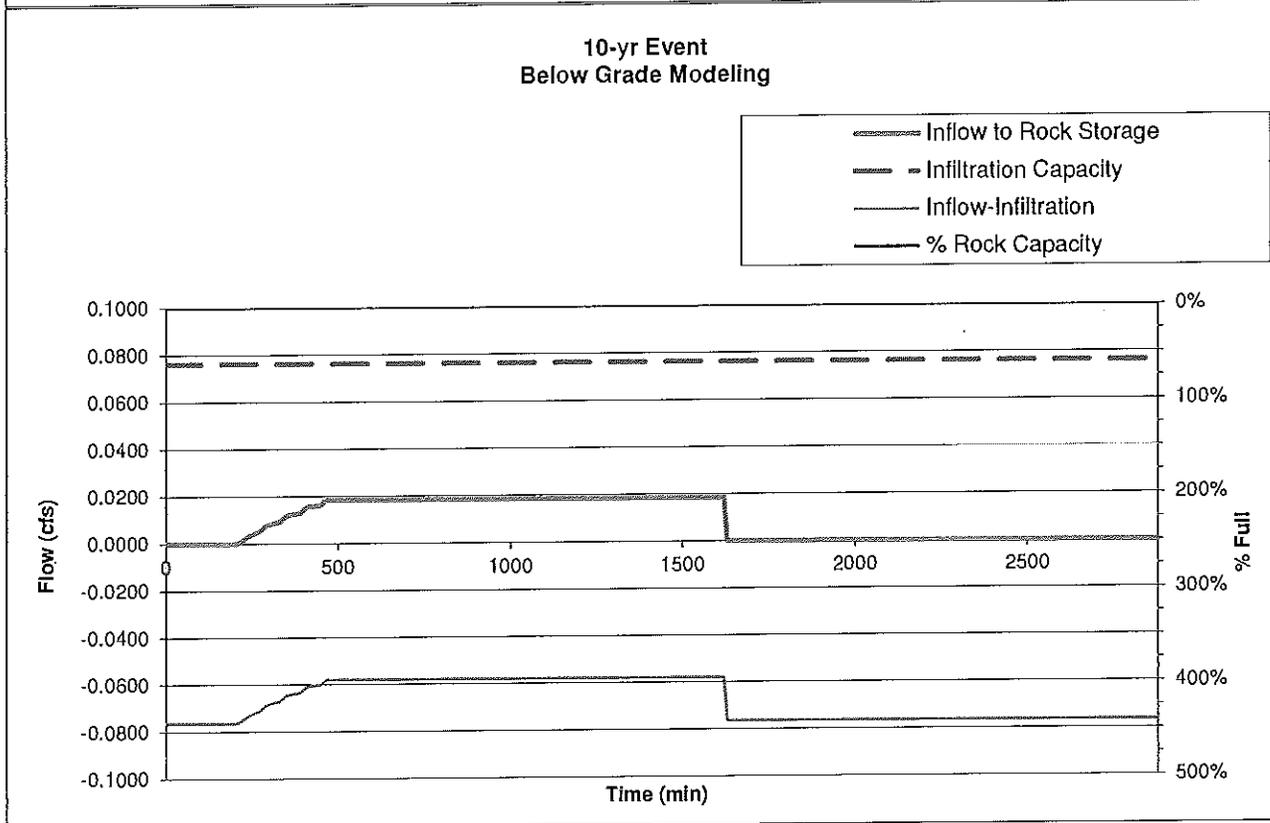
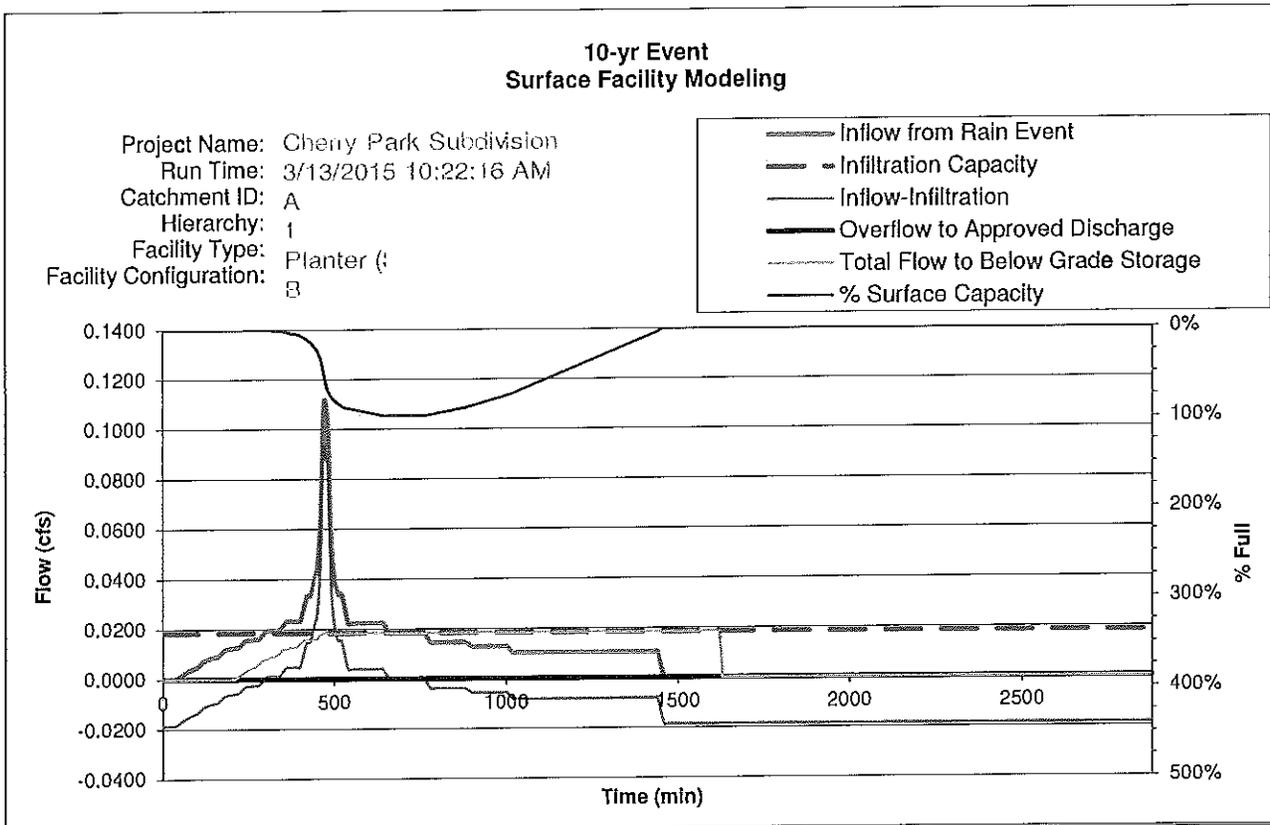
Date: 3/13/2015

Project Name: **Cherry Park Subdivision**

Data Entry Parameters										Rock Storage Parameters			Error Messages
Facility Segment	Length of facility segment (ft)	Downstream Check Dam Length (ft)	Longitudinal Facility Slope (ft/ft)	Bottom Width (ft)	Slide Slope Right	Slide Slope Left	Downstream Depth (inches)	Landscape Width (ft)	Rock Storage Width (ft)	Rock Storage Depth (inches)	Rock Void Ratio	Error Messages	
	$L_{segment}$	L_{dam}	S	W_{bottom}	$X_{right:1}$	$X_{left:1}$	D_{dis}	$W_{landscape}$	W_{rock}	D_{rock}	V		
1	20	2	0.015	3	3	3	12	9	4.5	18	0.3		
2	10	2	0.01	3	3	3	12	9	4.5				
3	10	2	0.005	3	3	3	12	9	4.5				
4	10	2	0	3	3	3	12	9	4.5				
5	11	2	0.005	3	3	3	12	9	4.5				
6													
7													
8													
9													
10													
11													
12													
13													
14													
15													
16													
17													
18													
19													
20													

Project Name: Cherry Park Subdivision										Depth 2=		Depth 3=					
Worksheet Calculations Parameters										306		399					
Facility Segment	Adjusted Length of facility segment (ft)	Adjusted Length if $D_{up} = 0$	Upstream Depth (inches)	Downstream Top Width (ft)	Upstream Top Width (ft)	Downstream Cross-sectional Area (sf)	Upstream Cross-sectional Area (sf)	Surface Capacity Volume (cf)	75% of Max. Downstream Depth (inches)	75% of Max. Upstream Depth (inches)	75% of Max. Adjusted Length if $D_{up} = 0$	75% of Max. Downstream Top Width (ft)	75% of Max. Upstream Top Width (ft)	Infiltration Area @ 75% Full (sf)	Rock Storage Length (ft)	Rock Storage Bottom Area (sf)	Rock Storage Capacity Volume (cf)
	L_{adjust}	L_{adjust}	D_{up}	$W_{top-down}$	W_{top-up}	A_{ds}	A_{up}	$V_{surface}$	$D_{ds75\%}$	$D_{up75\%}$	$L_{adjusted}$	$W_{top-down75\%}$	$W_{top-up75\%}$	$A_{75\%}$	L_{rock}	A_{rock}	V_{rock}
1	19.00	N/A	8.58	9.00	7.29	6.00	3.68	92	9.00	5.58	N/A	7.50	5.79	126	20	90	41
2	9.00	N/A	10.92	9.00	8.46	6.00	5.21	50	9.00	7.92	N/A	7.50	6.96	65	10	45	20
3	9.00	N/A	11.46	9.00	8.73	6.00	5.60	52	9.00	8.46	N/A	7.50	7.23	66	10	45	20
4	9.00	N/A	12.00	9.00	9.00	6.00	6.00	54	9.00	9.00	N/A	7.50	7.50	68	10	45	20
5	10.00	N/A	11.40	9.00	8.70	6.00	5.56	58	9.00	8.40	N/A	7.50	7.20	74	11	50	22
6	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
7	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
8	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
9	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0







Presumptive Approach Calculator ver. 1.2

Catchment Data

Project Name: Cherry Park Subdivision
 Project Address: 231 SW Cherry Park Road
Troutdale, OR 97060
 Designer: Kyle R. Cochran, EI
 Company: All County Surveyors

Catchment ID: B

Date: 03/13/15

Permit Number: 0

Run Time 3/13/2015 10:31:47 AM

Drainage Catchment Information

Catchment ID	<u>B</u>
Catchment Area	
Impervious Area	<u>4,930</u> SF
Impervious Area	<u>0.11</u> ac
Impervious Area Curve Number, CN_{imp}	<u>98</u>
Time of Concentration, T_c , minutes	<u>5</u> min.

Site Soils & Infiltration Testing Data

Infiltration Testing Procedure:	<u>Open Pit Falling Head</u>
Native Soil Field Tested Infiltration Rate (I_{test}):	<u>24</u> in/hr
Bottom of Facility Meets Required Separation From High Groundwater Per BES SWMM Section 1.4:	<u>Yes</u>

Correction Factor Component

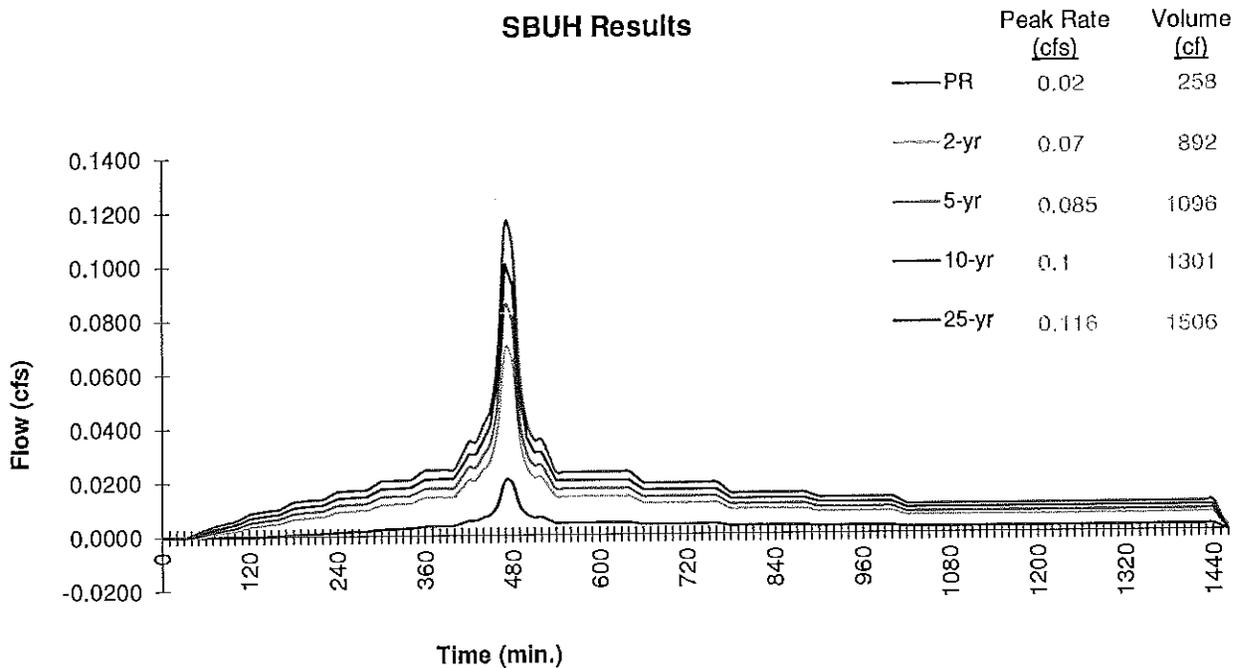
CF_{test} (ranges from 1 to 3)	<u>2</u>
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Design Infiltration Rates

I_{dsgn} for Native (I_{test} / CF_{test}):	<u>12.00</u> in/hr
I_{dsgn} for Imported Growing Medium:	<u>2.00</u> in/hr

Execute SBUH Calculations

SBUH Results





Presumptive Approach Calculator ver. 1.2

Catchment ID: **B**

Run Time 3/13/2015 10:31:47 AM

Project Name: Cherry Park Subdivision

Catchment ID: B

Date: 3/13/2015

Instructions:

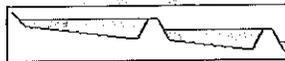
1. Identify which Stormwater Hierarchy Category the facility.
2. Select Facility Type.
3. Identify facility shape of surface facility to more accurately estimate surface volume, except for Swales and sloped planters that use the PAC Sloped Facility Worksheet to enter data.
4. Select type of facility configuration.
5. Complete data entry for all highlighted cells.

Catchment facility will meet Hierarchy Category: 1

Goal Summary:

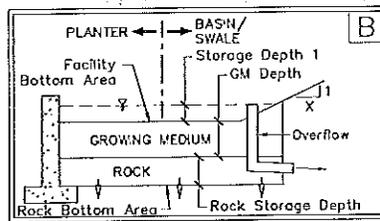
Hierarchy Category	SWMM Requirement	RESULTS box below needs to display...	
		Pollution Reduction as a	10-yr (aka disposal) as a
1	On-site infiltration with a surface infiltration facility.	PASS	PASS

Facility Type = Planter (Sloped)



Facility Configuration: B

Refer to Sloped Facility Worksheet and enter Variable Parameters



Calculation Guide
Max. Rock Stor. Bottom Area Per Swale Dims

DATA FOR ABOVE GRADE STORAGE COMPONENT

Infiltration Area = 367 sf
Surface Capacity Volume = 267.8 cf

BELOW GRADE STORAGE

Rock Storage Bottom Area = 252 sf
Rock Storage Depth = 18 in
Rock Void Ratio = 0.3

Growing Medium Depth = 18 in
Freeboard Depth = N/A in

Surface Capacity at Depth 1 = 268 cf
Infiltration Area at 75% Depth 1 = 218 SF
GM Design Infiltration Rate = 2.00 in/hr
Infiltration Capacity = 0.017 cfs

Rock Storage Capacity = 113 cf

Native Design Infiltration Rate = 12.00 in/hr
Infiltration Capacity = 0.070 cfs

RESULTS		Overflow Volume		Run PAC	
Pollution Reduction	PASS	0 CF	1% Surf. Cap. Used		
			0% Rock Cap. Used		
10-yr	PASS	0 CF	97% Surf. Cap. Used		
			0% Rock Cap. Used		

FACILITY FACTS	
Total Facility Area Including Freeboard =	504 SF
Sizing Ratio (Total Facility Area / Catchment Area) =	0.102

Presumptive Approach Calculator Ver 1.2



Instructions:

1. Refer to facility graphics on the Graphics tab, then fill in all relevant facility parameters in the Data Entry table below. Data entry cells vary based on Facility Configuration selected on Facility Design Data tab.
2. Delete all facility parameters that may have been entered by the previous iteration that are no longer applicable.

