



CITY OF TROUTDALE

"Gateway to the Columbia River Gorge"

AGENDA

TROUTDALE PLANNING COMMISSION SPECIAL REGULAR MEETING

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

Wednesday, September 30, 2015
7:00 p.m.

1. **ROLL CALL/PLEDGE OF ALLEGIANCE**
2. **APPROVAL OF MINUTES**
August 19, 2015 Regular Meeting
3. **CITIZEN COMMUNICATION – NON-AGENDA ITEMS**
4. **HEARING PROCEDURE**

Tanney Staffenson, Planning Commission Chair

5. **CONTINUED- PUBLIC HEARING TYPE III
QUASI-JUDICIAL PROCEDURE**
Case File No. 15-039 GATEWAY ESTATES SUBDIVISON
17 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 – October 21, 2015 Regular Meeting**
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 Chris Damgen, 503-674-7228, or by email at chris.damgen@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
August 19, 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, Jaimie Kranz, Shirley Prickett, Brian Sheets, Tanney Staffenson and Marv Woidyla

Commissioners Absent: None.

Staff: John Morgan, Planning Consultant
Steve Winstead, Building Official and Planning Director

Guests (see list): Rooney Barker, Transcriptionist

Commissioner Coulton addressed the Commission to resign his current position and move into the position of alternate; his work took him away from too many of these meetings, he said. Jamie Kranz was introduced as the new sitting Commissioner in his place. The Commission thanked Commissioner Coulton for his service and welcomed Commissioner Kranz.

2. Work Session. Consideration of Development Code Updates. Mr. Morgan reported that the Commission's concurrence on a draft version of this Code update is necessary for the public hearing on it at their October meeting. Wrapping up their amendments by the end of September should lead to that.

Chair Staffenson distributed a copy of an e-mail from Commissioner Glantz (who is out of town) regarding comments she has, e.g., corrections, questions and concerns. Mr. Morgan said he will review these with her as a good many of them may be discussed and a decision reached on them this evening. The Commission said they have not had time to review all

All exhibits were distributed by Chair Staffenson:

Exhibit A. Copy of 8-19-2015 e-mail to Chair Staffenson from Commissioner Sandy Glantz regarding *Please comment for me at tonight's meeting.*

Exhibit B. Copy of edited (by Chair Staffenson) TDC Chapter 1 – Introductory Provisions, labeled B1, with additional edits. Undated but distributed by Chair Staffenson at this meeting.

Exhibit C. Copy of edited TDC Chapter 2 – labeled B2, with additional edits.

Exhibit D. Copy of edited TDC Chapter – labeled B6, with additional edits.

Exhibit E. Copy of edited TDC Chapter – labeled B7, with additional edits.

the previous meeting minutes. This was discussed. It was decided to begin tonight's review on Chapter 1.

Chapter 1 – Introductory Provisions (see Exhibit B)

Chair Staffenson distributed a copy of his mark-ups in Chapter 1 – Introductory Provisions with his comments/questions highlighted. In Section 1.015 Purpose, on the first page, he added approved text from the February 18th meeting; Mr. Morgan said that will be incorporated into the final draft. On p. 1-1, Section 1.020 – General Definitions, the sentence Interpretations of the Code are the responsibility of the Planning Director was to be added and was not. Mr. Morgan said he did not put it here because it is covered elsewhere in the Code. p. 1-2, Bed & Breakfast, on February 18th the Commission agreed that “morning” in the first sentence should be removed. (The additional text about a boarding house or rooming house was typed here as a reminder to himself, Chair Staffenson said. Mr. Morgan said they are defined elsewhere in the Code now.) On p. 1-4, .32 – Day Care, Family Provider, “quarters” should not have been deleted. Mr. Morgan agreed.

There are subtle differences between some of these definitions and the Uniform Building Code and he said they ought to address these. Steve Winstead said there is often confusion to the citizenry on these. We will be mindful of those as we edit, Mr. Morgan said. It was also mentioned that the Building Code is not within the Planning Commission purview. This was discussed.

p. 1-6, .54 – Home Occupation, Chair Staffenson said the deleted sentence at the end of the paragraph was something they had approved previously. He does not mind that it had been added and then deleted, but wanted everyone to be aware of that. Mr. Morgan said there was a construction problem with the language as it was discretionary. A definition should be tangible, measurable, touchable, etc., and without the need to be interpreted. He felt the deleted text would be difficult to administer. Chair Staffenson concurred. As well, Mr. Morgan said, there is another entire Section of Home Occupation back in the Code that gives the ability to judge these things.

p. 1-11, – Permitted Land Use. The word “Building” should be deleted from the phrase “Building Permit” and the word “permit” should not be capitalized (see 2-18-2015 minutes).

p. 1-13, – .66, a.1. – Substantial Improvement. The word “existing” was added to the sentence (“existing structure”). Also, “current” was added to “current market value” in the same sentence, as shown in Mr. Morgan’s draft, on p. 1-26. Item 4 was also added: “Unless other evidence is provided to the satisfaction of the Director, “Market value” shall be based on the latest market, not assessed, value of the structure as determined by Multnomah County.” All concurred. There was discussion on dropping the numbering of the definition paragraphs as they are already alphabetized. Commissioners Sheets and Grande favored the current numbering system.

Chapter 2 – Procedures for Decision-Making (see Exhibit C)

p. 2-2 – Section 2.030 Pre-Application Conference. The text beginning with “the Director, if requested by the applicant . . .” to the end of the paragraph is deleted.

p. 2.3 – 2.040. C.and D. In item C, the typo “exclusive” should be corrected. Per the meeting of December 17, 2014, this paragraph in Item D. was deleted and the following text proposed to be incorporated: County Tax Lot numbers and legal description of the affected properties. A copy of the recorded deed with description and County Tax Lot numbers of the affected property. Mr. Morgan said he created a new Item E. “A copy of the deed and any contract of sale of the subject property,” which covered it, and Item D covered the Tax Lots. Chair Staffenson agreed. He also created a new Item F and the previous Item F becomes Item G. The previous Item E, Chair Staffenson said, was constructed out of the December 17, 2014, meeting. The previous discussion was recalled, and Mr. Morgan said the hearing procedures are elsewhere in the Code and redundant here. All of Item E in **Exhibit C** is deleted and when Chapter 16 is reviewed, he will make sure everything is covered, he said.