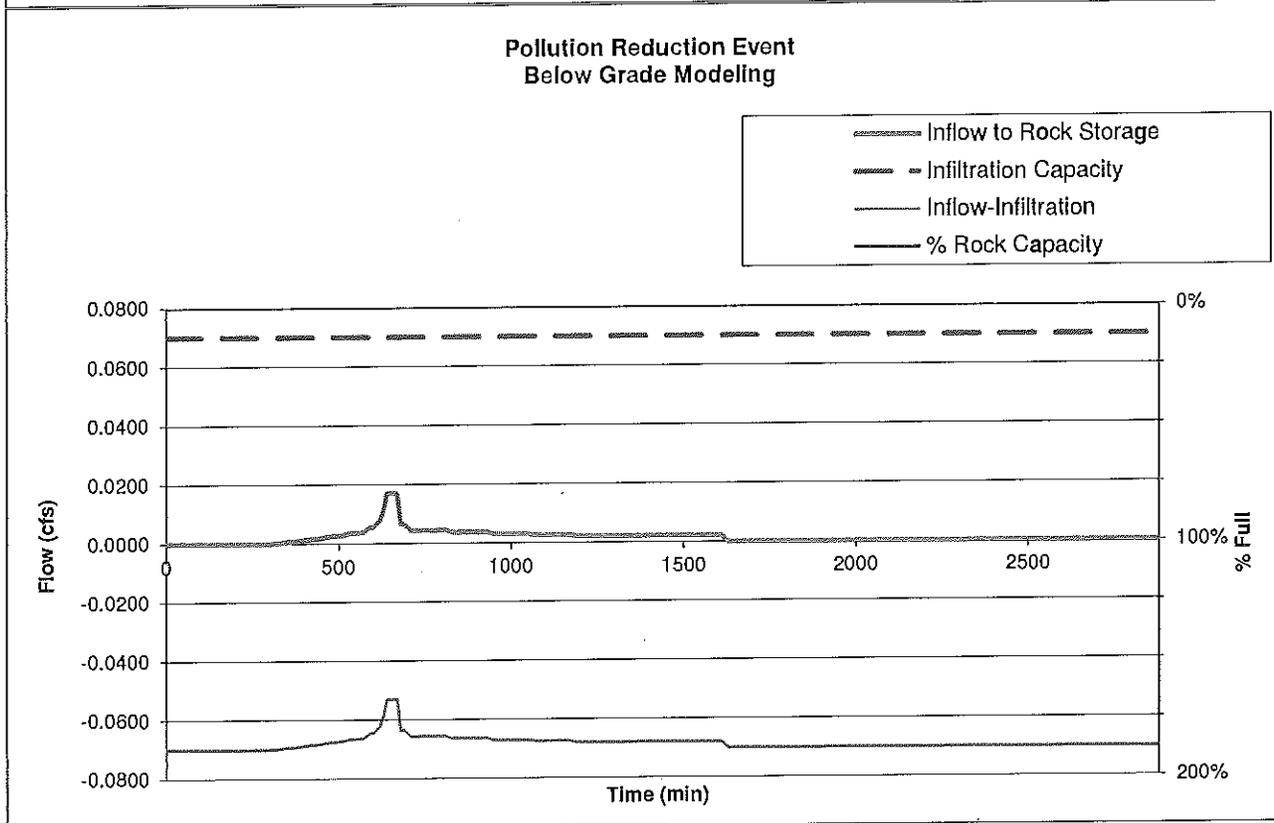
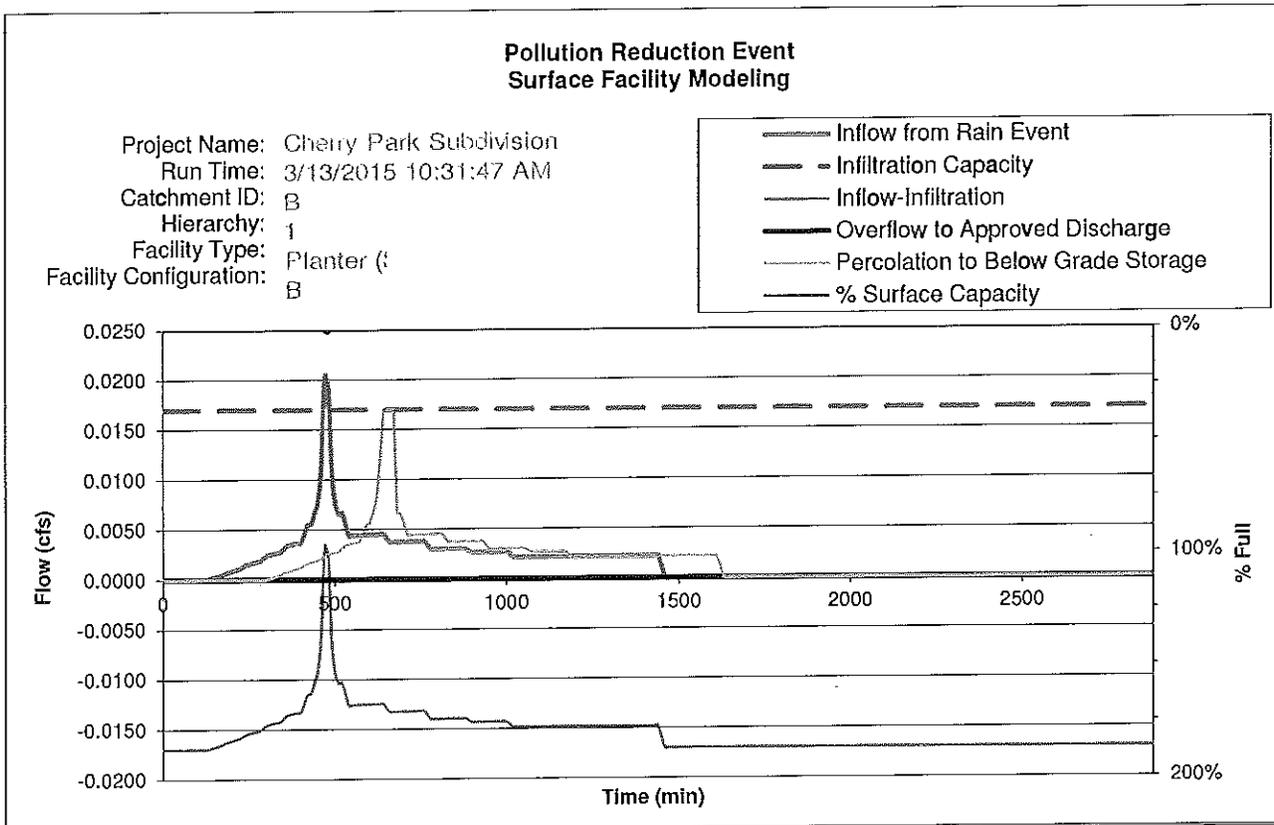
Run Time: 3/13/2015 10:31:47 AM
 Catchment ID: **B**

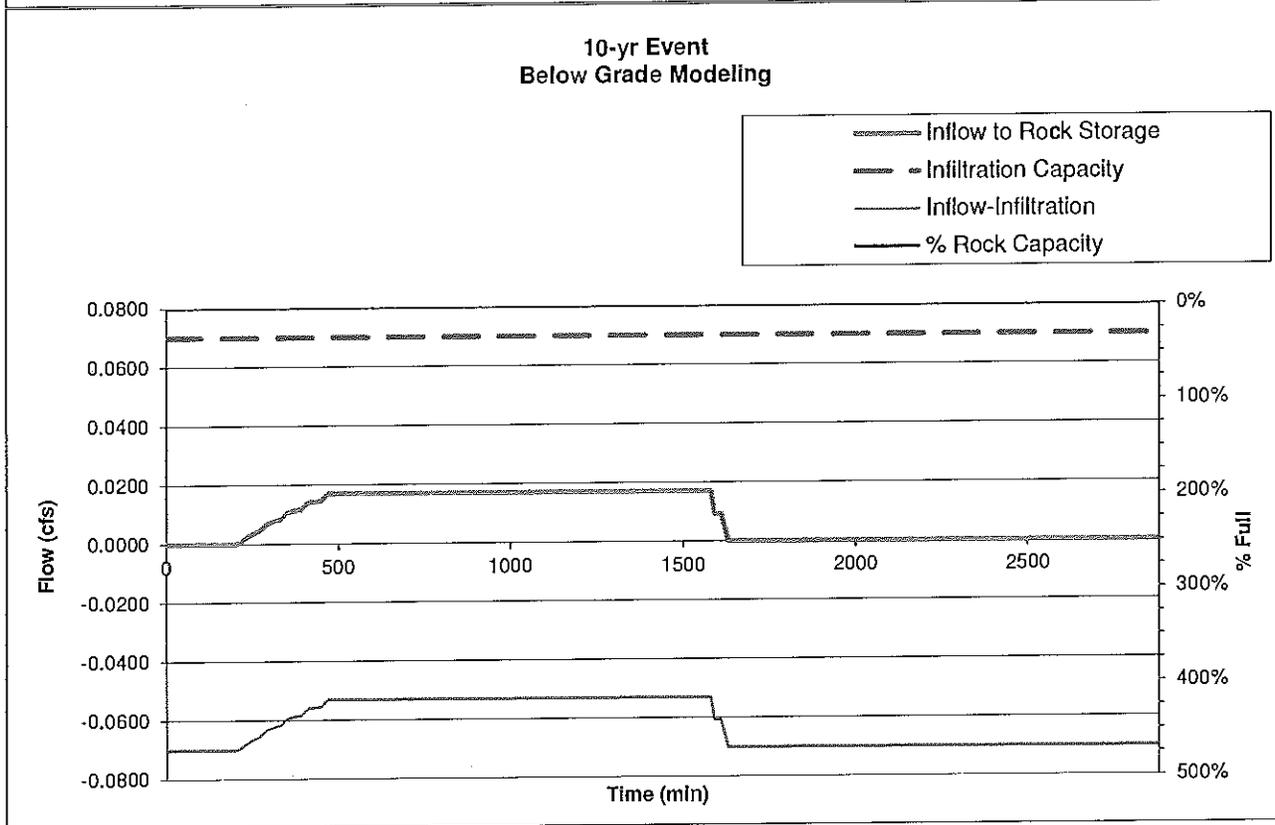
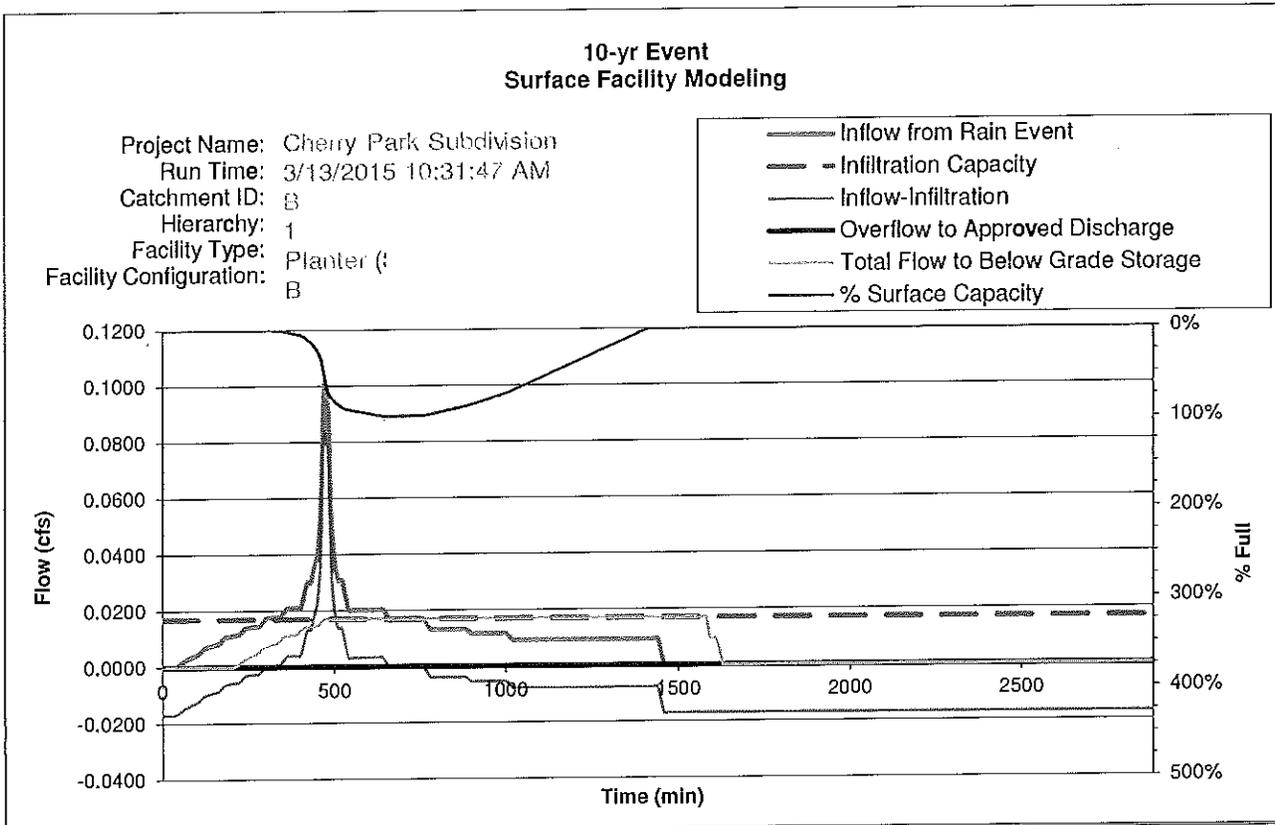
Date: 3/13/2015

Project Name: Cherry Park Subdivision

Data Entry Parameters												Rock Storage Parameters			Error Messages
Facility Segment	Length of facility segment (ft)	Downstream Check Dam Length (ft)	Longitudinal Facility Slope (ft/ft)	Bottom Width (ft)	Side Slope Right	Slide Slope Left	Downstream Depth (inches)	Landscape Width (ft)	Rock Storage Width (ft)	Rock Storage Depth (inches)	Rock Void Ratio				
	$L_{segment}$	L_{dam}	S	W_{bottom}	$X_{right}:1$	$X_{left}:1$	D_{ds}	$W_{landscape}$	W_{rock}	D_{rock}	V				
1	8	1	0.02	2	3	3	12	8	4	18	0.3				
2	8	1	0.015	2	3	3	12	8	4						
3	8	1	0.01	2	3	3	12	8	4						
4	39	1	0.005	2	3	3	12	8	4						
5															
6															
7															
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10															
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20															

Workshop Calculations Parameters												Rock Storage Parameters							
Facility Segment	Adjusted Length of facility segment (ft)	Adjusted Length if $D_{up} = 0$	Upstream Depth (inches)	Downstream Top Width (ft)	Upstream Top Width (ft)	Downstream Cross-sectional Area (sq ft)	Upstream Cross-sectional Area (sq ft)	Surface Capacity Volume (cu ft)	75% of Max. Downstream Depth (inches)	75% of Max. Upstream Depth (inches)	75% of Max. Adjusted Length if $D_{up} = 0$	75% of Max. Downstream Top Width (ft)	75% of Max. Upstream Top Width (ft)	Infiltration Area @ 75% Full	Rock Storage Length (ft)	Rock Storage Bottom Area (sq ft)	Rock Storage Capacity Volume (cu ft)		
	L_{adjust}	$L_{adjust2}$	D_{up}	W_{top-ds}	W_{top-up}	A_{ds}	A_{up}	$V_{surface}$	$D_{ds75\%}$	$D_{up75\%}$	L_{adjust}	$W_{top-ds75\%}$	$W_{top-up75\%}$	$A_{75\%}$	L_{rock}	A_{rock}	V_{rock}		
1	7.50	N/A	10.20	8.00	7.10	5.00	3.87	33	9.00	7.20	N/A	6.50	5.60	45	8	32	14		
2	7.50	N/A	10.65	8.00	7.33	5.00	4.14	34	9.00	7.65	N/A	6.50	5.83	46	8	32	14		
3	7.50	N/A	11.10	8.00	7.55	5.00	4.42	35	9.00	8.10	N/A	6.50	6.05	47	8	32	14		
4	38.50	N/A	9.69	8.00	6.85	5.00	3.57	165	9.00	6.69	N/A	6.50	5.95	228	39	156	70		
5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0		
6	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0		
7	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0		
8	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0		
9	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0		
10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0		
11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0		
12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0		
13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0		
14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0		
15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0		
16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0		
17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0		
18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0		
19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0		
20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0		
												252		367		252		113	







Presumptive Approach Calculator ver. 1.2

Catchment Data

Project Name: Cherry Park Subdivision
 Project Address: 231 SW Cherry Park Road
Troutdale, OR 97060
 Designer: Kyle R. Cochran, EI
 Company: All County Surveyors

Catchment ID: C

Date: 03/13/15

Permit Number: 0

Run Time 3/13/2015 10:44:18 AM

Drainage Catchment Information

Catchment ID	C
Catchment Area	
Impervious Area	975 SF
Impervious Area	0.02 ac
Impervious Area Curve Number, CN_{imp}	98
Time of Concentration, T_c , minutes	5 min.

Site Soils & Infiltration Testing Data

Infiltration Testing Procedure:	Open Pit Falling Head
Native Soil Field Tested Infiltration Rate (i_{test}):	24 in/hr
Bottom of Facility Meets Required Separation From High Groundwater Per BES SWMM Section 1.4:	Yes

Correction Factor Component

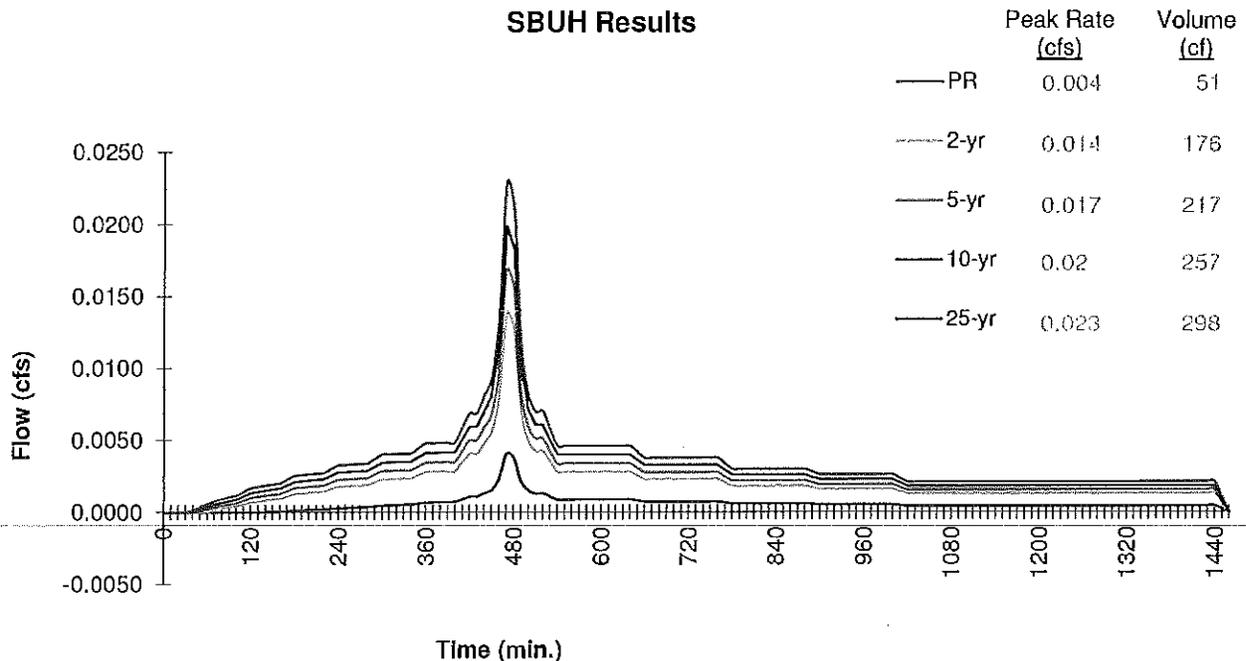
CF_{test} (ranges from 1 to 3)	2
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Design Infiltration Rates

i_{dsgn} for Native (i_{test} / CF_{test}):	12.00 in/hr
i_{dsgn} for Imported Growing Medium:	2.00 in/hr

Execute SBUH Calculations

SBUH Results





Presumptive Approach Calculator ver. 1.2

Catchment ID: **C**

Run Time 3/13/2015 10:48:50 AM

Project Name: Cherry Park Subdivision

Catchment ID: C

Date: 3/13/2015

Instructions:

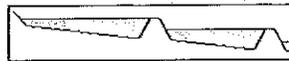
1. Identify which Stormwater Hierarchy Category the facility.
2. Select Facility Type.
3. Identify facility shape of surface facility to more accurately estimate surface volume, except for Swales and sloped planters that use the PAC Sloped Facility Worksheet to enter data.
4. Select type of facility configuration.
5. Complete data entry for all highlighted cells.

Catchment facility will meet Hierarchy Category: 1

Goal Summary:

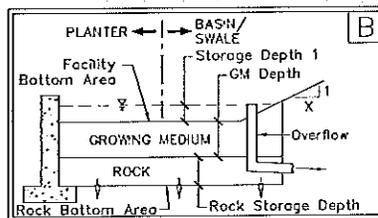
Hierarchy Category	SWMM Requirement	RESULTS box below needs to display...	
		Pollution Reduction as a	10-yr (aka disposal) as a
1	On-site infiltration with a surface infiltration facility.	PASS	PASS

Facility Type = Planter (Sloped)



Facility Configuration: B

Refer to Sloped Facility Worksheet and enter Variable Parameters



Calculation Guide
Max. Rock Stor. Bottom Area Per Swale Dims

DATA FOR ABOVE GRADE STORAGE COMPONENT

Infiltration Area = 71 sf
Surface Capacity Volume = 53.2 cf

Growing Medium Depth = 18 in
Freeboard Depth = N/A in

Surface Capacity at Depth 1 = 53 cf
Infiltration Area at 75% Depth 1 = 44 SF
GM Design Infiltration Rate = 2.00 in/hr
Infiltration Capacity = 0.003 cfs

BELOW GRADE STORAGE

Rock Storage Bottom Area = 54 sf
Rock Storage Depth = 18 in
Rock Void Ratio = 0.3

Rock Storage Capacity = 24 cf

Native Design Infiltration Rate = 12.00 in/hr
Infiltration Capacity = 0.015 cfs

RESULTS		Overflow Volume		
Pollution Reduction	PASS	0 CF	1% Surf. Cap. Used	Run PAC
			0% Rock Cap. Used	
10-yr	PASS	0 CF	99% Surf. Cap. Used	
			0% Rock Cap. Used	

FACILITY FACTS	
Total Facility Area Including Freeboard =	96 SF
Sizing Ratio (Total Facility Area / Catchment Area) =	0.098

Presumptive Approach Calculator Ver 1.2



Instructions:

1. Refer to facility graphics on the Graphics tab, then fill in all relevant facility parameters in the Data Entry table below. Data entry cells vary based on Facility Configuration selected on Facility Design Data tab.
2. Delete all facility parameters that may have been entered by the previous iteration that are no longer applicable.

Run Time 3/13/2015 10:48:50 AM

Date: 3/13/2015

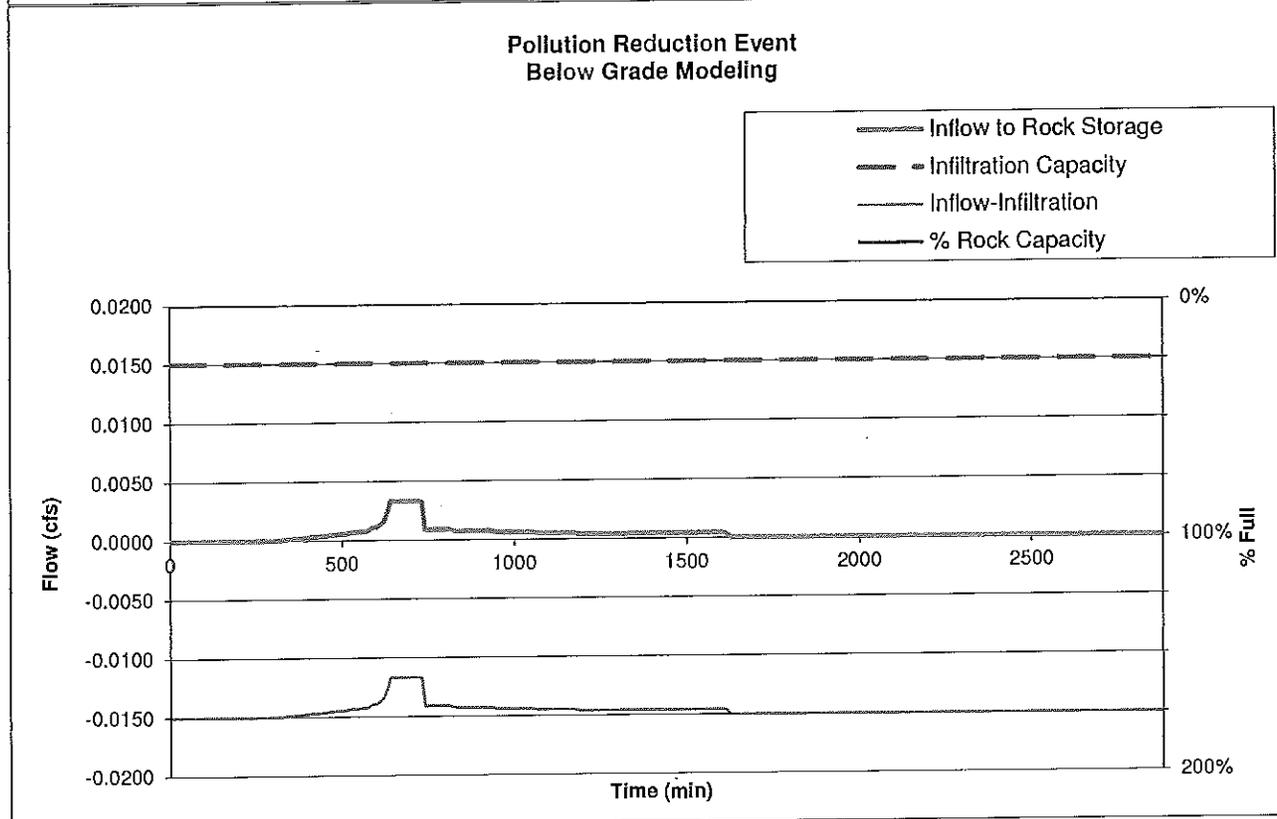
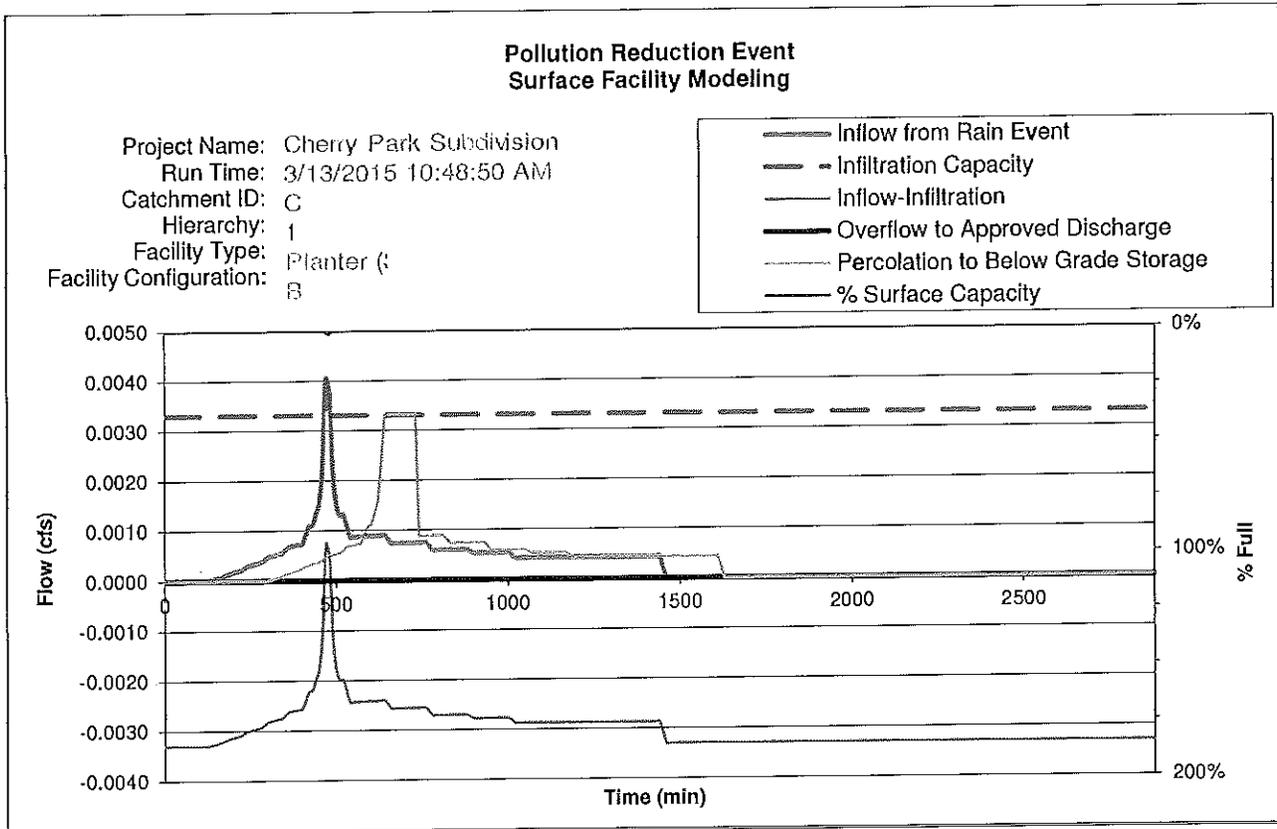
Project Name: Cherry Park Subdivision

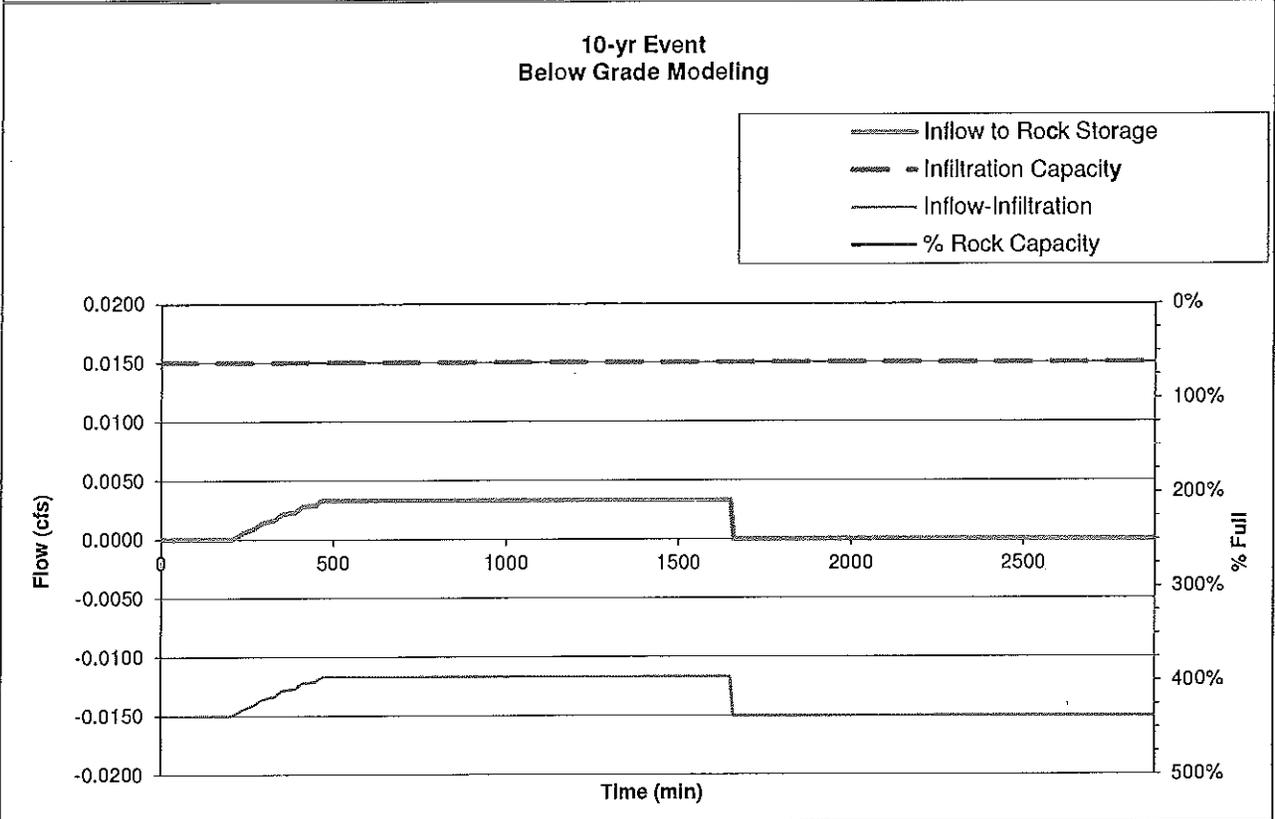
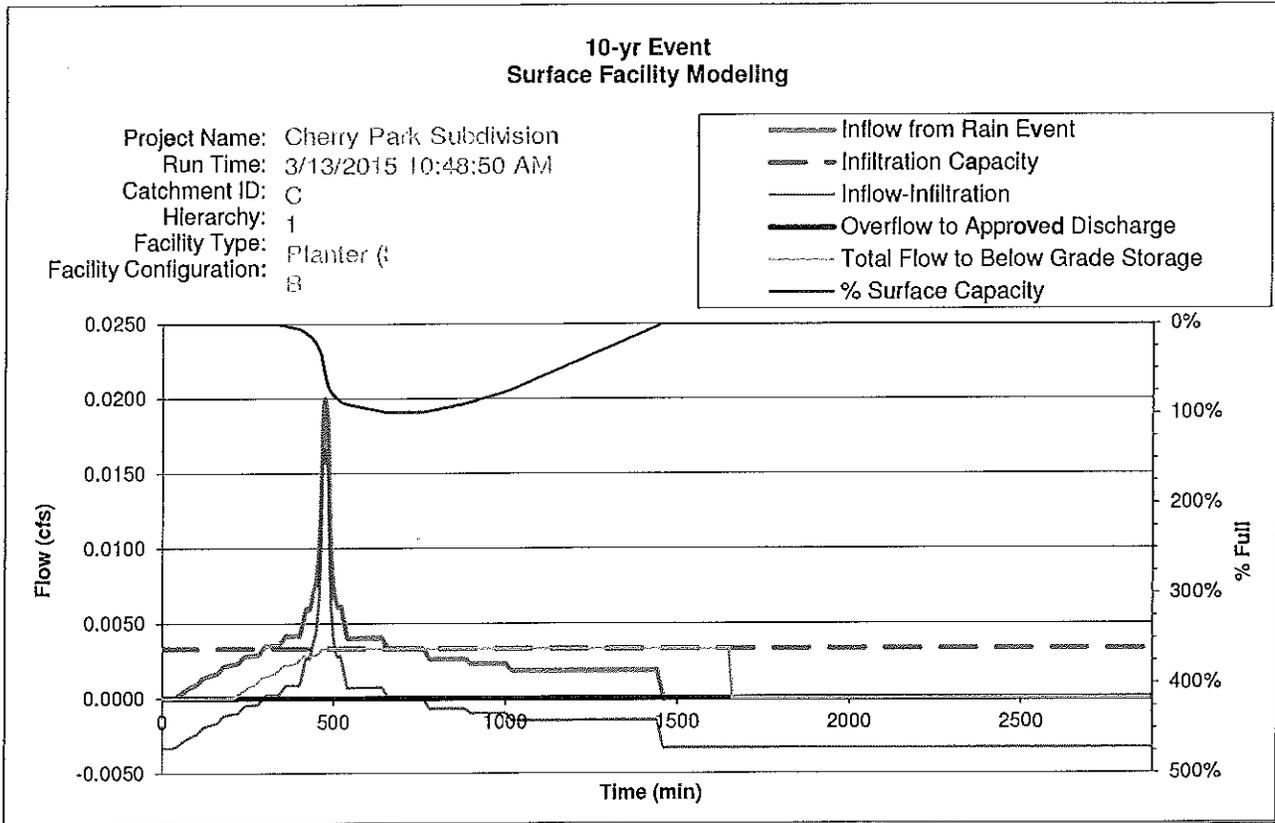
Catchment ID: C

Data Entry Parameters										Rock Storage Parameters																		
Facility Segment	Length of facility segment (ft)	Downstream Check Dam Length (ft)	Longitudinal Facility Slope (ft/ft)	Bottom Width (ft)	Side Slope Right	Side Slope Left	Downstream Depth (inches)	Landscaping Width (ft)	Rock Storage Width (ft)	Rock Storage Depth (inches)	Rock Void Ratio	Length of facility segment (ft)	Upstream Depth (inches)	Downstream Top Width (ft)	Downstream Cross-sectional Area (sq ft)	Upstream Cross-sectional Area (sq ft)	Surface Capacity Volume (cu ft)	75% of Max. Downstream Depth (inches)	75% of Max. Upstream Depth (inches)	75% of Max. Adjusted Length if D _{up} = 0 (ft)	75% of Max. Upstream Depth (inches)	75% of Max. Downstream Top Width (ft)	75% of Max. Upstream Top Width (ft)	Infiltration Area @ 75% Full (sq ft)	Rock Storage Length (ft)	Rock Storage Bottom Area (sq ft)	Rock Storage Capacity Volume (cu ft)	
1	12	0.5	0.005	1.75	3	3	12	8	4.5	18	0.3																	
2																												
3																												
4																												
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20																												

Error Messages

Project Name: Cherry Park Subdivision										Worksheet Calculations Parameters										Rock Storage Parameters									
Facility Segment	Adjusted Length of facility segment (ft)	Adjusted Length if D _{up} = 0 (ft)	Upstream Depth (inches)	Downstream Top Width (ft)	Downstream Cross-sectional Area (sq ft)	Upstream Cross-sectional Area (sq ft)	Surface Capacity Volume (cu ft)	75% of Max. Downstream Depth (inches)	75% of Max. Upstream Depth (inches)	75% of Max. Adjusted Length if D _{up} = 0 (ft)	75% of Max. Upstream Depth (inches)	75% of Max. Downstream Top Width (ft)	75% of Max. Upstream Top Width (ft)	Infiltration Area @ 75% Full (sq ft)	Rock Storage Length (ft)	Rock Storage Bottom Area (sq ft)	Rock Storage Capacity Volume (cu ft)												
1	11.75	N/A	11.30	7.75	4.75	4.31	53	9.00	8.30	N/A	8.30	5.90	5.90	71	12	54	24												
2	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0												
3	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0												
4	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0												
5	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0												
6	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0												
7	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0												
8	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0												
9	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0												
10	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0												
11	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0												
12	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0												
13	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0												
14	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0												
15	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0												
16	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0												
17	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0												
18	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0												
19	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0												
20	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0												





Planter A Design Data

KING COUNTY DEPARTMENT OF PUBLIC WORKS
Surface Water Management Division

HYDROGRAPH PROGRAMS
Version 4.21B

- 1 - INFO ON THIS PROGRAM
- 2 - SBUHYD
- 3 - MODIFIED SBUHYD
- 4 - ROUTE
- 5 - ROUTE2
- 6 - ADDHYD
- 7 - BASEFLOW
- 8 - PLOTHYD
- 9 - DATA
- 10 - RDFAC
- 11 - RETURN TO DOS

ENTER OPTION:

2

SBUH/SCS METHOD FOR COMPUTING RUNOFF HYDROGRAPH

STORM OPTIONS:

- 1 - S.C.S. TYPE-1A
- 2 - 7-DAY DESIGN STORM
- 3 - STORM DATA FILE

SPECIFY STORM OPTION:

1

S.C.S. TYPE-1A RAINFALL DISTRIBUTION

ENTER: FREQ(YEAR), DURATION(HOUR), PRECIP(INCHES)

100 24 5

***** S.C.S. TYPE-1A DISTRIBUTION *****
***** 100-YEAR 24-HOUR STORM **** 5.00" TOTAL PRECIP. *****

ENTER: A(PERV), CN(PERV), A(IMPERV), CN(IMPERV), TC FOR BASIN NO. 1
0 86 0.125 98 5

DATA PRINT-OUT:

AREA(ACRES)	PERVIOUS	IMPERVIOUS	TC(MINUTES)
A	CN	A	CN
.1	.0 86.0	.1 98.0	5.0

PEAK-Q(CFS)	T-PEAK(HRS)	VOL(CU-FT)
.16	7.67	2161

ENTER [d:][path]filename[.ext] FOR STORAGE OF COMPUTED HYDROGRAPH:

PLANTER-A

FILE ALREADY EXIST; OVERWRITE (Y or N) ?