Commissioner Sheets revisited this item later in the meeting to say his notes say that we amended the first sentence to say “fee ownership of the applicant” and then we deleted the rest of that sentence. If the applicant isn’t the owner, Mr. Morgan said, that would not be as clear. If the text says “with the permission of the owner”, that should suffice, and the word “exclusive” should be taken out.

p. 2-5 – Section 2.140, it was agreed that this will move to Chapter 7 (to p. 7-1 as Section 7.030, Item F).

p. 2-4 – Section 2.060 Referral and review of Applications. Commissioner Sheets asked that “calendar” be added to the sentence so that it will read, “Within five calendar days . . .” It was agreed. Discussion followed on updating all of the text to use this phrase. Mr. Morgan said staff will do a search to make sure they don’t miss any. The Commissioner said changing all text from calendar to work days could have a significant impact depending on what procedure is being followed. We want things to be clear. If we change the definition of “days”, Mr. Winstead said, that could apply to all references. Mr. Morgan said he will take text from the OAR language and then the Commission can decide.

Chapter 3 – Zoning Districts

p. 3-4 – Section 3.013 Conditional Uses, Item B. Group day care centers or group day care homes replaced the previous text of just day care centers. Item 3.015 Additional Requirements, in Item E. “including manufactured homes” was added to the sentence, as well as in Section 3.025.D (p. 3-11), and in Section 3.035.D. These changes were already incorporated into this draft document.

p. 3-14 – Section 3.032 – Permitted Uses, Item A. “Including manufactured homes on individual lots per Section 5.120” and this text was also added in Section 3.012.A (on p. 3-3). On p. 3-19, Section 3.042.A. (Single-Family Residential) added to the end of the first sentence is “including manufactured homes”. In Section 3.043.A. (p. 3-19), “Day care centers of group day care homes” replaces the current sentence. In Section 3.045.D. (p. 3-21), “. . . dwellings, and duplex dwellings, and manufactured homes” was amended. On p. 3-24, Section 3.053.A., we added “or group day care homes.”

p. 3-57 – Section 3.154.D. Lot Area. The revised text in the draft is correct. On p. 3-55 – Section 3.151 Purpose, delete the word “clean” in the first sentence. On p. 3-61 – Section

3.164, C. Lot Area, Items 1 – 4, Chair Staffenson said he recalled discussion about deleting these four items but no action was taken. The text previously added was “There shall be no minimum lot size in the Light Industrial Zone,” and Mr. Morgan said that will let the market determine the appropriate size of the lot(s). In discussion on this Item, Commissioner Sheets said he would like to think more about this. Mr. Morgan said he will have more discussion opportunity regarding this when the draft is completed, and that will give the Commission more time to consider it. On p. 3-67 – Open Space, Section 3.183.A. Permitted Uses, the most recent change here was approved, as shown in the draft document.

The Commission took a 10-minute break.

Chapter 4 – Zoning District Overlays (4.100). Chair Staffenson apologized and said he was not prepared to discuss this Chapter this evening and would bring his draft amendments to the next work session meeting.

Chapter 6 – Permits and Procedures (see Exhibit D)

p. 6-1 – Section 6.010 Annexation Criteria, C. and D. Public Facilities. The text in Item C was previously approved and has been updated; however, Chair Staffenson said there had been discussion on the public facilities being available in the annexed area. He said he recalled discussing whether or not the water or sewer system could handle the capacity of an annexation or that we had the ability to add that. The new text was discussed once more. Mr. Morgan said the City has adopted plans for streets, sewer and water, and they lay out everything that needs to be done to accommodate growth. Those plans establish the fees, i.e., System Development Charges (SDCs), and we generally don’t judge annexations by the immediate availability of services because an annexation is not a land use process but a change of boundary. He explained this in detail. The amendment, he added, says the public facilities will be available at the time of development, not the annexation.

p. 6-2 – Section 6.110 Vacation Criteria. The previous amendment to change the authority under which this is conducted to the City Council was discussed as Chair Staffenson said that at their March 25, 2015, meeting they decided to not change the original language. After discussion, it was determined by three (Kranz, Sheets and Staffenson) of the five Commissioners present to keep the original language where vacations come to the Planning Commission first who then make their recommendation to the City Council. That will add four to six weeks to the process, Mr. Morgan said. Commissioner Grande said we should send these to the Council and then, if they want our opinion, they can refer it to us. More discussion continued and it was determined by three (Kranz, Sheets and Staffenson) of the five Commissioners present to keep the original language where Type IV vacations come to the Planning Commission first who then make their recommendation to the City Council.

p. 6-3 – Section 6.205, General Provisions, Item D. This item regarding variance applications was added at the December 17, 2014 meeting. Mr. Morgan said he will add this to the next draft: “D. Because variance applications arise from unique situations, the decision making authority will consider each application on its own fact, merits. Variances are discretionary, prior variances allowed within the City do not control present or future variance applications.”

p. 6-5 – Section 6.320, Scope. The highlighted text had been deleted, Chair Staffenson said, but he’s okay with it staying in and asked how the Commission felt about it. Mr. Morgan had recommended removing this text and explained again why. Section 6.395 covers it and this text seemed redundant. Chair Staffenson agreed.

p. 6-7 – Section 6.350 Conditions. The highlighted deleted text was not shown on the draft and Mr. Morgan said that will be corrected.

p.6-8 – Section 6.370 Expiration. The Commission approved on March 25, 2015, in the first sentence changing the word “two” to “three” years. And on the same page, Section 6.380 Building Permit, Chair Staffenson shows that paragraph as: A building permit for all or any portion of a conditional use shall be issued only on the basis of the plan as approved by the Planning Commission in accordance with the approved conditional use permit. Any change in the approved plan shall be submitted to the Planning Commissioner as a new application, except as authorized by Section 6.395 of this chapter. Mr. Morgan said he will correct this. Mr. Winstead said building permits are not approved by the Planning Director but under the direct authority of the Building Official, not the Planning Commission. The Planning Commission approves the land use application not the building permit, and he gave an example of potential conflicts. He proposed stating here that the authority of the Planning Commission outside of the Building Code, or the land use action that is to be done. He volunteered to rewrite this so it will make sense for both Planning and Building, and will bring it back to the Commission. Mr. Morgan agreed that this needs to be clear.

p. 6-8 – Section 3.390 Revocation, C, had previously been amended (March 25, 2015) to read, “. . . except that the Planning Commission Director may allow a new application . . .” as the Planning Commission said they wanted to work with the developer if he/she was reapplying to shorten the time frame of the application. Also, we had also previously agreed to change the reapplication time to six months instead of one year, Chair Staffenson said. Mr. Morgan noted this. Commissioner Grande said we’re here to speed things up and asked why does the developer has to wait so long to reapply, and discussion followed. The last sentence covers allowing a new application to be considered n other circumstances, Mr. Winstead said. It was agreed that the sentence will be amended to read: “. . . cannot be made within ~~one year~~ 180 days after the date . . .”