Y

SPECIFY: C - CONTINUE, N - NEWSTORM, P - PRINT, S - STOP

S

KING COUNTY DEPARTMENT OF PUBLIC WORKS
Surface Water Management Division

HYDROGRAPH PROGRAMS
Version 4.21B

- 1 - INFO ON THIS PROGRAM
- 2 - SBUHYD
- 3 - MODIFIED SBUHYD
- 4 - ROUTE
- 5 - ROUTE2
- 6 - ADDHYD
- 7 - BASEFLOW
- 8 - PLOTHYD
- 9 - DATA
- 10 - RDFAC
- 11 - RETURN TO DOS

ENTER OPTION:

10

R/D FACILITY DESIGN ROUTINE

SPECIFY TYPE OF R/D FACILITY:

- | | |
|-----------|-----------------------|
| 1 - POND | 4 - INFILTRATION POND |
| 2 - TANK | 5 - INFILTRATION TANK |
| 3 - VAULT | 6 - GRAVEL TRENCH/BED |
- 6

ENTER: EFFECTIVE STORAGE DEPTH(ft) BEFORE OVERFLOW
1.5

ENTER: VERTICAL PERMEABILITY(min/in)
5

ENTER [d:][path]filename[.ext] OF PRIMARY DESIGN INFLOW HYDROGRAPH:
PLANTER-A
PRIMARY DESIGN INFLOW PEAK = .16 CFS

ENTER PRIMARY DESIGN RELEASE RATE(cfs):
0

ENTER NUMBER OF INFLOW HYDROGRAPHS TO BE TESTED FOR PERFORMANCE (5
MAXIMUM):
0

ENTER: NUMBER OF ORIFICES, RISER-HEAD(ft), RISER-DIAMETER(in)
0 1.5 1

RISER OVERFLOW DEPTH FOR PRIMARY PEAK INFLOW = 37.11 FT

SPECIFY ITERATION DISPLAY: Y - YES, N - NO
Y

SPECIFY: R - REVIEW/REVISE INPUT, C - CONTINUE
C

INITIAL STORAGE VALUE FOR ITERATION PURPOSES: 2274 CU-FT

ITERATION COMPUTATION BEGINS...

TRIAL	BOTTOM-AREA	STOR-AVAIL	STOR-USED	PK-STAGE	PK-OUTFLOW
1	5053.3	2273	28	.02	.15
2	2558.1	1151	28	.03	.15
3	1310.5	589	28	.07	.15
4	686.8	309	28	.12	.15
5	375.0	168	78	.63	.10
6	274.7	123	122	1.47	.08
7	273.5	123	123	1.49	.08
8	274.1	123	122	1.48	.08
9	273.7	123	123	1.49	.08

PERFORMANCE: INFLOW TARGET-OUTFLOW ACTUAL-OUTFLOW PK-STAGE
STORAGE
DESIGN HYD: .16 .00 .00 1.49 123

SPECIFY: D - DOCUMENT, R - REVISE, A - ADJUST ORIF, E - ENLARGE, S - STOP
D

PERFORMANCE: INFLOW TARGET-OUTFLOW ACTUAL-OUTFLOW PK-STAGE
STORAGE
DESIGN HYD: .16 .00 .00 1.49 123

STRUCTURE DATA: GRAVEL TRENCH/BED (30 PERCENT VOID VOLUME)

RISER-HEAD GRAVEL-BED-AREA STOR-DEPTH STORAGE-VOLUME
1.50 FT 273.7 SQ-FT 1.50 FT 123 CU-FT

ROUTING DATA:

STAGE(FT)	DISCHARGE(CFS)	STORAGE(CU-FT)	PERM-AREA(SQ-FT)
.00	.00	.0	.0
.15	.00	12.3	273.7
.30	.00	24.6	273.7
.45	.00	36.9	273.7
.60	.00	49.3	273.7
.75	.00	61.6	273.7
.90	.00	73.9	273.7
1.05	.00	86.2	273.7
1.20	.00	98.5	273.7
1.35	.00	110.8	273.7
1.50	.00	123.1	273.7
1.60	.01	123.1	273.7
1.70	.01	123.1	273.7
1.80	.01	123.1	273.7
1.90	.02	123.1	273.7
2.00	.02	123.1	273.7
2.10	.02	123.1	273.7
2.20	.02	123.1	273.7
2.30	.02	123.1	273.7
2.40	.02	123.1	273.7
2.50	.03	123.1	273.7
2.60	.03	123.1	273.7
2.70	.03	123.1	273.7
2.80	.03	123.1	273.7
2.90	.03	123.1	273.7
3.00	.03	123.1	273.7
3.10	.03	123.1	273.7
3.20	.03	123.1	273.7
3.30	.04	123.1	273.7
15.00	.10	123.1	273.7

AVERAGE VERTICAL PERMEABILITY: 5.0 MINUTES/INCH

SPECIFY: F - FILE, N - NEWJOB, P - PRINT IF/OF, R - REVISE, S - STOP

Planter B Design Data

KING COUNTY DEPARTMENT OF PUBLIC WORKS
Surface Water Management Division

HYDROGRAPH PROGRAMS
Version 4.21B

- 1 - INFO ON THIS PROGRAM
- 2 - SBUHYD
- 3 - MODIFIED SBUHYD
- 4 - ROUTE
- 5 - ROUTE2
- 6 - ADDHYD
- 7 - BASEFLOW
- 8 - PLOTHYD
- 9 - DATA
- 10 - RDFAC
- 11 - RETURN TO DOS

ENTER OPTION:

2

SBUH/SCS METHOD FOR COMPUTING RUNOFF HYDROGRAPH

STORM OPTIONS:

- 1 - S.C.S. TYPE-1A
- 2 - 7-DAY DESIGN STORM
- 3 - STORM DATA FILE

SPECIFY STORM OPTION:

1

S.C.S. TYPE-1A RAINFALL DISTRIBUTION

ENTER: FREQ(YEAR), DURATION(HOUR), PRECIP(INCHES)

100 24 5

***** S.C.S. TYPE-1A DISTRIBUTION *****
***** 100-YEAR 24-HOUR STORM **** 5.00" TOTAL PRECIP. *****

ENTER: A(PERV), CN(PERV), A(IMPERV), CN(IMPERV), TC FOR BASIN NO. 1

0 86 0.113 98 5

DATA PRINT-OUT:

AREA(ACRES)		PERVIOUS		IMPERVIOUS	TC(MINUTES)
A	CN	A	CN		
.1	.0	86.0	.1	98.0	5.0

PEAK-Q(CFS)	T-PEAK(HRS)	VOL(CU-FT)
.15	7.67	1953

ENTER [d:][path]filename[.ext] FOR STORAGE OF COMPUTED HYDROGRAPH:

PLANTER-B

FILE ALREADY EXIST; OVERWRITE (Y or N) ?

Y

SPECIFY: C - CONTINUE, N - NEWSTORM, P - PRINT, S - STOP

S

KING COUNTY DEPARTMENT OF PUBLIC WORKS
Surface Water Management Division

HYDROGRAPH PROGRAMS
Version 4.21B

- 1 - INFO ON THIS PROGRAM
- 2 - SBUHYD
- 3 - MODIFIED SBUHYD
- 4 - ROUTE
- 5 - ROUTE2
- 6 - ADDHYD
- 7 - BASEFLOW
- 8 - PLOTHYD
- 9 - DATA
- 10 - RDFAC
- 11 - RETURN TO DOS

ENTER OPTION:

10

R/D FACILITY DESIGN ROUTINE

SPECIFY TYPE OF R/D FACILITY:

- | | |
|-----------|-----------------------|
| 1 - POND | 4 - INFILTRATION POND |
| 2 - TANK | 5 - INFILTRATION TANK |
| 3 - VAULT | 6 - GRAVEL TRENCH/BED |
- 6

ENTER: EFFECTIVE STORAGE DEPTH(ft) BEFORE OVERFLOW

1.5

ENTER: VERTICAL PERMEABILITY(min/in)

5

ENTER [d:][path]filename[.ext] OF PRIMARY DESIGN INFLOW HYDROGRAPH:

PLANTER-B

PRIMARY DESIGN INFLOW PEAK = .15 CFS

ENTER PRIMARY DESIGN RELEASE RATE(cfs):

0

ENTER NUMBER OF INFLOW HYDROGRAPHS TO BE TESTED FOR PERFORMANCE (5 MAXIMUM):

0

ENTER: NUMBER OF ORIFICES, RISER-HEAD(ft), RISER-DIAMETER(in)

0 1.5 1

RISER OVERFLOW DEPTH FOR PRIMARY PEAK INFLOW = 32.62 FT

SPECIFY ITERATION DISPLAY: Y - YES, N - NO

Y

SPECIFY: R - REVIEW/REVISE INPUT, C - CONTINUE

C

INITIAL STORAGE VALUE FOR ITERATION PURPOSES: 1866 CU-FT

ITERATION COMPUTATION BEGINS...

TRIAL	BOTTOM-AREA	STOR-AVAIL	STOR-USED	PK-STAGE	PK-OUTFLOW
1	4146.7	1865	26	.02	.14
2	2103.0	946	26	.04	.14
3	1081.2	486	26	.07	.14
4	570.3	256	26	.14	.14
5	314.9	141	84	.88	.09
6	251.8	113	118	15.00	.07
7	262.7	118	110	1.38	.07
8	254.6	114	116	1.49	.07
9	258.5	116	113	1.43	.07
10	255.6	115	115	1.47	.07
11	257.0	115	114	1.45	.07
12	256.0	115	115	1.47	.07
13	256.5	115	115	1.46	.07
14	256.1	115	115	1.47	.07

PERFORMANCE: INFLOW TARGET-OUTFLOW ACTUAL-OUTFLOW PK-STAGE STORAGE

DESIGN HYD: .15 .00 .00 1.47 115

SPECIFY: D - DOCUMENT, R - REVISE, A - ADJUST ORIF, E - ENLARGE, S - STOP

D

PERFORMANCE: INFLOW TARGET-OUTFLOW ACTUAL-OUTFLOW PK-STAGE
STORAGE
DESIGN HYD: .15 .00 .00 1.47 115

STRUCTURE DATA: GRAVEL TRENCH/BED (30 PERCENT VOID VOLUME)

RISER-HEAD GRAVEL-BED-AREA STOR-DEPTH STORAGE-VOLUME
1.50 FT 256.1 SQ-FT 1.50 FT 115 CU-FT

ROUTING DATA:

STAGE(FT)	DISCHARGE(CFS)	STORAGE(CU-FT)	PERM-AREA(SQ-FT)
.00	.00	.0	.0
.15	.00	11.5	256.1
.30	.00	23.1	256.1
.45	.00	34.6	256.1
.60	.00	46.1	256.1
.75	.00	57.6	256.1
.90	.00	69.1	256.1
1.05	.00	80.7	256.1
1.20	.00	92.2	256.1
1.35	.00	103.7	256.1
1.50	.00	115.2	256.1
1.60	.01	115.2	256.1
1.70	.01	115.2	256.1
1.80	.01	115.2	256.1
1.90	.02	115.2	256.1
2.00	.02	115.2	256.1
2.10	.02	115.2	256.1
2.20	.02	115.2	256.1
2.30	.02	115.2	256.1
2.40	.02	115.2	256.1
2.50	.03	115.2	256.1
2.60	.03	115.2	256.1
2.70	.03	115.2	256.1
2.80	.03	115.2	256.1
2.90	.03	115.2	256.1
3.00	.03	115.2	256.1
3.10	.03	115.2	256.1
3.20	.03	115.2	256.1
3.30	.04	115.2	256.1
15.00	.10	115.2	256.1

AVERAGE VERTICAL PERMEABILITY: 5.0 MINUTES/INCH

SPECIFY: F - FILE, N - NEWJOB, P - PRINT IF/OF, R - REVISE, S - STOP

Planter C Design Data

KING COUNTY DEPARTMENT OF PUBLIC WORKS
Surface Water Management Division

HYDROGRAPH PROGRAMS
Version 4.21B

- 1 - INFO ON THIS PROGRAM
- 2 - SBUHYD
- 3 - MODIFIED SBUHYD
- 4 - ROUTE
- 5 - ROUTE2
- 6 - ADDHYD
- 7 - BASEFLOW
- 8 - PLOTHYD
- 9 - DATA
- 10 - RDFAC
- 11 - RETURN TO DOS

ENTER OPTION:

2

SBUH/SCS METHOD FOR COMPUTING RUNOFF HYDROGRAPH

STORM OPTIONS:

- 1 - S.C.S. TYPE-1A
- 2 - 7-DAY DESIGN STORM
- 3 - STORM DATA FILE

SPECIFY STORM OPTION:

1

S.C.S. TYPE-1A RAINFALL DISTRIBUTION

ENTER: FREQ(YEAR), DURATION(HOUR), PRECIP(INCHES)

100 24 5

***** S.C.S. TYPE-1A DISTRIBUTION *****
***** 100-YEAR 24-HOUR STORM **** 5.00" TOTAL PRECIP. *****

ENTER: A(PERV), CN(PERV), A(IMPERV), CN(IMPERV), TC FOR BASIN NO. 1
0 86 0.022 98 5

DATA PRINT-OUT:

AREA(ACRES)		PERVIOUS		IMPERVIOUS		TC(MINUTES)
A	CN	A	CN			
.0	.0	86.0	.0	98.0		5.0

PEAK-Q(CFS)	T-PEAK(HRS)	VOL(CU-FT)
.03	7.67	380

ENTER [d:][path]filename[.ext] FOR STORAGE OF COMPUTED HYDROGRAPH:

PLANTER-C

FILE ALREADY EXIST; OVERWRITE (Y or N) ?

Y

SPECIFY: C - CONTINUE, N - NEWSTORM, P - PRINT, S - STOP

S

KING COUNTY DEPARTMENT OF PUBLIC WORKS
Surface Water Management Division

HYDROGRAPH PROGRAMS
Version 4.21B

- 1 - INFO ON THIS PROGRAM
- 2 - SBUHYD
- 3 - MODIFIED SBUHYD
- 4 - ROUTE
- 5 - ROUTE2
- 6 - ADDHYD
- 7 - BASEFLOW
- 8 - PLOTHYD
- 9 - DATA
- 10 - RDFAC .
- 11 - RETURN TO DOS

ENTER OPTION:

10

R/D FACILITY DESIGN ROUTINE

SPECIFY TYPE OF R/D FACILITY:

- | | |
|-----------|-----------------------|
| 1 - POND | 4 - INFILTRATION POND |
| 2 - TANK | 5 - INFILTRATION TANK |
| 3 - VAULT | 6 - GRAVEL TRENCH/BED |
- 6

ENTER: EFFECTIVE STORAGE DEPTH(ft) BEFORE OVERFLOW

1.5

ENTER: VERTICAL PERMEABILITY(min/in)
5

ENTER [d:][path]filename[.ext] OF PRIMARY DESIGN INFLOW HYDROGRAPH:
PLANTER-C
PRIMARY DESIGN INFLOW PEAK = .03 CFS

ENTER PRIMARY DESIGN RELEASE RATE(cfs):
0

ENTER NUMBER OF INFLOW HYDROGRAPHS TO BE TESTED FOR PERFORMANCE (5
MAXIMUM):
0

ENTER: NUMBER OF ORIFICES, RISER-HEAD(ft), RISER-DIAMETER(in)
0 1.5 1

RISER OVERFLOW DEPTH FOR PRIMARY PEAK INFLOW = 1.30 FT

SPECIFY ITERATION DISPLAY: Y - YES, N - NO
Y

SPECIFY: R - REVIEW/REVISE INPUT, C - CONTINUE
C

INITIAL STORAGE VALUE FOR ITERATION PURPOSES: 246 CU-FT

ITERATION COMPUTATION BEGINS...

TRIAL	BOTTOM-AREA	STOR-AVAIL	STOR-USED	PK-STAGE	PK-OUTFLOW
1	546.7	245	5	.03	.03
2	279.1	125	5	.06	.03
3	145.4	65	5	.11	.03
4	78.5	35	13	.46	.02
5	54.2	24	23	1.32	.02
6	52.7	23	23	1.42	.01
7	52.8	23	23	1.41	.01
8	52.7	23	23	1.41	.01

PERFORMANCE: INFLOW TARGET-OUTFLOW ACTUAL-OUTFLOW PK-STAGE
STORAGE

DESIGN HYD: .03 .00 .00 1.41 23

SPECIFY: D - DOCUMENT, R - REVISE, A - ADJUST ORIF, E - ENLARGE, S - STOP
D

PERFORMANCE: INFLOW TARGET-OUTFLOW ACTUAL-OUTFLOW PK-STAGE
STORAGE

DESIGN HYD: .03 .00 .00 1.41 23

STRUCTURE DATA: GRAVEL TRENCH/BED (30 PERCENT VOID VOLUME)

RISER-HEAD GRAVEL-BED-AREA STOR-DEPTH STORAGE-VOLUME
1.50 FT 52.7 SQ-FT 1.50 FT 23 CU-FT

ROUTING DATA:

STAGE(FT)	DISCHARGE(CFS)	STORAGE(CU-FT)	PERM-AREA(SQ-FT)
.00	.00	.0	.0
.15	.00	2.4	52.7
.30	.00	4.7	52.7
.45	.00	7.1	52.7
.60	.00	9.5	52.7
.75	.00	11.9	52.7
.90	.00	14.2	52.7
1.05	.00	16.6	52.7
1.20	.00	19.0	52.7
1.35	.00	21.4	52.7
1.50	.00	23.7	52.7
1.60	.01	23.7	52.7
1.70	.01	23.7	52.7
1.80	.01	23.7	52.7
1.90	.02	23.7	52.7
2.00	.02	23.7	52.7
2.10	.02	23.7	52.7
2.20	.02	23.7	52.7
2.30	.02	23.7	52.7
2.40	.02	23.7	52.7
2.50	.03	23.7	52.7
2.60	.03	23.7	52.7
2.70	.03	23.7	52.7
2.80	.03	23.7	52.7

AVERAGE VERTICAL PERMEABILITY: 5.0 MINUTES/INCH

SPECIFY: F - FILE, N - NEWJOB, P - PRINT IF/OF, R - REVISE, S - STOP

Appendix C

-Geotechnical Report



Project No. 1380.001.G
Page No. 1

February 16, 2015

Mr. Jonah Nail
Nail Construction, LLC
12939 SE Marsh Road
Sandy, Oregon 97055

Dear Mr. Nail:

Re: Geotechnical Consultation and Field Infiltration Testing Services, Proposed 7-Lot Residential Development Site, 231 SW Cherry Park Road, Troutdale (Multnomah County), Oregon

In accordance with the request of Mr. Ray Moore of All County Surveyors & Planners, Inc and as required by the City of Troutdale we have completed our evaluation of the soil infiltration rate at the above subject proposed new residential development site (see Site Vicinity Map, Figure No. 1).

Specifically, we understand that present plans are to develop the subject property by constructing seven new single-family residential home sites which will be accessed via the construction of a new paved access road. Additionally, we understand that storm water from the hard surfaces (i.e., roofs and pavements) at the site is presently planned to be disposed of through a near surface infiltration system system.

On February 12, 2015, we were present at the site and performed two (2) field infiltration tests near the southerly and northerly ends of the proposed new paved access drive (see Site Exploration Plan, Figure No. 2). The testing consisted of a falling head open pit infiltration test in accordance with current EPA standards and/or Multnomah County Open Pit Falling Head test method. Specifically, two (2) 6-inch diameter test holes (FITH-#1 and FITH-#2) were excavated by hand to a depth of approximately two (2.0) to four (4.0) feet beneath the existing site and/or surface grades, respectively. The test holes generally encountered an upper soil deposit of approximately two (2) to three (3) feet of medium brown, slightly clayey, sandy silt to silty sand (ML/SM) intun underlain by medium to gray- brown, slightly clayey, silty sand (SM) with rock fragments (gravels) subgrade soils at a depth of approximately three (3) to four (4) feet below the existing site and/or surface grades.

Upon completion of the excavation of the test hole(s), a 6-inch diameter plastic PVC cylinder was inserted into and/or to the bottom of each test hole. The cylinder was then filled with water and the subgrade soils were allowed to presoak over time. Following the required presoaking period of approximately two (2) hours, water was again added into the cylinder and/or test hole and the rate at which the water level dropped was monitored and recorded over time. The test was repeated until consistent and/or repeatable test results were obtained.

The results of the field infiltration testing at the site revealed that the ultimate soil infiltration rate of the upper slightly clayey, sandy silt to silty sand and/or the underlying slightly clayey, silty sand with gravels subgrade soil ranged from a low of approximately eight (8) inches per hour (in/hr) at a depth of about two (2) feet in FITH-#1 to a high of approximately twenty-four (24) inches per hour (in/hr) at a depth of about four (4) feet in FITH-#2, respectively. In this regard, assuming a factor of safety of 2, we recommend that an allowable infiltration rate of between four (4) inches per hour (in/hr) and twelve (12) inches per hour (in/hr) be used for design purposes of the near surface infiltration system.

We appreciate this opportunity to be of service to you at this time and trust that the above information is suitable to your present needs. Should you have any questions regarding the above information or if you require any additional information and/or assistance with this project, please do not hesitate to call.

Sincerely,



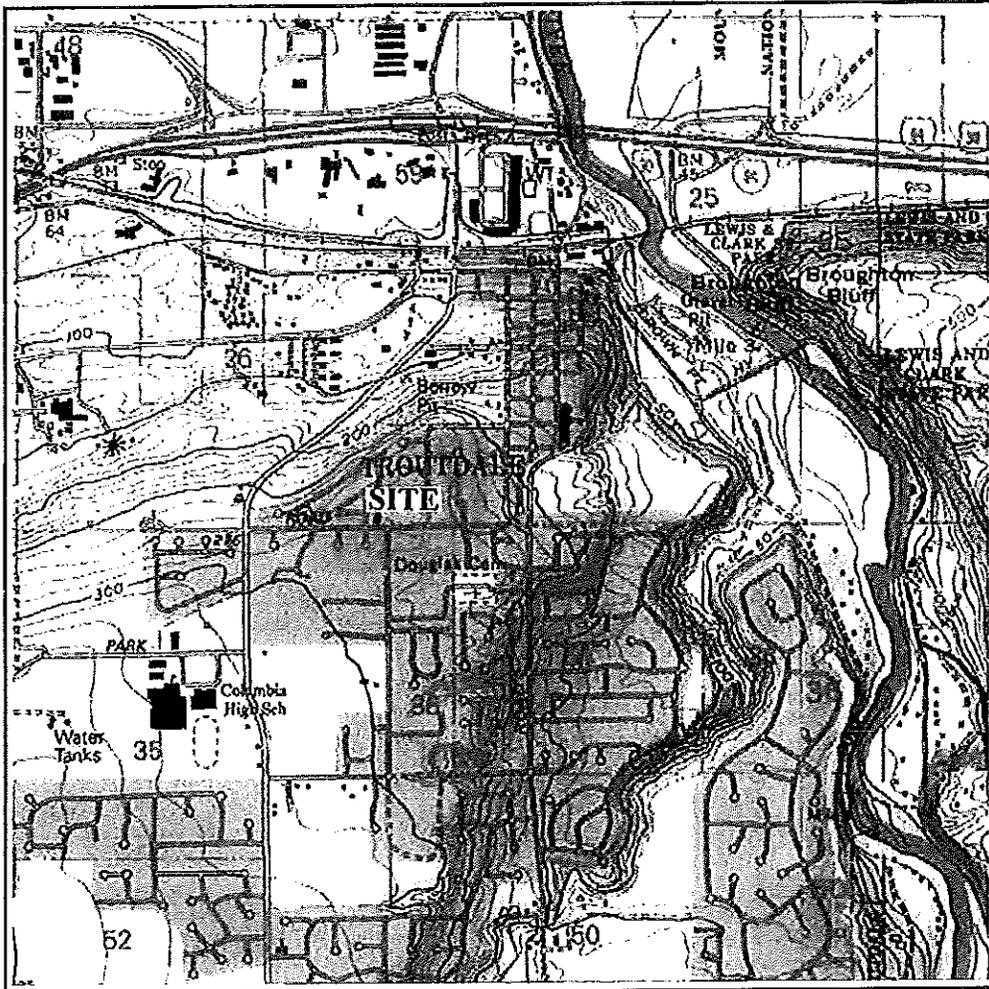
Daniel M. Redmond, P.E., G.E.
President/Principal Engineer



cc: Mr. Ray Moore, P.E.
All County Surveyors & Planners, Inc.

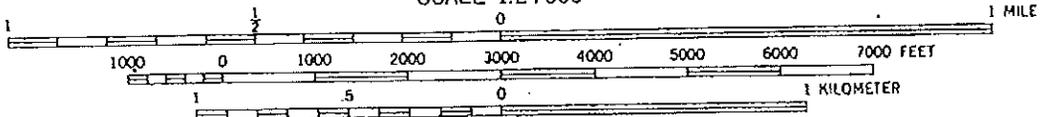
Attachments:

- Figure No. 1 - Site Vicinity Map
- Figure No. 2 - Site Exploration Plan



CAMAS QUADRANGLE
 WASHINGTON—OREGON
 7.5 MINUTE SERIES (TOPOGRAPHIC)
 SW/4 CAMAS 15' QUADRANGLE

SCALE 1:24 000



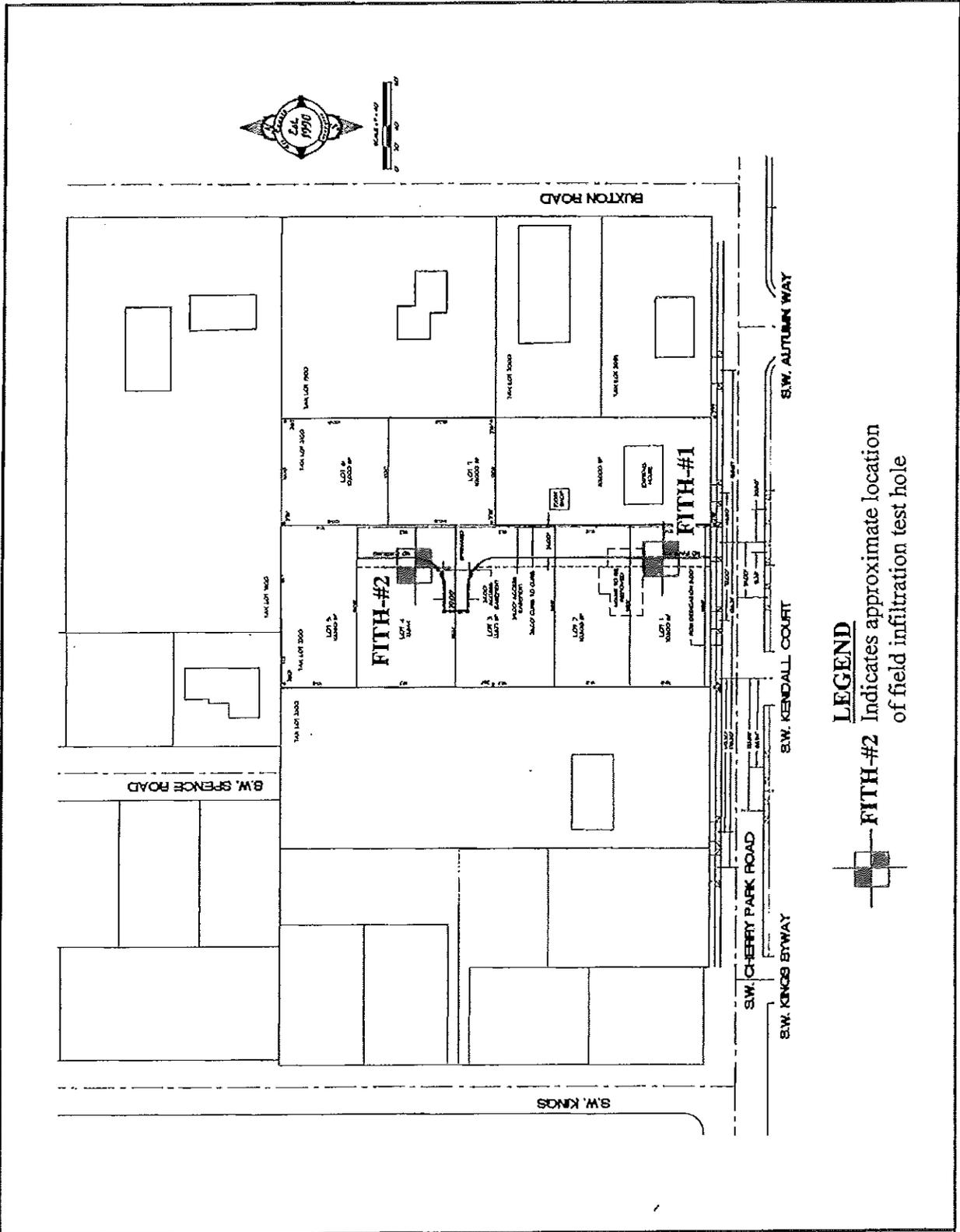
CONTOUR INTERVAL 10 FEET
 NATIONAL GEODETIC VERTICAL DATUM OF 1929
 DEPTH CURVES AND SOUNDINGS IN FEET—COLUMBIA RIVER DATUM

SITE VICINITY MAP

Project No. 1380.001.G

231 SW CHERRY PARK ROAD

Figure No. 1



LEGEND
 FITH-#2 Indicates approximate location of field infiltration test hole

SITE EXPLORATION PLAN

Project No. 1380.001.G

231 SW CHERRY PARK ROAD

Figure No. 2

Exhibit F

Multnomah County Road Rules Variance Request

Narrative For

Variance to Driveway Spacing

Troutdale, Oregon

February 24, 2015

Applicant/Owner:

Jonah Nail
231 SW Cherry Park Road
Troutdale, OR 97006
503-407-2185 (ph)

Representatives:

Kyle Cochran, EIT
Ray Moore, PE, PLS
All County Surveyors & Planners, Inc.
PO Box 955
Sandy, OR 97055
503-668-3151 (ph)
503-668-4730 (fax)



RENEWAL DATE: 12/31/2016

Variance to Driveway Spacing

Applicant: Jonah Nail
12939 SE Marsh Road
Sandy, OR 97055

Representative: Kyle Cochran, EIT
All County Surveyors & Planners, Inc.
P.O. Box 955
Sandy, OR 97055

Project Location: 231 SW Cherry Park Road, Troutdale, OR 97006

Legal Description: Tax Lot 2100 and 2200, 1N 3E 25CC, Multnomah County

Zone: (City of Troutdale) R-10 Single Family Residential

Site Size: Approximately 79,915 square feet (1.83 acres)

Proposals: -7-Lot Subdivision (with the City of Troutdale)
-**Driveway Spacing Variance (with Multnomah County)**

Appendix A Proposed 7-lot subdivision

SITE DESCRIPTION

The project site is located on SW Cherry Park Road, in Troutdale. The 1.83-acre site is currently occupied with one house. The land is gently sloped to the northeast with slopes ranging from +/-0.5% to +/-3.5%. The zoning of the property is City of Troutdale Zoning (R10) Single Family Residential. The site is a long, narrow site with limited frontage on SE Cherry Park Road. Public sanitary sewer and water are all located in SE Cherry Park Road.

Trees:

There is a stand of large fir trees on the west side of the property. The proposed location of the private drive (on the east side of the property) allows for these trees to remain undisturbed.

Street System:

There is an existing 50' right of way for SE Cherry Park Road. There will be 5 feet of additional right of way dedicated as required by Multnomah County. There are two existing driveway drops serving tax lot 2200 and one serving tax lot 2100. The existing driveway for tax lot 2100 will remain to serve the existing house. The driveway on the east side of tax lot 2200 will be modified as needed for the new private driveway. The driveway on the west side of tax lot 2200 will be removed. The proposed lots will take access from SE Cherry Park Road by the use of a 28' driveway located in a 39' access and utilities easement.

Storm Sewer System:

The driveway runoff and roof runoff will be collected and treated by infiltration systems onsite.

Sanitary Sewer System and Water Services:

Private sanitary sewer laterals will be installed in the private driveway to serve the new homes. Private water services will be installed in the private driveway to serve the new homes.

DEVELOPMENT PROPOSAL

The applicant will be proposing a 7-unit subdivision with the City of Troutdale. The site consists of tax lots 2200 and 2100. The existing home on tax lot 2100 will remain and a property line adjustment will be made to develop the north half of tax lot 2100. Based on constraining site dimensions and shape, the applicant is forced to have site access on the east side of tax lot 2200. The applicant is first proposing a variance to Multnomah County Design Standards Section 1.2.4, Private Access Driveway Spacing. The site layout is entirely dependent on the location of the driveway entrance; therefore the applicant is requesting this variance prior to submitting a planning application to the City of Troutdale. The variance is required because there is no way to efficiently layout the site while adhering to County Code Standards. The following Narrative addresses the Multnomah County Code Section 16.000 Variance from County Roadway Standards and Requirements as applicable.

COUNTY VARIANCE CRITERIA

16.000 Variance from County Standards and Requirements

16.100 *Variance Requirements:*

A. Multnomah County Code 29.507 provides for a variance by the County Engineer from County standards and requirements when written documentation substantiates that the requested variance is in keeping with the intent and purpose of County Code and adopted rules, and the requested variance will not adversely affect the intended function of the County road system or related facilities. A variance approval may include mitigation measures as conditions of approval.

B. All requests for a variance to these Road Rules that are part of a development that requires approval of that development as a “land use decision” or “limited Multnomah County Road Rules land use decision,” as defined in ORS 197.015, shall be submitted to the County Engineer at the time that application for the land use review is submitted to the applicable planning office having land use jurisdiction. The County Engineer’s decision on the variance to these Road Rules shall not become effective until the date that the associated land use decision becomes effective.

Response: The applicant’s site design is based on the location of the access road, and therefore they are applying for the driveway access permit prior to submitting for planning with the City of Troutdale. The location of the driveway needs to be resolved prior to submitting a costly and timely planning application to the City of Troutdale.