Chapter 7 – Land Division

p. 7-2 – Section 7.030, E. Type III Replat (Major Revised Plan). This had been deleted and then it was agreed to put it back in. Item G – Type IV Land Division was determined on March 25, 2015 to stay in the Code. Mr. Morgan made note.

p. 7-2 – Section 7.040.2. The Commission had previously added on March 25, 2015, “Troutdale Development Code, Troutdale Municipal Code, as well as and all other applicable laws of this City . . .”

In Item 3 here, Chair Staffenson asked the Commission if the Public Facilities Plan (PFP) should also be included here. Mr. Morgan said the Capital Improvement Plan (CIP) is a subset of the PFP. Public Facilites Plan will also be included in the current text. (Also, the plural of ‘Improvement’ in “Capital Improvement Plan” will be corrected to singular case.). In Item 4, the old text was deleted and new text was previously amended: “The City of

Troutdale Construction Standards for Public Works Facilities: Necessary public and private facilities are available, or can be extended to serve the partitioned property. [“and private” facilities was added here at the request of Mr. Winstead, Building Official. The Commission agreed.]

p. 7-7 – Section 7.080 Tentative Plat Expiration Date. Per an accepted staff recommendation on March 25, 2015, this was amended then to add a sentence at the end of the paragraph: “All phases of a phased approval shall be recorded within five years of the date of the final approval unless a time extension is granted pursuant to this Section.” Mr. Morgan will make this correction.

p. 7-9 – Section 7.120 Review and Approval of Final Plan, Item A. Add to the first sentence, “Following receipt of the final plan, the Director shall take the following actions within 30 calendar days of submission” as shown in the draft (‘calendar days’ was approved).

p. 7-10 – Section 7.130.7. Tentative Plats for Partitions was previously amended; the phrase “political boundary lines” will be replaced with “. . .and city limit lines.”

p. 7-11 – Section 7.180 Design Requirements, Item B, was replaced by new text, and the word “Stormwater” will replace “Stormsewer.” Mr. Winstead asked to add the work “public” to the beginning of the paragraph: “Public Water, Sewer and Stormwater Facilities,” or it could read “Public Facilities” and this was approved.

p. 7-15 – Item L. Streets had been amended to read, “. . . *City of Troutdale Construction Standards for Public Works Facilities* and conform to the City’s adopted Transportation System Plan.” On p. 7-19 – Street Standards, Item 4. also has the conformity to the TSP included at the end of the paragraph.

p. 7-20 – Section 7.190. The opening paragraph title was changed to “Requirements for Connectivity,” previously approved. Mr. Morgan said he had made this change as the previous title has nothing to do with the text that follows which has standards for connectivity rather than bike and pedestrian standards. The Commission agreed.

p. 7-22 – Guarantee, Item B. We had previously approved “The value of the financial assurance shall be equal to 125% . . .” The 110% figure was the standard, Mr. Winstead said, and the new 125% would cause a hardship for developers. Chair Staffenson recalled a previous conversation that moved the Commission to change it to 125%. It was determined to keep this at 110%.

p. 7-23 – 7.370 Construction Drawing Requirements. Items A and B were deleted previously, and on March 25, 2015, a new Item C was added: “Design Plan Format. Submitted design plans shall conform to the requirements of the City of Troutdale Construction standards for Public Works facilities.” Mr. Morgan said the first sentence under the Section title, “Construction drawings shall conform with the City of Troutdale Construction Standards for Public Works facilities” makes the new Item C redundant. It was agreed that the new Item C was not necessary. Mr. Winstead suggested changing “drawings” to documents; this was also agreed. All of Item C, Design Plan Format was also deleted.

All the above changes will be incorporated into a new draft, Mr. Morgan said.

It was decided that a September 9 work session would be helpful; the next regular meeting is on September 16. Chair Staffenson polled the Commission to verify the September 9th work session. The Commission approved Chair Staffenson's updating Commissioner Glantz on what changes were made this evening.

Mr. Morgan said the new City Planner, who begins work on August 31st, will be at the next meeting. Chair Staffenson again welcomed Commissioner Kranz.

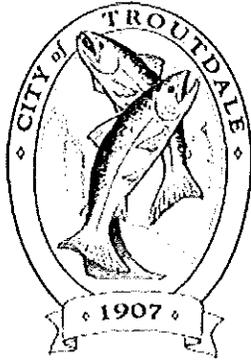
Commissioner Woidyla said he attended a 20-year Master Plan meeting at the Port of Portland along with Mayor Daoust, Chair Staffenson and Commissioner Sheets, and the Mayor had some interesting comments which were contradicted by one of the Port's planners. It was very interesting. The options given for the airport: 1) Remain as it is; 2) More industry and business, less aviation; 3) More aviation, less business and industry. The planners recommended number two; the Board voted for option three. It was an interesting process, Chair Staffenson said. Input from the committee is limited, Commissioner Woidyla said.

- 3. Adjourn.** Commissioner Woidyla moved to adjourn; Commissioner Sheets seconded the motion. **The vote was unanimous and the meeting adjourned at 9:51 p.m.**

Tanney Staffenson, Chair

Date

Attest: _____
Rooney Barker, Transcriptionist



**CITY OF TROUTDALE
NOTICE OF PUBLIC HEARING
Before the TROUTDALE PLANNING COMMISSION**

**TYPE III PROCEDURE
17-LOT SUBDIVISION
VARIANCE FOR LOT DEPTH REDUCTION
FILE NO. 15-039 GATEWAY ESTATES**

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, SEPTEMBER 30th, at 7:00pm.