C. For properties within unincorporated areas of Multnomah County for which Multnomah County has not contracted for planning and zoning services, the Hearings Officer shall be the final County decision maker for all applications for variances to these Rules that are in conjunction with applications for development classified as a “Type III” or an appeal of a “Type II” land use permit application under MCC Chapter 37 or the corresponding code parts in MCC Chapter 38, as applicable.

Response: N/A - Land use for the proposed subdivision will be handled by the City of Troutdale.

16.200 *General Variance Criteria:* In order to be granted a variance, the applicant must demonstrate that:

A. Special circumstances or conditions apply to the property or intended use that do not apply to other property in the same area. The circumstances or conditions may relate to the size, shape, natural features and topography of the property or the location or size of physical improvements on the site or the nature of the use compared to surrounding uses;

Response: Based on constraining site shape and relation to existing features (existing driveways and an existing intersection) the developer is proposing an access to the development which meets the Minimum Setback from Intersecting Streets (SE Kendall Court) but does not meet the Minimum Access Driveway Spacing. Given the site’s dimension along SE Cherry Park Road and the site’s proximity to existing driveways and intersections there is no location along the frontage that meets both the Minimum Setback from Intersecting Streets and Minimum Access Driveway Spacing.

B. The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant and extraordinary hardship would result from strict compliance with the standards;

Response: It is not possible for the site to have a driveway that is compliant with Multnomah County Design Standards (30 meter Driveway and Intersection Spacing Requirement) and City of Troutdale development requirements, therefore the strict compliance of standards would prevent the legal allowed use of a driveway to serve the site.

C. The authorization of the variance will not be materially detrimental to the public welfare or injurious to other property in the vicinity, or adversely affect the appropriate development of adjoining properties;

Response: The proposed driveway on the east side of the site will not be materially detrimental to the public welfare or injurious to other property in the vicinity. The proposed plan will be to remove the west driveway serving tax lot 2200. This will help reduce the number of potential conflicts. This variance will, also, not adversely affect the appropriate development of adjoining properties.

D. The circumstances of any hardship are not of the applicant's making.

Response: The limitations to the site's driveway location are: the intersection of SW Kendall Court and the existing driveway of tax lot 2100. The end of the east curb return on SW Kendall Court comes +/-35' into the site while the driveway on tax lot 2100 is 22' off the site's east property line. The required 30 meter spacing from each of these obstacles allows for no legal access point to the site.

16.225 *Access Variance Standards:* Exceptions to access standards may be made by the County Engineer when spacing or other safety considerations make non-standard access acceptable. In addition to the variance requirements of Section 16.200 of these Rules, the applicant will be required to demonstrate that the proposed variance will not negatively impact the safety or capacity of the transportation system for a variance to be granted. The following are examples of variances that may be considered along with specific criteria that must be addressed before such a variance can be granted.

A. *Multiple Access Points:* The County Engineer may allow multiple access points when all spacing standards can be met, or when the additional access(es) will not negatively impact the safety or functionality of the Multnomah County Road Rules transportation system and a single access point cannot reasonably serve a site. Movement restrictions, such as right-in, right-out, may be placed on accesses to protect the safety and/or functionality of the transportation system.

Response: N/A, the proposed plan will be to remove the existing driveway on the west side of tax lot 2200.

B. *Access Spacing:* If it is not feasible to access a site and meet the access spacing standards, access may be located so as to provide the best access spacing possible. The County Engineer may require additional measures to mitigate sub-standard access spacing, such as a median or other restrictions.

Response: As stated above, it is not possible to meet access spacing standards. The current site layout does meet the Minimum Setback from Intersecting Streets.

C. *Sight Distance:* If it is not feasible to provide enough sight distance to meet County/AASHTO standards, the site's access must be located so as to provide the most sight distance possible. The County Engineer may require additional measures to mitigate sub-standard sight distance.

Response: The proposed access has adequate sight distance to both the east and west along SW Cherry Park Road.

16.250 *Local Access Roads Variance Standards:* The County Engineer will consider a variance from the improvement standards for a Local Access Road in the Design and Construction Manual if the topography or other features of the site make compliance with the improvement standards infeasible. Any variance issued under this Section must meet the criteria of section 16.200 of these rules as well as the minimum requirements of the local police, fire and emergency service providers, any applicable Building Code Requirements, any applicable Land Use Code requirements and meet any other applicable environmental requirements.

Response: N/A.

16.300 *Variance Request Procedure:* For the County Engineer to consider a variance request, it must be submitted in writing with the appropriate fee to the County prior to the issuance of any development permit. The written variance request shall be signed by a person with the authority to bind the applicant and shall include the following information as applicable:

- A. Applicant name, telephone/fax number(s), email address, mailing address,
- B. Property location and zoning;
- C. Current or intended use of the property;
- D. The nature and a full description of the requested variance;
- E. Site plan, sight distance, pedestrian traffic, intersection alignment, traffic generation, vehicle mix, traffic circulation including impact on through traffic, and other similar traffic safety considerations;
- F. Existing right-of-way or improvement limitations, and utility considerations;
- G. Adjacent land uses, their types, access requirements, and impact of traffic on them;
- H. Topography, grade, side hill conditions, and soil characteristics;
- I. Drainage characteristics and problems;

Response: See attached Maps and Narrative for above required information.

J. Fire Department access requirements within a public right-of-way and their written approval of the proposed modification;

Response: The proposed 28' wide driveway meets the fire department requirements.

K. Natural and historic features including but not limited to trees, shrubs or other significant vegetation, water courses, wetlands, rock outcroppings, development limitation, areas of significant environmental concern, etc;

Response: There is an existing stand of large fir trees on the west side of the site. See attached Maps. The proposed driveway location will allow most of these trees to remain.

L. Multnomah County Comprehensive Plan policies applicable to the particular parcel or location.

Response: All other improvements required by the County, including but not limited to a five foot right-of-way dedication, curb, 5 foot sidewalk, and planter strip are shown on the maps.

16.310 Completeness, Timelines, Public Notice, Decision:

A. Once a variance request application has been submitted to the County, the County Engineer will review the variance request application to determine if it contains all of the information necessary to make a decision on the variance request. If the County Engineer is satisfied that all of the needed information is included in the application, it will be deemed complete. If the County Engineer requires more information in order to make his or her decision, the application will be deemed incomplete. The County Engineer will determine completeness within 30 calendar days of receiving a variance request application.

Response: N/A at this time.

B. If an application is deemed incomplete, a letter will be sent to the applicant with a list of the items that must be included in the application for it to be deemed complete. Upon receipt of the completeness letter, the applicant will have 180 calendar days from the original application submittal date within which to submit the missing information or the application shall be rejected and all materials returned to the applicant.

Response: N/A at this time.

C. Within 30 days of the mailing of the initial completeness letter, the applicant shall submit to the County Engineer a statement accepting the 180 day time period to complete the application. Failure of an applicant to accept the time to complete the application within that 30 day time period will constitute a refusal to complete the application.

Response: N/A at this time.

D. Once an application is deemed complete by the County Engineer, or the applicant refuses to submit more information, the County shall take final action, pursuant to 16.100(B) and (C), within 120 days within an urban growth boundary or 150 days outside an urban growth boundary unless the applicant waives or extends the 120 or 150 day time period. However, these time periods do not apply to any application that depends upon a comprehensive plan or land use amendment. The final decision maker, the County Engineer or County Hearings Officer, as applicable, will provide a written decision to the variance request, with either approval, approval with modification, or denial. The decision shall contain specific findings supporting the conclusion reached.

Response: N/A.

E. Public notice of an application for a variance to these Road Rules shall be as follows:

1. For variance applications not in conjunction with a proposed development requiring a land use decision:

a. Notice of the application and invitation to comment shall be mailed to the applicant, the applicable recognized neighborhood association, and all property owners within 100 feet within the urban growth boundary or within 750 feet outside of the urban growth boundary. The County Engineer will accept comments for 14 days after the notice of application is mailed.

Response: N/A.

b. Notice of a decision of the County Engineer and information regarding an opportunity to appeal shall be mailed to all parties that were previously mailed the invitation to comment. If no appeal is filed, the County Engineer's decision shall become final at the close of business on the 14th day after the date on the decision. If an appeal is received, notice requirements are the same as those for appeal of a Type II Land Use Permit to the County Hearing's Officer, whose decision is the County's final decision. All subsequent appeal shall be to the Land Use Board of Appeals.

Response: N/A

2. For variance applications in conjunction with a proposed development requiring a land use decision the notice requirements shall be the same in scope and timing as those used in the land use application process of the respective jurisdiction.

Response: The applicant's site design is based on the location of the private access road, and therefore they are applying for the driveway access permit prior to submitting for planning with the City of Troutdale. The location of the driveway needs to be resolved prior to submitting a costly and timely planning application to the City of Troutdale.

16.400 County Engineer Initiated Variance: The County Engineer may initiate and establish a variance which is in keeping with the intent and purpose of the Code and adopted Rules and meets all the criteria of this section. The nature of the variance and written justification for the action will be included as a part of the County's records.

Response: N/A

1.2.4 Private Access Driveway Requirements

Reducing the number of existing and proposed access points on arterials and major collectors and improving traffic flow and safety in accordance with Multnomah Comprehensive Framework Plan Policy 34: Trafficways will be the primary consideration when reviewing access proposals for approval.

Variance to the access requirements of these rules for number, width, or location must be approved under the variance procedures in the "Street Standards Codes and Rules."

Restrictions may be imposed when approving a variance request. The restrictions could include limiting the turning movements, requiring a shared access, and/or closing one or more existing driveways. Existing lots of record, too small to meet the requirements, and minor modifications to existing active uses, may be given some flexibility when evaluating a variance request.

Response: The applicant is proposing one access point to improve traffic flow and safety for the proposed 7-lots. Tax lot 2200 has two driveway accesses. The westerly driveway will be removed with the frontage improvements and the easterly driveway will be widened to 28' as shown on the attached drawing.

Multi-Family Residential, Commercial, Office, and Industrial Uses - All requests for access must include a site plan and a traffic report as required by the County Engineer. The scope of the development will determine the information required, and could include, but not limited to, any or all of the information listed in the variance requirements of the "Street Standards Codes and Rules." The evaluation of the access request will consider the impacts that traffic generated by the proposed development will have on through traffic, traffic patterns, traffic queuing, and safety in the area. Approval will be based on the access requirements of section 1.2 of this manual. Shared driveways will be encouraged, or required where possible. Easements to accomplish shared access, either current or future, may be required as a condition of site design review or permit approval. Access may be denied if minimum requirements cannot be met and there is an approved alternate such as a shared access or access to an equal or lower classification street. One driveway access per frontage, or reasonable shared access, will be the standard for approval. Double frontage lots will be limited to access from a single street, usually the lower classification street. Approval of more than one driveway access, must be requested through the variance procedure.

Private Access Driveway Width

Response: The proposed 7-lot subdivision is a Single-Family Residential Development. The proposed driveway is 28' wide, which meets the city and fire department width requirements.

Private Access Driveway Spacing - Table 1.2.5 shows the private access driveway, or access point, spacing standards on Multnomah County roadways.

Table 1.2.5-Minimum Private Access Driveway Spacing Standards As Shown in Figure 1.2.1

Functional Classification = Major Collector

Minimum Access Driveway Spacing (AD) = 45m

Minimum Setback from Intersecting Street (AS) = 30 m

Note: (1) - 15 m spacing applies to all land uses except single family residential. There is no minimum spacing standard for single family residential driveways on local streets.

Figure 1.2.1 illustrates the definition of “access driveway spacing” and “setback from intersecting street.” As shown in Figure 1.2.1, the access driveway spacing is defined as the distance between driveway centerlines. The minimums apply both to driveways on the same side of the street as well as driveways on opposite sides of the street. Access driveways on opposite sides of the street should be located directly opposite each other, whenever possible. If not possible, the minimum access driveway spacing shall conform to Table 1.2.5. If these access driveway spacing standards preclude a frontage development from having an access driveway within their property, a driveway closer than the spacing standards with restricted turning movements can be considered through the variance process. With the exception of shared driveways, no driveway may encroach on any neighboring frontage, and the top of the driveway ramp must start at least 0.6 m from the property line. The intersection setback distance is defined as the distance between the intersection end of curb radius and the top of the driveway ramp. Access driveways near an intersection with a major collector or arterial shall be located beyond the maximum standing queue length at the intersection approach and no less than 15 m from the end of the radius return. If these intersection setback requirements prohibit access to the site, a driveway with restricted turning movements can be considered through the variance process.

Response: As stated above, it is not possible to meet access spacing standards. The proposed driveway will meet the Minimum Setback from Intersecting Streets. The proposed driveway is as close to directly opposite the driveway across SW Cherry Park Road as possible while maximizing the site area. See Sketch Map for details.

1.2.5 Pedestrian Crosswalk Spacing

Crosswalks shall be marked at all signalized intersections. Mid-block crosswalks may be considered in urbanized or rural areas on major collector or arterial streets in the vicinity of a major pedestrian generator. For a mid-block crosswalk to be considered, the pedestrian generator must be located at a point where it is inconvenient for pedestrians to walk to the nearest crosswalk to cross the street. The minimum distance between a mid-block crosswalk and an intersection crosswalk in fully developed urban areas (CBD, regional centers, town centers and LRT station area) shall be such that pedestrians do not need to walk more than 45 m to reach either a crosswalk or an intersection. This distance shall be 90m in other urban areas. All designated mid-block pedestrian crosswalks shall have advance crossing warning signs per the MUTCD. Signalization of pedestrian crosswalks at locations where vehicular signal warrants are not met is appropriate where MUTCD pedestrian volume or accident experience warrants are met.

Response: Intersection cross walks are located on either side of the site within the above standards – no mid-block ramps shall be required.

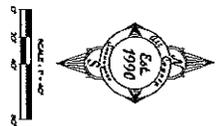
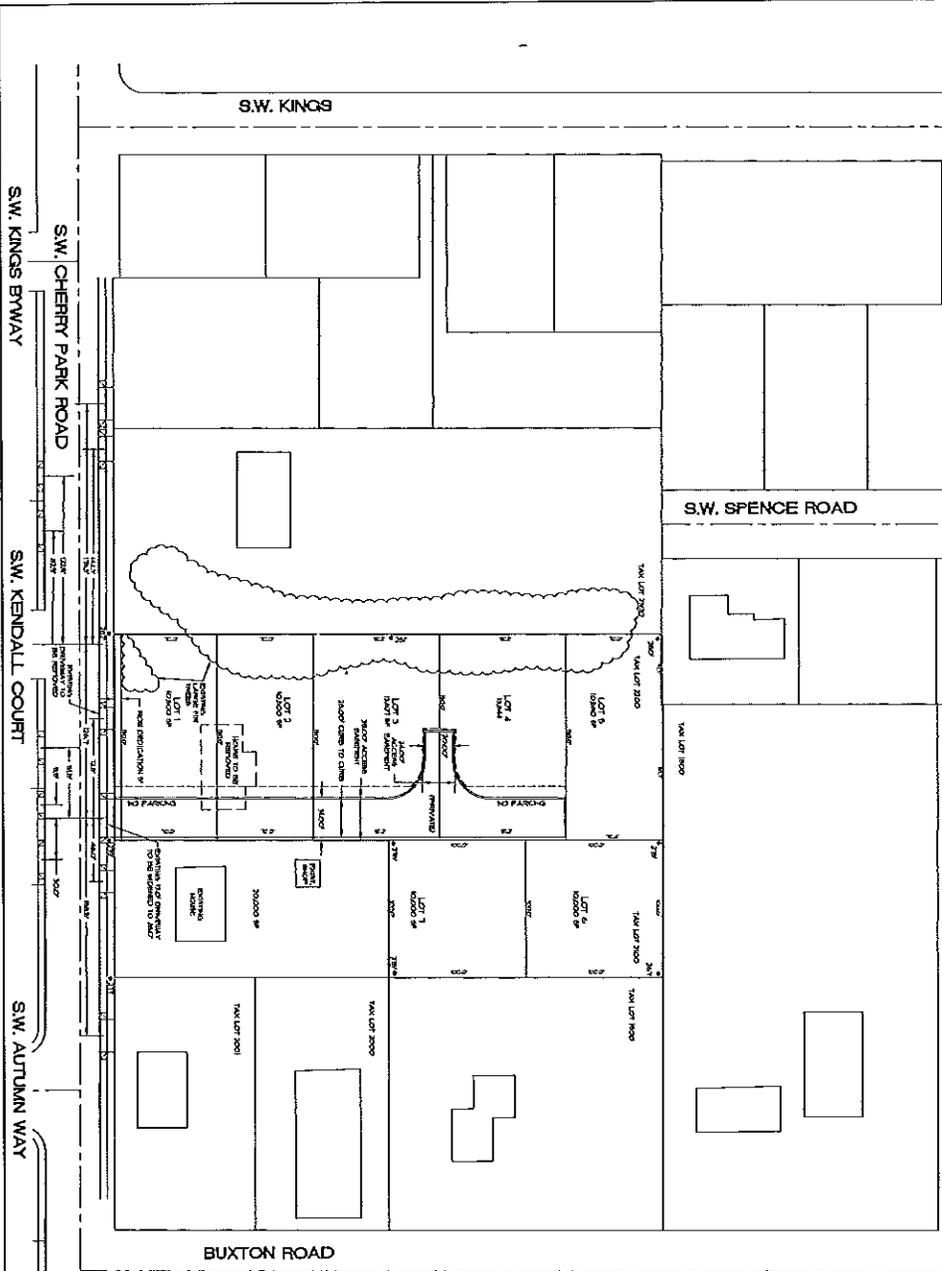
APPENDIX A
PROPOSED 7-LOT SUBDIVISION

PROPOSED 7-LOT SUBDIVISION

PRELIMINARY

PLANNER / ENGINEER
 ALL CITY PLANNING & ENGINEERING, INC.
 104 N. KIELING AVENUE, TROUTDALE, OR 97060
 P.O. BOX 503, TROUTDALE, OR 97060
 PHONE: (503) 638-7225
 FAX: (503) 638-7225

DEVELOPER
 NAL CONSTRUCTION, LLC
 104 N. KIELING AVENUE, TROUTDALE, OR 97060
 P.O. BOX 503, TROUTDALE, OR 97060
 PHONE: (503) 638-7225
 FAX: (503) 638-7225



NOTES

1. THIS LOT IS AN INDEPENDENT EASEMENT, SEPARATE FROM ANY OTHER EASEMENTS OR RIGHTS OF WAY. THE CITY OF TROUTDALE HAS NO INTEREST IN THIS LOT.
2. VERTICAL ELEVATIONS SHOWN ARE FROM COASTAL BIRTH.

CITY OF TROUTDALE
 104 N. KIELING AVENUE
 TROUTDALE, OR 97060
 PHONE: 503-638-7225
 FAX: 503-638-7225

Surveyors & Planners, Inc.
 Surveying, Planning and
 Civil Engineering
 P.O. Box 488, Troutdale, OR 97060
 Phone: (503) 638-7225
 Fax: (503) 638-7225
 DATE OF PLAN: 02-24-05

PROJECT: **PROPOSED 7-LOT SUBDIVISION**
 TAX LOT 2100 AND 2200
 LOCATION: 231 SW CHERRY PARK ROAD, TROUTDALE, OREGON

SCALE: AS SHOWN
 DATE: 02-24-05
 FILE: 14-033-PLANNING-008
 LEGAL: SECTION T1P RANGE 29 1 N 3 E



DATE	NO.	REVISION	BY

DESIGNED: RLT	BY: 1
DRAWN: KRC	DATE: 02/24/05
CHECKED: RLT	
APPROVED: RLT	

Exhibit G

Property Legal Descriptions



Fidelity National Title[®]

OREGON

Property Profile Report

231 SW CHERRY PARK RD TROUTDALE, OR 97060-1427

Ownership Information

Owner Name:

Please see attached vesting deed for current ownership.

Mailing Address:

138 NE 22ND AVE CANBY, OR 97013-2001

Property Description

County: Multnomah
Map / Tax Lot: 1N3E25CC/02200
Account Num: R320544
Property ID: R320544
Land Use: 101-101
Subdivision: SECTION 25 1N 3E

Census: 0103.05
Owner Occ.: No

Legal Description:

Please see attached vesting deed for legal description.

Property Characteristics

Property Type:	SINGLE FAMILY	Building SF:		Pool:	No
House Style:	RANCH	Living Area SF:	1,892	Deck SF:	
Year Built:	1939	Square Feet:	1,892	Deck Desc:	
Bedrooms:	3	1st Floor SF:	1,892	Patio SF:	160
Bathrooms:	1.00	2nd Floor SF:		Patio Desc:	COVERED PATIO
Heat:	FA	3rd Floor SF:		Foundation:	CONCRETE
Cooling:		Attic SF:		Exterior:	WOOD
Lot Size:	60,232	Bsmnt SF:	450	Ext. Finish:	
Acres:	1.38	Fin Bsmnt SF:		Interior:	
Garage Type:		Garage SF:		Roof Style:	GABLE
Fireplaces:	1	Bsmnt Type:		Roof Cover:	WOOD SHNGL

Assessment Information

Real Market Value:	\$ 374,890	Taxes:	\$ 3,217.37
Land Value:	\$ 310,500	Imp. Value:	\$ 64,390
Total Assessed Value:	\$ 175,810	Levy Code:	242
M-5 Rate:	18.3555	Tax Year:	14-15

Previous Sale Information

Sale Amount:

Sale Date:

Document Num:

Transaction History

No Transactions Found.

*All information provided by ValueCheck, Inc is deemed reliable, but not guaranteed.
Accuracy of the information may vary by county.*

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231 SW CHERRY PARK RD TROUTDALE, OR 97060-1427



These images are provided by Microsoft Virtual Earth. ValueCheck is supplying the data to assist the user in understanding the subject property and its surroundings, any assumptions made from the images are the sole responsibility of the user and ValueCheck assumes no liability.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

S.W. 1/4 S.W. 1/4 SEC. 25 T.1N. R.3E. W.M.
MULTNOMAH COUNTY
1" = 100'

1N 3E 25CC
TROUTDALE

1N 3E 25CC
TROUTDALE



SEE MAP IN 3E 26DA

SEE MAP IN 3E 25CB

SEE MAP IN 3E 26

SEE MAP IN 3E 26AA

SEE MAP IN 3E 25CB

APPROX. 1/10 COR.

Multnomah Assessor
PROPERTY INFORMATION

Owner Name	SIMNITT,ELSIE J	Property ID #	R320544
Owner Address	138 NE 22ND AVE CANBY, OR 97013-2001	Map Tax Lot #	1N3E25CC -02200
Situs Address	231 SW CHERRY PARK RD TROUTDALE, OR 97060	Neighborhood	R063
Alternate Account Number	R943250740	Levy Code Area	242
Information on Ordering Copies		Portland Maps	http://www.portlandmaps.com
Exemption		Expiration Date	
Tax Roll Description	SECTION 25 1N 3E, TL 2200 1.38 ACRES	Map Number	251N3E OLD 1N3E25CC -02200
Split/Merge Account Message	Split/Merge Account	Parcel	Property Use
			B - RESIDENTIAL IMPROVED
Special Account Information		Year Built	1939
		Account Status	A - Active
Related Accounts		Linked Accounts	

Deed	Grantor (Seller)	Grantee (Buyer)	Instrument	Date	Consider Amt
INST	SIMNITT,ELSIE J	SIMNITT,ELSIE J	BP04610085		\$0

Last Certified Year (2014) Information for R320544			
Taxable Assessed Value	Taxable Real Market Value	Land Value	Improvement Value
\$175,810	\$374,890	\$310,500	\$64,390

Important Information About R320544

If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

Total Tax Payoff Amount		
Current Year Tax Owed	Interest Date	Total Tax Payoff Amount
\$0.00	12/03/2014	\$0.00

Current Property Tax						
Third	Begin Balance	Amount Paid	Taxes Paid	Interest Paid	Discount	Date Paid
1st	1,072.46	1,072.46	1,072.46	0.00	0.00	11/17/14
2nd	1,072.46	1,029.56	1,029.56	0.00	42.90	11/17/14
3rd	1,072.45	1,018.83	1,018.83	0.00	53.62	11/17/14

Information Subject to Disclaimer - See Home Page

Tax Summary							
Year	Total Levied	Ad Valorem	Special Assessments	Principal	Interest	Date Paid	Total Owed
2014	3,217.37	3,157.37	60.00 [561] 60.00	0.00	0.00	11/17/14	0.00
2013	3,193.10	3,133.10	60.00 [561] 60.00	0.00	0.00	11/14/13	0.00
2012	3,036.18	2,986.18	50.00 [561] 50.00	0.00	0.00	11/13/12	0.00
2011	2,888.65	2,838.65	50.00 [561] 50.00	0.00	0.00	11/15/11	0.00

Property Tax History Summary						
Tax Year	Taxes Levied	Total Paid	Taxes Paid	Interest Paid	Date Paid	Total Owed
2014	3,217.37	3,120.85	3,120.85	0.00	11/17/14	0.00
2013	3,193.10	3,097.31	3,097.31	0.00	11/14/13	0.00
2012	3,036.18	2,945.09	2,945.09	0.00	11/13/12	0.00
2011	2,888.65	2,801.99	2,801.99	0.00	11/15/11	0.00

Assessment History						
Year	Improvements	Land	Special Mkt/Use	RMV	Exemptions	Assessed
2014	\$64,390	\$310,500	\$0 / \$0	\$374,890		\$175,810
2013	\$50,260	\$234,100	\$0 / \$0	\$284,360		\$170,690
2012	\$45,730	\$234,100	\$0 / \$0	\$279,830		\$165,720
2011	\$53,670	\$234,100	\$0 / \$0	\$287,770		\$160,900
2010	\$62,030	\$267,700	\$0 / \$0	\$329,730		\$156,220
2009	\$73,960	\$281,700	\$0 / \$0	\$355,660		\$151,670
2008	\$47,680	\$189,350	\$0 / \$0	\$237,030		\$147,260
2007	\$45,840	\$182,070	\$0 / \$0	\$227,910		\$142,980
2006	\$40,570	\$161,120	\$0 / \$0	\$201,690		\$138,820
2005	\$36,220	\$143,860	\$0 / \$0	\$180,080		\$134,780
2004	\$33,850	\$134,450	\$0 / \$0	\$168,300		\$130,860
2003	\$33,190	\$131,810	\$0 / \$0	\$165,000		\$127,050
2002	\$31,610	\$125,540	\$0 / \$0	\$157,150		\$123,350
2001	\$30,690	\$121,880	\$0 / \$0	\$152,570		\$119,760
2000	\$30,390	\$71,170	\$0 / \$0	\$101,560		\$81,310
1999	\$29,500	\$69,100	\$0 / \$0	\$98,600		\$78,950
1998	\$28,600	\$67,100	\$0 / \$0	\$95,700		\$76,660
1997	\$28,000	\$65,800	\$0 / \$0	\$93,800		\$74,430

1996	\$26,200	\$61,500	\$0 / \$0	\$87,700		\$87,700
1995	\$24,700	\$58,000	\$0 / \$0	\$82,700		\$82,700

2015 Land Information (Unedited and Uncertified)

ID	Type	Acres	Sq Ft
L1	RES - RESIDENTIAL LAND	1.38	60000

2015 Improvement Information (Unedited and Uncertified)

ID	Type	Class.	Area	Year Built Actual/Effective
1	(SFR) SINGLE FAMILY RESIDENTIAL	B		
1.1	(MA) MAIN	3.0	1892	1939 / 1939
1.2	(UB) UNF BSMT	3.0	450	
1.3	(CVP) COV PATIO	3.0	160	
1.4	(SHD) SHED	3.0	60	
1.5	(SHD) SHED	3.0	100	
1.6	(UA) UNF ATTIC	3.0	676	

P/O 6/13/01

After recording return to: Richard A. Weill, 102 W. Hist. Hwy., Troutdale OR 97060-2033
Tax statements: Elsie J. Simnitt 231 SW Cherry Park Rd., Troutdale OR 97060-1427

Grantor: Elsie Simnitt
Grantee: Elsie J. Simnitt

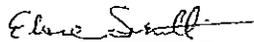
BARGAIN AND SALE DEED

Elsie Simnitt, Grantor, does hereby grant, bargain, and sell to Elsie J. Simnitt, that certain property located in Multnomah County, Oregon and described in a deed recorded on 2/19/99 as doc. no. 99034987.

The consideration for this transfer is \$0 and is done for the purpose of having the Multnomah County Assessor eliminate tax lot 2301 and combine it into grantee's existing tax lot number 2200.

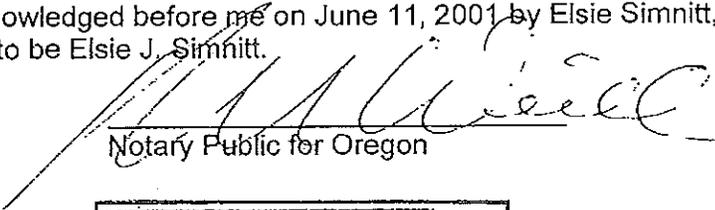
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

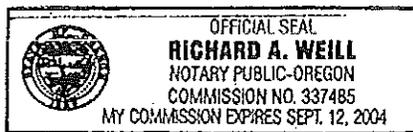
June 11, 2001.


Elsie Simnitt

STATE OF OREGON)
County of Multnomah)ss.

This instrument was acknowledged before me on June 11, 2001 by Elsie Simnitt, who is personally known by me to be Elsie J. Simnitt.


Notary Public for Oregon



Recorded in the County of Multnomah, Oregon

C. Swick, Deputy Clerk

Total : 19.00

2001-088178 06/13/2001 01:01:14pm ATSM

A31	1	REC	SUR	DOR	OLIS
		5.00	3.00	10.00	1.00



Fidelity National Title

Company Of Oregon

Prepared By:
Date : 3/19/2015

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com

OWNERSHIP INFORMATION

Owner : Nuffer John S;Nuffer Helen L
CoOwner :
Site Address : 149 SW Cherry Park Rd Troutdale 97060
Mail Address : 149 SW Cherry Park Rd Troutdale Or 97060
Telephone :

Bldg # 1 Of 1
Ref Parcel Number : 1N3E25CC 02100
T: 01N R: 03E S: 25 Q: SW QQ: SW
Parcel Number : R320560
County : Multnomah (OR)

TRANSFER HISTORY

Owner(s)	Date	Doc #	Price	Deed	Loan	Type
:Nuffer John S;Nuffer Helen L	:	1932-0096	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

PROPERTY DESCRIPTION

Map Page Grid : 599 G5
Census Tract : 103.05 Block: 1
Neighborhood : R063
Subdivision/Plat :
Improv Type : Sfr Single Family Residential
Class Code : 4.0
Land Use : 101 Res,Sfr,Improved
Legal : SECTION 25 1N 3E, TL 2100 0.92
: ACRES MAP 251N3E
:

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$212,500
Mkt Structure : \$112,530
Mkt Total : \$325,030
%Improved : 35
M50AssdTotal : \$186,570
Levy Code : 242
14-15 Taxes : \$3,410.61
Millage Rate : 17.9590

PROPERTY CHARACTERISTICS

Bedrooms : 3	Bldg Sq Ft : 1,717	Year Built : 1958
Bathrooms : 1.50	1stFlrSqFt : 1,717	Total Units :
Family Room : 1	2ndFlrSqFt :	LotAcres : .92
Kitchen : 1	AtticSqFt :	LotSqFt : 40,000
Dining Room : 1	BsmtFinSqFt :	Lot Dimen :
Utility Room : 1	BsmtUnFinSqFt :	Curb/Gutter : Yes
Living Room : 1	BsmtTotalSqFt :	StAccess :
Other Rooms :	TotalLvgSqFt : 1,717	Paving Matl : Paved
Floor Cov : Carpet	GarageSqFt :	ElecService :
Fireplace : 1	GarageSpaces :	Nuisance : Avg Traffic
Cooling :	GarageType :	Sewer : Sanitary
Heat Method : Forced	Patio SqFt :	View Qlty :
Heat Source : Oil	Patio :	Foundation : Concrete
WallMaterial : Wood	Deck SqFt : 800	Roof Mat : Composition
Water Source : Yes	Deck : Yes	Roof Shape : Gable
Bldg Style :	Stories : 1	Const Type :

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.



Fidelity National Title

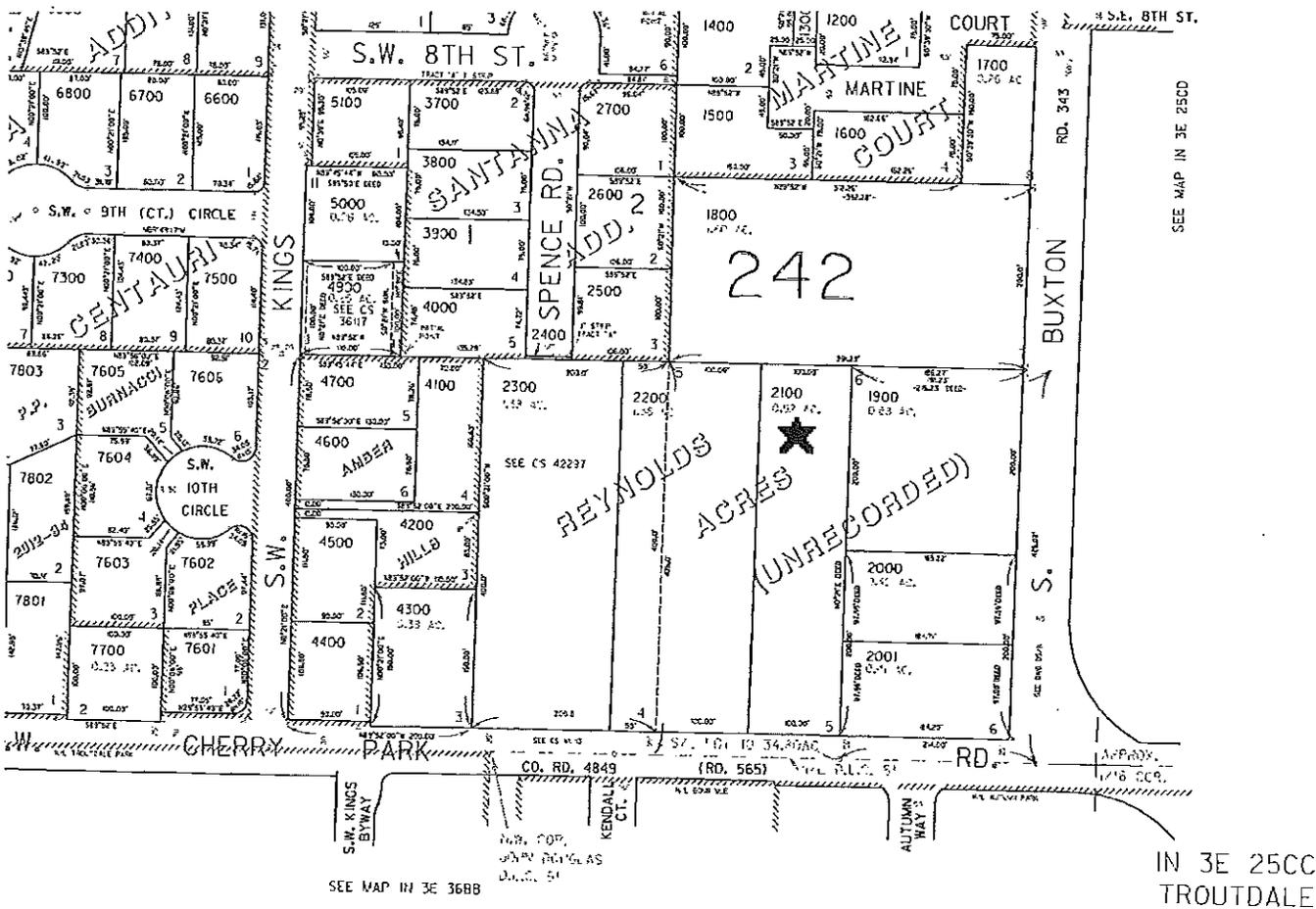
Company Of Oregon

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com



Parcel #: R320560

Ref Parcel Number: 1N3E25CC 02100



The map is copied from the public records and is provided solely for the purpose of assisting in locating the premises. Fidelity National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements ascertained by actual survey.