Applicant	Alex Mauck
Property Owner	Gateway Estates, LLC
Proposal	17-lot single family detached residential subdivision with one (1) of the proposed lots to be located in the A-2 with the remaining 16 lots (3.57 acres) located in the R-7 Single Family Residential. Variance request for lot depth reduction for Lot 1 from 80 feet to 65.1 feet.
Location	1360 SW 257 th Avenue
Site Size	194,713 sf or 4.47 acres
Tax Map & Tax Lot	1N3E35AA-05700
Plan Designation	Low Density Residential
Zoning District	R-7 Single Family Residential and A-2

APPLICABLE CRITERIA

- Troutdale Development Code (TDC): 1.000 Introductory Provision; 2.000 Procedures for Decision Making; 3.030 R-7 Single Family Residential; 3.060 A-2 Apartment Residential; 5.600 Erosion Control and Water Quality; 5.800 Storm Water Management; 6.200 Variance; 7.000 Land Division
- Troutdale Municipal Code Tree Removal
- Construction Standards for Public Works Facilities
- Building and Fire Codes
- Multnomah County Transportation / Road Rules

CONTINUATION NOTE (9/30/15)

The Planning Commission voted at the Public Hearing on September 16, 2015 for a continuation of this application in order to receive additional required submittal items.

VICINITY MAP

1360 SW 257th Ave



Legend

- Survey Record
- Subdivision Plat
- Condo Plat
- Partition Plat
- HB3067
- Township
- Section
- Taxlots
- Taxlots

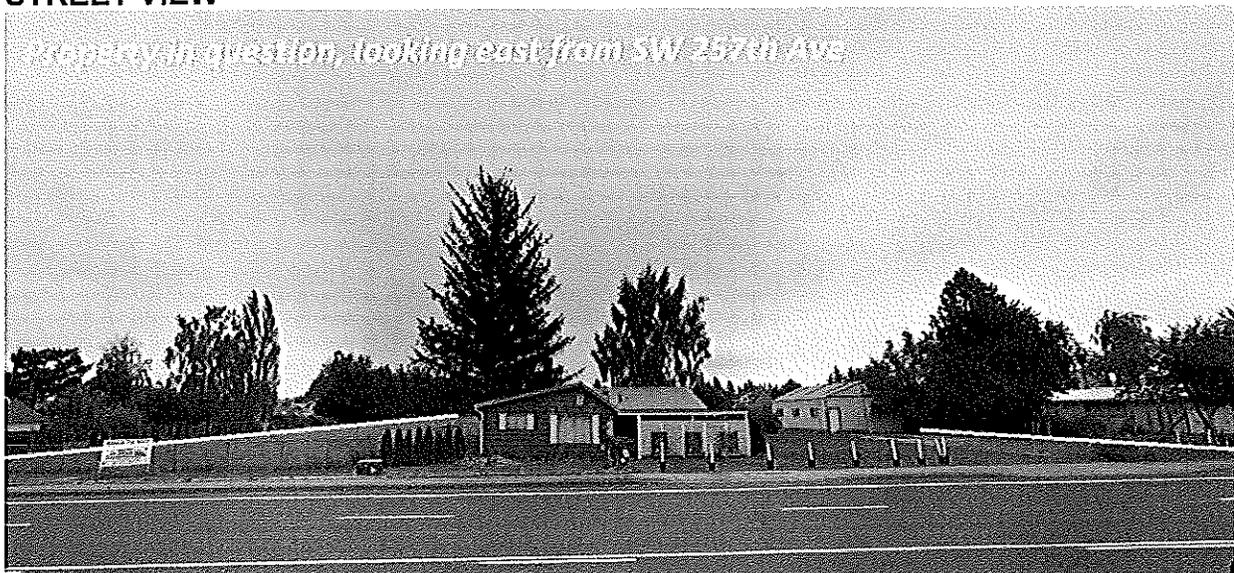
Notes

1 in = 100 ft

This map is provided for informational purposes only. Information used to develop this map has been obtained from many sources, and is not guaranteed to be accurate. Multnomah County assumes no responsibility for the accuracy of information appearing on this map.

Scale: 1:1,200
Printed: 8/5/2015

STREET VIEW



EXISTING CONDITIONS

The lot is developed with a single family dwelling and several agricultural structures which is primarily used as pasture land. The majority of the property is cleared land, with trees generally lined on the periphery of the property. The zoning is R-7 Single Family Residential and A-2 Apartment Residential. No overlay district is applied to this property. The lot abuts a County road (257th Avenue) with a Major Collector functional classification.

HISTORY

The applicant received a Findings of Fact and Final Order for a tentative plat of Gateway Estates (as an 18-lot subdivision) with a Lot Depth Variance on April 16, 2008. While the Planning Commission approved the request, the actual subdivision application was never finalized. In 2014, the applicants approached Staff at a Pre-Application meeting to subdivide the property in a different fashion. Since the date of that meeting, the applicant has reverted back to the original proposal, this time with a proposed 17-lot subdivision (not creating a division for the A-2 zoned lot).

PROCEDURE

A pre-application for the proposed subdivision was held on May 1, 2014. Pre-application comments were received from Building, Public Works, Multnomah County, and Gresham Fire. 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 Planning Commission.

A notice of public hearing and request for agency comment was sent August 21, 2015.

APPLICATION SUMMARY

- 17-lot Subdivision: of which 16 lots will be 7,000 square feet minimum, detached single family dwellings (**Attachment 2**) and one (1) lot will be zoned A-2.

ATTACHMENTS

- Attachment 1: Gateway Estates Narrative (**updated 9/18/15**)
- Attachment 2: Tentative Plat for Gateway Estates (**added for 9/30/15 hearing**)
- Attachment 3: Findings of Fact and Final Order from Previous Case (9/27/08)
- Attachment 4: Comments from Building Official (9/9/15)
- Attachment 5: Comments from Public Works
- Attachment 6: Comments from Multnomah County Transportation (9/16/15)
- Attachment 7: Comments from Gresham Fire (8/31/15)

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 based on the following criteria. Staff reviewed the applicant's narrative and finds it to substantially and accurately address underlying zoning, land division and variance criteria of the Troutdale Development 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 right-of-way dedication is required with new developments. The proposed subdivision shows connectivity between two existing segments of SW Wright Place and the creation of a cul-de-sac to service internal lots.

STREET LIGHTING

The Subdivider is responsible for any new street lighting required for SW Wright Place and SW 14th Court.

- 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 street lights as required in the CBD.

STREET TREES

Street trees are required with new land division. The number of trees are outlined by provisions in Troutdale Municipal Code Section 13.10.100. According to the Troutdale Development Code, 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. Street trees shall be maintained by the property owner (Troutdale Municipal Code, Chapter 13.10). 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.

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

The property in question is a largely cleared area with mature trees growing along the property's boundaries, particularly in the southeastern corner. Tree removal provisions are found in the Municipal Code (TMC 13.10.270). An application for any land use permit shall show trees regulated by this section on a site plan. A tree removal permit will be required in accordance with TMC Section 13.10.270 for all trees with a greater than 6 inch diameter.

- 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.

MULTNOMAH COUNTY ROAD RULES

At the time of delivery of this Staff Report, Multnomah County had not provided feedback for this application. The County reserves the right to provide comments at the Planning Commission hearing and place conditions in the Findings of Fact and Final Order.

STAFF RECOMMENDATION

The property in question has not been significantly altered, nor have its characteristics changed since 2008. It is Staff's opinion that the submitted narrative of February 19, 2008 (and associated attachments from that narrative) are still relevant to the project, aside from minor changes to the TDC and the TSP in subsequent years that may apply.

The Findings of Fact and Final Use dated April 16, 2008 contain conditions that remain relevant to the site today. The majority of the conditions outlined in this particular application reflect the Findings of Fact and Final Use from the 2008 application (**Attachment 3**). With any conflict found in the implementation of these conditions between previous and current codes, the present and effective code shall supersede any allowed conditions. The applicant is responsible for providing to the City of Troutdale updated geotechnical and stormwater reports and shall produce a plat consistent with provisions outlined in the TDC.

Therefore, the Land Use Application narrative provided by the applicant (**Attachment 1**) substantially and accurately demonstrates compliance with the applicable development and municipal 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 be approved subject to the conditions identified in the Final Order.

ATTACHMENT 4

Troutdale Building Department Memorandum

Date: 09SEP15

From: Stephen Winstead, AIA, Building Official, City of Troutdale

To: Planning File 15-039

Subject: TYPE III PROCEDURE, 17-LOT SUBDIVISION GATEWAY ESTATES

The following comments are provided to the applicant for response. The response can be part of the construction documents when submitting for a building permit.

1. As a 17-Lot Subdivision for single Family Residences, Oregon requires these structures to be designed in accordance with the 2014 Oregon Residential Specialty Code.
2. Troutdale is in a high wind exposure depending on the location to the Columbia River. Upon submittal for building permits this will need to be addressed as part of the lateral design.
3. Troutdale is also subject to higher levels of radon which will need to be addressed with the design of each of the single family residences.



September 30, 2015 | File: 15-039 | ATTACHMENT 5
Comments from Public Works will be offered at the Planning Commission meeting.

ATTACHMENT 6

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



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

MEMORANDUM

TO: Chris Damgen, City of Troutdale

CC: Jessica Berry, Transportation Planner

FROM: Joanna Valencia, Senior Transportation Planner

DATE: September 16, 2015

SUBJECT: 15-039 Gateway Estates
County Case File No: EP-2006-078

The Multnomah County Transportation Program has reviewed the submitted plan for the proposed 17- lot single family detached residential subdivision with 1 of the proposed lots to be located in the A-2 with the remaining 3.57 acres located in the R-7 Single Family Residential. The subject property is adjacent to 257th Ave. which is a County road with a Major Arterial 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 and be added as conditions of approval.

Traffic Impact

Please provide information on anticipated vehicle trip generation volume, and the type of traffic, that will be generated by the proposal and where traffic is anticipated to flow to in relation to the street network.

Accurately accounting for traffic volumes generated by the proposed use will be imperative to determine the extent of the proposal's "transportation impact," as defined by Section 3.000 of the Multnomah County Road Rules. It will also be necessary in order to determine the developer's proportional share of road improvements, if required. In addition the developer needs to address any impacts to the levels of services of the intersections of 16th/257th and Hewitt/Cherry Park. [MCRR 5.200]

Dedications and Easements

Each lot created as a result of this subdivision will need to furnish deed restrictions committing the property owner to participate in future right-of-way improvements.

A non-remonstrance agreement, or "deed restriction" will require that the property participate in standard urban local road improvements along the original parent parcel's frontage that are not completed as a part of the site's required interim improvements. Contact Pat Hinds at (503) 988-3712 to complete the deed restrictions

Dedicate 5 feet of right-of-way along the site's 257th Ave frontage to Multnomah County for road purposes.

The County standard right of way for a Major Arterial facility is 90 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.

A 5-foot slope/utility/drainage/sidewalk/ landscaping/traffic control device easement along the site's 257th Ave. frontage for the benefit of Multnomah County.

The County's standard cross-section for a Major Arterial facility includes 90 feet of right of way with 5-foot easements on each side. A 5-foot easement dedication allows the County to provide the services necessary to maintain the function of the roadway, provide adequate pedestrian facilities, and reduce the impact of utility upgrades on the traveling public while reducing right-of-way dedication requirements for property owners. No other easements are to be created overlaying this easement. Contact Pat Hinds at (503) 988-3712 to complete the easement dedication.

Access

Please note that the Multnomah County Road Rules requires that a property with multiple lot frontages take access off the lower classification road. Provisions should be made to take access of Wright Place or a road rules variance will be required.

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 stormwater analysis 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 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.