1953
 who known
 via Instrument and acknowl-
 edged.
 we hereto set my hand and
 seal this 9th day of
 December, 1953
 Notary Public for Oregon
 State of Oregon



1953 06
 KNOW ALL MEN BY THESE PRESENTS, That
 RALPH I. STEELE and MARGARET E. STEELE, husband and wife
 in consideration of \$20 and 10/100 Dollars,
 and other valuable consideration
 to them paid by JOHN S. NUFFER and HELEN L. NUFFER, husband and wife, grantes,
 do hereby grant, bargain, sell and convey unto the said grantees, as tenants by the entirety, their heirs
 and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated
 in the County of MULTNOMAH and State of Oregon, bounded and described as follows, to-wit:
 Beginning at a point in South line of Section 25, Township 1, North, Range 3
 East of the Willamette Meridian, which is South 89°52' East 840 feet from
 the Southwest corner thereof; thence continuing South 89°52' East 200 feet
 to the point of beginning of tract herein to be described; thence North 0°
 21' East parallel with the West line of the said Section, a distance of 125
 feet to a point; thence North 89°52' West 100 feet to a point; thence South
 0° 21' West 125 feet to a point; thence South 89°52' East 100 feet to the
 point of beginning, EXCEPTING THEREFROM the southerly 25-foot in County
 Road 565,
 To Have and to Hold the above described and granted premises unto the said grantees as tenants
 by the entirety, their heirs and assigns forever.
 And ye, the grantor, do covenant that ye, ye, and your lawful heirs in fee simple of the above
 granted premises free from all incumbrances,
 and that ye, ye, will without heirs, executors and administrators, shall warrant and forever defend
 the above granted premises, and every part and parcel thereof, against the lawful claims and demands of
 all persons whomsoever.
 Witness our hand and seal this 9th day of December, 1953
 Ralph I. Steele (SEAL)
 Margaret E. Steele (SEAL)

STATE OF OREGON,
 County of Multnomah, ss. On this 9th day of December, 1953,
 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the
 within named RALPH I. STEELE and MARGARET E. STEELE, husband and wife
 who are
 known to me to be the identical individuals described in and who executed the within
 instrument, and acknowledged to me that they executed the same freely and voluntarily.
 IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official
 seal the day and year last above written.
 Notary Public for Oregon
 My Commission expires 12/31/56

FORM No. 12-5274
 KNOW
 VVier
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 County of Me
 A tract
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 IN WIT
 PACIFIC TITLE INSURANCE CO.
 1953

WARRANTY DEED
 RALPH I. STEELE, et ux
 TO
 JOHN S. NUFFER, et ux
 AFTER RECORDING RETURN TO
 SECURITY BANK OF TROUDDALE
 P. O. Box 717
 TROUDDALE, OREGON

STATE OF OREGON
 County of Multnomah
 Notary Public
 My Commission expires 12/31/56
 DEED
 RECORDED 10 PM 3:30
 1953
 46417
 46425

**BUILDING DEPARTMENT
CITY OF TROUTDALE**

ATTACHMENT

2

22 DEC 14

MEMORANDUM FOR MARK McCAFFERY, CITY PLANNER

FROM: Stephen Winstead
Building Official

SUBJECT: Response to request for comments on P2014-019, 231 Cherry Park Subdivision.

References: (a) Oregon Structural Specialty Code (2014)

1. Permits are required for this project in accordance with Section 105.1 of Reference (a).
2. Troutdale has some specific structural loading conditions that are unique. We are in a high wind area with 135 MPH with full exposure to the Columbia River per figure 1609 of reference (a). The design of the project must take this into consideration.
3. The City of Troutdale has been identified as an area where radon mitigation is required. For more information the applicant can contact the building department.
4. Gresham Fire will need to comment on access and fire hydrant requirements.

Stephen Winstead
Building Official
City of Troutdale

copy to: John Morgan; Planning Director
Craig Ward, City Manager

Troutdale P2015-018**NAME: Cherry Park Subdivision****FROM: Shawn Durham (Shawn.Durham@GreshamOregon.gov)****DATE: 4/14/15**

1. Residential homes up to 3,600 sq ft require a minimum of 1,000 gpm fire flow. Residential homes from 3,601 – 4,800 square feet require 1,750 gpm fire flow. The fire flow increases from there. Fire Flow forms will be required to be filled out during the building permit process. **OFC App B**
2. Each building is required to be sprinklered if the code's minimum water flow is not available. **OFC App B**
3. The fire access road looks to be approximately 23 feet wide. Both sides and the hammerhead fire apparatus turnaround will be required to be marked NO PARKING FIRE LANE. **OFC 503.3**
4. The turning radius for all emergency apparatus roads shall be: 28' inside and 48' outside radius. This must be indicated **OFC 503.2.4**
5. All Fire Dept. Access Roads shall be constructed and maintained prior to and during construction. **OFC 1410**
6. Access roads shall support an imposed load of at least 75,000 lbs. Provide an engineer's letter stating that requirement was met during subdivision final. **OFC 503 & APP D-102.1**
7. The location of the fire hydrants are not indicated on the plans. A fire hydrant must be within 600 feet of the furthest point around the furthest home. This is measured as the fire hose lays on the ground. Fire Hydrants will be required to have Storz quick connection adapters installed. I can email you a copy. **OFC 507.5**
8. Where a fire hydrant is installed the access road must be a minimum of 26' wide for a min of 40'. **OFC APP D-103.1**

Mark McCaffery

From: Rose Merrill <romerrill7@rocketmail.com>
Sent: Monday, May 04, 2015 9:05 AM
To: Mark McCaffery
Subject: subdivision file 15-018

City of Troutdale

ATT: Mark McCaffery, Planner,

I would like to express my concern about the development on the property at 231 SW. Cherry Park Road. The added traffic from a seven dwelling development is a concern, (cars traveling Cherry Park Rd. already travel above the speed limit), adding possibly fourteen cars to traffic will be dangerous. My children walk Cherry Park to get to their school. Living across the street from said development, I am also worried that clearing of trees will weaken the other old growth in the area. Also with only one route and seven homes to get to Fire and Safety personal would have concerns getting in and out of the development. There must be a better plan, perhaps cutting fewer trees and building fewer homes. The fire on the property last night has not increased my trust of this developer.

Thank You

Rosalie Merrill
1103 SW Kendall Ct.
Troutdale, Or.

May 5, 2015

MAY 11 2015

City of Troutdale
Community Development Dept.

Planning Commissioners and relevant city staff,

My name is Ryan A. McNaughton and I have lived in Troutdale for 32 years. The Meger estate property at 301 SW Cherry Park Road has been in my family for 71 years, and my grandfather Roy Meger owned and operated the original and historic Troutdale General Store for 50 years.

I currently live the home mentioned above, with my young and recently expanding family. I am writing this letter in order to outline our concerns and opposition to the proposed development at 231 SW Cherry Park Road. This property is directly to east of our property at 301 and shares a forested property line.

I Ryan A. Mc Naughton have voiced my concerns to the previous city planer Elisabeth Mc Cullum and current planner Mark Mc Caffery on several occasions via phone and in person. I have also voiced my concerns to the developer Jona Nail via text message and once verbally in person at the 231 property. Unfortunately I do not feel that my concerns have been addressed.

We oppose this development in its current form and we object to the plan for several reasons. We believe that existing conditions on our property make it impracticable to cut down healthy trees to create this development

It is our belief that the removal of the trees to the east will weaken the trees on my property causing them to fail and fall. Furthermore the footprints of the proposed homes will compromise the root systems of the trees that the developer plans to leave standing, causing them to fail. We remind you that these trees must withstand 40mph+ sustained Troutdale east winds. When these trees fail it will result in extreme property damage, injury or death.

It is our understanding that the City does not employ a Forester or Arborist, there has been no expert consulted in the planning of this project. We astonished that a professional certified arborist was not required to assess this situation.

No soil test was done.

Please answer these questions,

We ask who at the city is qualified to make this decision. How did they reach the decision that the development as proposed would not affect the trees left by the developer and those on our property?

How was it determined this would not create a hazard? Did they determine that this development as proposed will be safe? (Goal 7)

Why was no soil test done?

Who will be held liable if a situation occurs?

Not only would it adversely impact our property and its value, but according to the Comprehensive Plan policies highlighted below, we believe that it would also negatively impact the overall environmental quality of Troutdale. The main point that we hope to illustrate is that the environmental services provided by the old growth stands of trees currently creating habitat, absorbing CO₂, producing oxygen, filtering storm water, and other benefits are of greater value to the City than 7 new homes. However my greatest concern is the safety of myself, my family and neighbors. Plainly stated this development as purposed crates an extremely hazardous and UN-safe situation.

The following are direction and policies from Troutdale's Comprehensive Plan to support our concerns.

GOAL 2- LAND USE

7. Prepare development standards which recognize and respect the character of established areas. Maximum flexibility in development shall be encouraged in undeveloped areas.

GOAL 5- OPEN SPACES, SCENIC AND HISTORIC AREAS & NATURAL RESOURCES:

Wildlife- "The primary land use activity that conflicts with non-game wildlife in the urban area is the elimination of open space and associated native plant species...Residential, commercial, and industrial developments should not adversely impact open space or native plant species."

POLICIES

1. Conserve open space by limiting development that will have adverse impacts.
5. Conserve and enhance drainage ways for the purpose of containing and regulating storm water runoff and, where appropriate, as natural corridors which allow the passage of wildlife between natural areas throughout the City, as well as providing wildlife habitat characteristics including food, water, cover, breeding, nesting, resting, and wintering areas.

GOAL 6 - AIR, WATER, AND LAND RESOURCES QUALITY

5. Maintain environmental quality by guiding future development and land use activities. Prohibit activities that will significantly deteriorate the existing high quality of the air, water, and land resources.
7. Maintain a quiet and healthful environment for residents of Troutdale.

GOAL 7-AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS

OTHER HAZARDS

Troutdale has no known seismic fault or volcanic areas. The area is classified Zone 2 by the State Structural Specialty Code.

POLICIES

1. Ensure that development in highly hazardous areas will be restricted or prohibited. Development may be allowed in areas of potential hazard if appropriate safeguards are taken in the design and construction to protect affected persons and property.
2. Require that development occur in a manner that respects and retains natural vegetation in areas with sensitive features such as streams, creeks, and other bodies of water and steep slopes.
3. Restrict development within flood hazard areas to those uses which can be adequately flood proofed.
4. Require mitigating measures where one or more of the following conditions exist:
 - a. Slopes in excess of 30%.
 - b. Known unstable soils.
 - c. Evidence of old or recent slides.
 - d. Identified slide hazard areas.

- e. Evidence of soil creep.
- f. Land lying below any of these listed conditions

GOAL 10- HOUSING

1b. Residential areas shall offer a wide variety of housing types in locations best suited to each type and shall be developed in a way which will not create environmental degradation.

7a. Consider the need for neighborhood identity during the subdivision review process in terms of street patterns and lot arrangement, access to major streets, and relationship to surrounding land uses.

The following sections of Troutdale's Development Code also support my argument:

- 7.030 Sec. B, Paragraphs 2 and 3;
- 7.070 Paragraph 10;
- 7.180 Sec. A; Sec. D, Paragraph 2; Sec. E, Paragraphs 4 and 5; Sec. F; Sec. G; Sec. K; Sec. L, Paragraphs 1, 2, 3, 5, 7, and 10; Sec. M, Paragraphs 1c, 2b, 3, and 4;
- 7.190 Sec. A; Sec. B, Paragraphs 1 and 2; Sec. C; Sec. D; and Sec. E

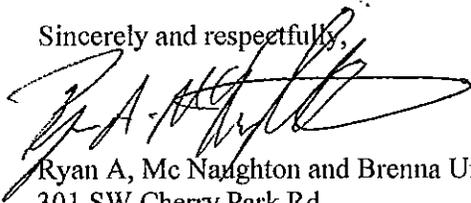
We would like to remind you that we oppose this development as it is currently purposed. We would like to seek a compromise and propose these options.

1. We ask that the Developer be required to have a Tree risk assessment and a report done on the trees in question. I ask that this be completed by an independent third party who is a Bord Certified Arborist. We ask that this be provided prior to any approval of this proposed development and a second hearing be held.
2. We would encourage the developer to re approach the plan and down size the development. Provide a new proposal with fewer lots and less impact. It is the belief that the developer could build 4 nice homes without disturbing this stand of trees.
3. Have the Developer at his expense cut down every tree on both sides of the property line that are in danger of falling on our home.

We would like to also point out that a sign for this development went up on this property about a week and a half ago. It states new homes are coming in the summer of 2015. We find it a disservice to the process that this sign went up prior to this hearing. In addition to this on Sunday may 3rd a suspicious fire was set in the home that is purposed to be removed in this planned development. We are deeply disturbed by this.

Thank you for listening to our concerns and considering our request. We look forward to additional discussion about this issue and opportunities to comment on land use in the future.

Sincerely and respectfully,



Ryan A, Mc Naughton and Brenna Underwood
301 SW Cherry Park Rd.
Troutdale, OR 97060

Patrick and Nancy Mc Naughton
21552 SE Ash ST
Gresham, OR 97060

May 10, 2015

To; Troutdale Planning Commission;

RE: File # 15-018

My name is W. Bruce Wasson and I live at 150 SW Cherry Pk Rd. for 35 years. I am opposed to the Variance that is being requested by Jonah Nail & Nail Construction for the property at 231 SW Cherry Park Rd.

I will attend the hearing on May 20th, at 7PM and will present my case againsts this plan at that time. I am requesting about 15 minutes to speak. Thank you.

Sincerely



W. Bruce Wasson

RECEIVED

MAY 11 2015

City of Troutdale
Community Development Dept.



**CITY OF TROUTDALE
 PLANNING COMMISSION TYPE III PROCEDURE
 7-LOT SUBDIVISION WITH LOT LINE ADJUSTMENT,
 VARIANCE AND TREE REMOVAL**

**FINDINGS OF FACT, FINAL ORDER and
 CONDITIONS OF APPROVAL**

**FILE NUMBER: 15-018
 REPORT DATE: May 13, 2015
 HEARING DATE: May 20, 2015**

Applicant	Jonah Nail, Nail Construction, LLC All County Surveyors & Planners, Inc.
Property Owner	Jonah Nail / Estate of Elsie Simnitt
Proposal	7-lot single family detached residential subdivision with lot line adjustment, a variance from the shared private driveway lot service limit, and tree removal.
Location	231 SW Cherry Park Road
Site Size	80,000 sf or 1.83 acres
Tax Map & Tax Lot	1N3E25CC-02100 and 2200
Plan Designation	Low Density Residential
Zoning District	R-10 Single Family Residential

APPLICABLE CRITERIA

- Troutdale Development Code (TDC): 1.000 Introductory Provision; 2.000 Procedures for Decision Making; 3.020 R-10 Single Family Residential; 5.600 Erosion Control and Water Quality; 5.800 Stormwater Management; 6.200 Variance; 7.000 Land Division; 9.000 Off-street Parking
- Troutdale Municipal Code Tree Removal
- Construction Standards for Public Works Facilities
- Building and Fire Codes
- Multnomah County Transportation / Road Rules

FINDINGS OF FACT

The staff report with attachments dated May 13, 2014, is hereby adopted as the Findings of Fact in this matter.

FINAL ORDER

Based upon the foregoing, the Planning Commission approves the following with conditions of approval:

CONDITIONS OF APPROVAL

1. Planning Conditions:

- A. A shared private driveway maintenance agreement must be submitted to the Director prior to recording of the final plat and must be recorded with the final plat or as a separate document.
- B. The applicant is responsible to pay a street tree of \$600 for the City to install 4 street trees along the frontage of SW Cherry Park Road. The fee is due at the time the final plat drawings are submitted to the Planning Division for review. The City will install the street trees in conjunction with construction of the SFD on proposed Lot 1.
- C. The applicant must receive County approval for a road rules variance to access spacing for an access point to serve a 7-lot subdivision.
- D. Construction drawing and submittal requirements are subject to the provisions of TDC 7.370 (sketches will not be accepted).
- E. Submit with the final plat the adjusted property descriptions resulting from the lot line adjustment. Contact the County Assessor for more information on lot line adjustment requirements.
- F. The final plat shall be delivered to Planning Division for approval within one year following approval of the tentative plat, and shall incorporate any modification or condition required by approval of the tentative plat. The Director may, upon written request by the subdivider, grant an extension of the approval period, not to exceed six months, upon a written finding that the facts upon which the approval was based have not changed to an extent sufficient to warrant refiling of the tentative plat.
- G. Submit five copies of the final plat drawings and proposed easement documents intended to be filed simultaneously with the plat.
- H. After the City and Multnomah County Surveyor have issued the final redlines on the final plat, submit to the City Planning Division three originals (drawn 7-10 mil double matted polyester drafting film or equivalent) together with any other supplementary material (documents to be recorded) as indicated in 1A herein.

- I. Any other conditions or regulations required by Multnomah County, Gresham Fire and Emergency Services, or to comply with state or federal codes are hereby made a part of this decision.

2. Building Conditions:

- A. Permits are required for this project in accordance with Section 105.1 of Reference (a).
- B. Troutdale has some specific structural loading conditions that are unique. We are in a high wind area with 135 MPH with full exposure to the Columbia River per figure 1609 of reference (a). The design of the project must take this into consideration.
- C. The City of Troutdale has been identified as an area where radon mitigation is required. For more information the applicant can contact the building department.
- D. Gresham Fire will need to comment on access and fire hydrant requirements.

3. Gresham Fire Conditions:

- A. Residential homes up to 3,600 sq ft require a minimum of 1,000 gpm fire flow. Residential homes from 3,601 – 4,800 square feet require 1,750 gpm fire flow. The fire flow increases from there. Fire Flow forms will be required to be filled out during the building permit process. OFC App B
- B. Each building is required to be sprinklered if the code's minimum water flow is not available. OFC App B
- C. The fire access road looks to be approximately 23 feet wide. Both sides and the hammerhead fire apparatus turnaround will be required to be marked NO PARKING FIRE LANE. OFC 503.3
- D. The turning radius for all emergency apparatus roads shall be: 28' inside and 48' outside radius. This must be indicated OFC 503.2.4
- E. All Fire Dept. Access Roads shall be constructed and maintained prior to and during construction. OFC 1410
- F. Access roads shall support an imposed load of at least 75,000 lbs. Provide an engineer's letter stating that requirement was met during subdivision final. OFC 503 & APP D-102.1
- G. The location of the fire hydrants are not indicated on the plans. A fire hydrant must be within 600 feet of the furthest point around the furthest home. This is measured as the fire hose lays on the ground. Fire Hydrants will be required to have Storz quick connection adapters installed. OFC 507.5
- H. Where a fire hydrant is installed the access road must be a minimum of 26' wide for a min of 40'. OFC APP D-103.1

4. Public Works Conditions:

5. Multnomah Transportation Conditions:

APPROVED this 20th DAY OF May 2015

Tanney Staffenson, Chair
Troutdale Planning Commission