ATTACHMENT 7

2015- 039

FROM: Robert Mottice Gresham Fire

DATE: August 31, 2015

FIRE COMMENTS:

1. Residential homes up to 3,600 sq ft require a minimum of 1,000 gpm fire flow; 3,601 - 4,800 sq. ft. require 1,750 gpm, and 4,801 - 6,200 sq. ft require 2,000 gpm. ***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. All access roads shall be not less than 20 foot wide. Roads 20'-26' wide require NO PARKING FIRE LANE signs on both sides; roads 26'-32' wide require NO PARKING FIRE LANE on one side. Dead end access roads in excess of 150 feet shall be provided with an approved turnaround. The access roads need to support 75,000 lbs. Provide documentation the current shared access road can support the imposed load. ***OFC 503***
4. Fire access roads longer than 150 feet will be required to have an approved area for turning the apparatus around. If public streets then they shall comply with Troutdale Standards. ***OFC 503.2.4***
5. The turning radius for all emergency apparatus roads shall be: 28' inside and 48' outside radius. ***OFC 503.2.4***
6. All Fire Dept. Access Roads shall be constructed and maintained prior to and during construction. ***OFC 1410***
7. Ever house will be required to have a fire hydrant within 600 feet of the furthest point on the house. It is very important that the hydrants meet spacing requirements per the Oregon Fire Code. ***OFC 508.5.1 & App C***
8. Put a note on the plans stating "All watermains and hydrants shall operate prior to construction materials arriving on site". ***OFC 1412.1***
9. Each public or private fire hydrant used for fire flow for this property shall have a 5-inch **Storz** adapter with National Standard Threads installed on the 4 ½ -inch fire hydrant outlet. The adapter shall be constructed of high-strength aluminum alloy, have a Teflon

coating on the seat and threads, and use a rubber gasket and two (2) set screws to secure it in place. The adapter shall be provided with an aluminum alloy pressure cap. The cap shall be attached to the hydrant barrel or Storz adapter with a cable to prevent theft of the cap. Adapter shall be Harrington HPHA50-45NHWCAP or equal approved by Gresham Fire.

- *For public hydrants, order the connectors and once received then CONTACT the Water Operations Supervisor at 503-618-2626 to schedule installation OFC 507 & NFPA 24-7.1.3*
- *For private (on site) fire hydrants the connectors will be inspected under permit by Gresham Fire. OFC 507 § NFPA 24-7.1.3*

10. Fire hydrant locations shall be identified by the installation of reflective markers. The markers shall be BLUE. They shall be located adjacent and to the side of the centerline of the access road way that the fire hydrant is located on. In case that there is no center line, then assume a centerline, and place the marker accordingly. **OFC 508.5.4**

11. Access roads shall not exceed 12% grade. **OFC 503.2.7**

Gateway Estates

Tax Lot 5700, Assessor's Map 1N 3E 35AA
1360 SW 257th Ave.
Troutdale, Oregon 97060
Multnomah County

NARRATIVE

Updated September 18, 2015

Prepared By:



Firwood Design Group, LLC
SURVEYING ♦ ENGINEERING ♦ PLANNING

39065 Pioneer Blvd. Ste. 104
Sandy, Oregon 97055
503.668.3737- fax 503.668.3788
Fdg@firwooddesign.com

Narrative

**Tax lot 5700, Assessor's Map T1N R3E 35AA
1360 SW 257th Avenue
Troutdale, Oregon 97060**

For

**Albert M. Mauck
1360 SW 257th Ave.
Troutdale, Oregon 97060**

February 19, 2008

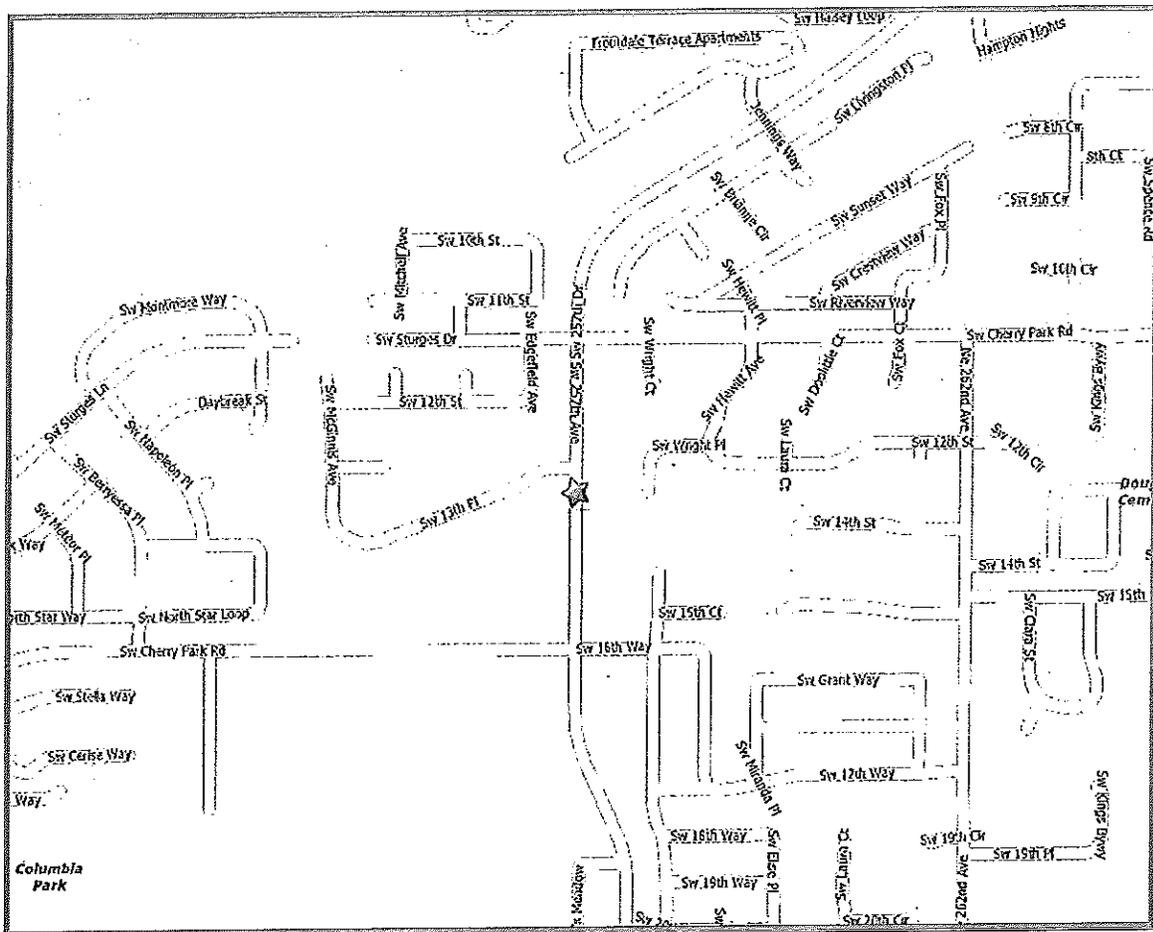
Updated September 18, 2015

Prepared by:
Firwood Design Group, LLC
39065 Pioneer Blvd., Suite #104
Sandy, Oregon 97055
(503) 668-3737
Project No. E07-050

Project Location and Description

The proposed 17 lot subdivision is located at 1360 SW 257th Avenue, in the City of Troutdale (See Vicinity map below). This site is surrounded by single family detached residences. The proposed subdivision proposes to divide Tax Lot 5700, Multnomah County Assessor's Map 1N 3E 35AA, into 17 lots, based on the zoning of the property. One of the proposed lots (lot 17 see preliminary plat) will be located in the A-2 Apartment Residential zone area, consisting of approximately 0.91 acres. The remaining 3.57 acres (lots 1-16 see preliminary plat) is located in the R-7 Single Family Residential.

The proposed subdivision is shown on the attached preliminary plat, with all lot line dimensions and areas depicted. The access for the single family residential portion of the subdivision will be provided via the proposed extension of SW Wright Place as shown in the preliminary plan. The access to the two lots located within the Apartment Residential area shall be provided via a shared private driveway off SW 257th Avenue located in a 40' shared access easement.



Vicinity Map

R-7 Type II Lot Dimension Variance Request for Lot 1

Due to the constraints placed on the proposed lot 1 by the A-2 zoning boundary on the East side and the proposed Right of Way for S. Wright Place as the Western lot line, we are requesting a type II variance to reduce the proposed lot depth 18.6% from the required 80 foot to 65.1 foot. Included below is the approval criteria listed in TCD 6.215 and our each of the four items;

- 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;*

As stated above the circumstances driving this lot depth variance request is the A-2 Zoning line constraining the Eastern lot line and the proposed right of way for S. Wright place constraining the Western lot line. The A-2 zoning lines position with respect to the existing location of S. Wright Place only allows for a proposed lot depth of 65.1' as measured from the center of the lot with all other lot design criteria meeting the minimum standards.

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

As you can see from the Exhibit Map included in Appendix E of this narrative the lot as proposed is still of sufficient size to accommodate a 1650 square foot building foot print within all the required building envelope. Bearing this in mind it is our belief that this variance if granted will not have any injuries or detrimental impacts to the adjacent properties, surrounding neighborhood, or public welfare.

- C. *The variance authorized will be consistent with the general purpose and intent of the provisions form which a variance is sought;*

We believe that if this variance is authorized it will be consistent with the general purpose and intent of the provisions, because as you can see from the attached Exhibit Map the resulting building envelope will still be consistent with the R-7 Zoning area. The main purpose for it would to be to alleviate the physical restraints place the lot by the A-2 zoning line and the existing location of S. Wright Place.

D. *The variance is the minimum necessary to relieve the practical difficulty and the resulting hardship.*

As can be seen from the attached preliminary plat and Exhibit map is the minimum necessary to keep from losing a lot in a subdivision that is already on the lower end of the allowable lot density requirement within the R-7 zoning area.

A-2 Zoning Conditional Use Applications

Currently it is the owner's intent, to utilize the lot located within the A-2 Zoning area as future apartment units. The preliminary plat lot sizes and dimensions for lot 17 meets the dimensional standards for non-residential uses. Additionally all Right of Way dedications and easements required by Multnomah County including the shared access easement have been incorporated into the preliminary plat. Finally all frontage improvements along SW 257th Avenue shall be designed and constructed as part of the conditional use applications.

Existing Conditions

The sites topography is gently rolling with slopes ranging from 1-3 percent, no known hazardous conditions existing on site, and the site is not subject to flooding or ponding. Currently the site is occupied by an existing residence, with multiple agricultural structures and is primarily used as pasture land. The water and sewer needs of the existing residence are being met by an existing well and septic tank respectively and will be removed/abandon with the development of this site in accordance to State Health Division Standards.

Soil Survey

The SCS soils study for Multnomah county Oregon defines this soil on site as a Multnomah Silt Loam, 0 to 3 percent slopes. In general these are classified as hydrologic group B soil having moderately high infiltration rates when thoroughly wet. Consisting chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. See the attached Geotechnical Evaluation for this site in Appendix B.

Fire Service

The project site is located within the Gresham Fire and Emergency Services service area, therefore the design plans shall comply with all the Gresham Fire and Emergency Services Standards and all fire codes at the time of construction. In order to ensure that all fire protection needs are met for the proposed residential portion of the subdivision it is our intention to replace the existing water main running through the property with a new 8" main and install a new fire hydrant at the intersection of S. Wright Place and S. 14th Court. The fire protection needs for the two prospective office buildings will be

address along with the SE 257th Avenue frontage improvements in the conditional use applications.

Public Utilities

The proposed subdivision is located within the City of Troutdale water and sanitary sewer service area. The sanitary sewer service to this site will be achieved by extending City sanitary sewer mains to the site by connecting to an existing manhole within S. Wright Place to the north of the site. The water service to this site will be provided by improving and relocating the water main that currently runs through the site.

Erosion Control

A preliminary erosion control plan has been included for this site. Additionally a NPDES 1200-C permit will be obtained if warranted prior to the commencement of any construction activities on the site.

Tree Removal

In general a majority of the trees located within the proposed subdivision will not be removed as a result of the site improvements. However, there are two existing Ash trees that are currently located within the northern right of way of S. Wright Place that will need to be removed in order to construct the required road extension for S. Wright Place. An Arborist report will be included with the tree removal permit application for any additional trees that are proposed to be removed with the site improvements.

Street Lighting

The final construction plans will incorporate all street lighting requirements as determined by the Mid-County Lighting District.

Stormwater Management

Objective:

To ensure the developed stormwater flows from this site meet both the City of Troutdale's current storm water management requirements and that of the City of Portland's Stormwater Management Manual.

Methodology:

The Santa Barbara Urban Hydrograph Method (as outlined in the King County Surface Water Design Manual, 1990 with SCS Type 1A rainfall distribution) was used to create

the hydrographs (see appendix for calculations) and to estimate the peak flows for the design storms.

References:

City of Portland's Stormwater Management Manual, Revision #2, Sept. 1, 2002
USGS Soil Maps for Multnomah County, Oregon
City of Troutdale Construction Standards for Public Works Facilities May 1997
City of Troutdale Permitted Drywell Area Map #VI-10

Proposed Stormwater Treatment:

The Stormwater treatment for all public facilities within and including the Right-of-Way shall be provided via Stormfilter Catch Basins and a Manhole structure located within the Right-of-Way (see attached Street, Storm, and Utility Plan for locations).

In order to determine the locations and number of filter unit required to adequately treat the stormwater runoff from this site, we have split the site into 4 different sub-catchment (see stormwater basin map in Appendix A for Sub-Catchment locations) areas corresponding to the stormwater runoff that would be intercepted by each of the four proposed curb inlets. The table below lists the calculated rates for each of the 4 sub-catchments using a design water quality storm of 0.9in/24hr (1/3 of the 2yr/24hr design storm) and the total number of Stormfilter units required to adequately treat the stormwater runoff for each of the sub-catchments (note: the Stormfilter unit requirements are based on the 15gpm (0.03cfs)/unit flow capacity)

Sub-Catchment #	Calculated Peak Flow (cfs)	# of Units Required
1	.03	1
2	.02	1
3	.04	1.33
4	.04	1.33

See Appendix A for Stormwater Calculations

Based on the table above it was determined the stormwater flows for sub-catchments 1 and 3 can be treated by a Stormfilter Curb inlet unit. However, the stormwater flows from sub-catchment 3 and 4 will have to be combined into a 3-filter-unit manhole structure in order to meet the stormwater treatment requirements.

Proposed Stormwater Runoff Control:

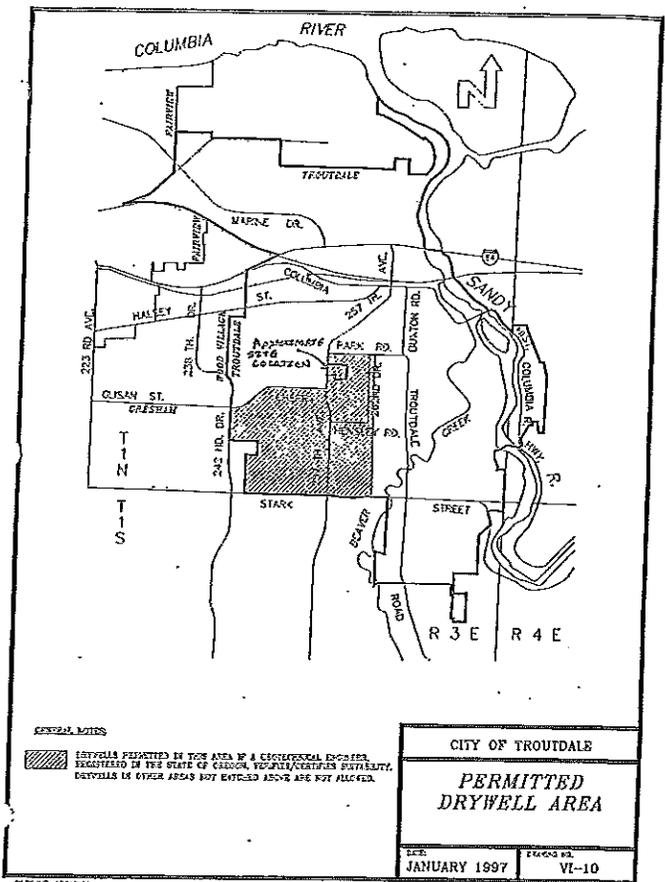
Based on the Drawing #VI-10 (Permitted Drywell Area) of the City of Troutdale's Construction Standards for Public Works Facilities (see Appendix A) and the

Geotechnical Evaluation Performed on this site (see Appendix B) it was determined that the stormwater runoff from this site can be directed into drywells and infiltrated. Additionally we have reviewed the State of Oregon Water Supply Well Report (MULT 61608 see Appendix A) filed for the existing well on site in order to determine if the static ground water level in the site is sufficiently low enough to ensure the bottom of the proposed drywells will be a minimum of 10 feet above the ground water elevation. We have included the stormwater calculations for the 25YR/24HR rainfall event showing that the two proposed 20' deep drywells will sufficiently filtrate all the stormwater runoff generated for the proposed public Right-of-Way using a design infiltration rate of 80 in/hr which is significantly lower than the measured infiltration rates on-site (See Geotechnical Evaluation in Appendix B)

Conclusion:

Based on the attached stormwater calculations it is apparent that the proposed subdivision will meet all stormwater management requirements by implementing the proposed stormwater treatment and control structures as described above.

Appendix A – Stormwater Exhibits and Calculations



STATE OF OREGON
 WATER SUPPLY WELL REPORT
 Form No. WSR-100 (Rev. 1/01)

WELL NUMBER: 15-00
 START CARD # 118296

(1) OWNER: Albert Maude
 Address: 1302 NE 25th Dr
 City: Troutdale State: OR Zip: 97140

(2) TYPE OF WORK:
 New Well Deepening Abandonment Rehabilitation

(3) DRILL METHOD:
 Rotary Air Rotary Mud Auger Other

(4) PROPOSED USE:
 Domestic Commercial Industrial Irrigation
 Thermal Injection Livestock Other

(5) BORE HOLE CONSTRUCTION:
 Special Construction Approval: No Yes
 Depth of Completion: 170'
 Equipment used: The Other

(6) CASING/LINER:
 Material: Steel Plastic Concrete
 Thickness: 1/2" 3/4" 1" 1 1/2" 2" 3" 4" 6" 8" 10" 12" 14" 16" 18" 20" 24" 30" 36" 42" 48" 54" 60" 66" 72" 78" 84" 90" 96" 102" 108" 114" 120"

(7) PERFORATIONS/SCREENS:
 Perforations: None Slots Wire Mesh Other
 Material: Brass Bronze Inconel Titanium Other

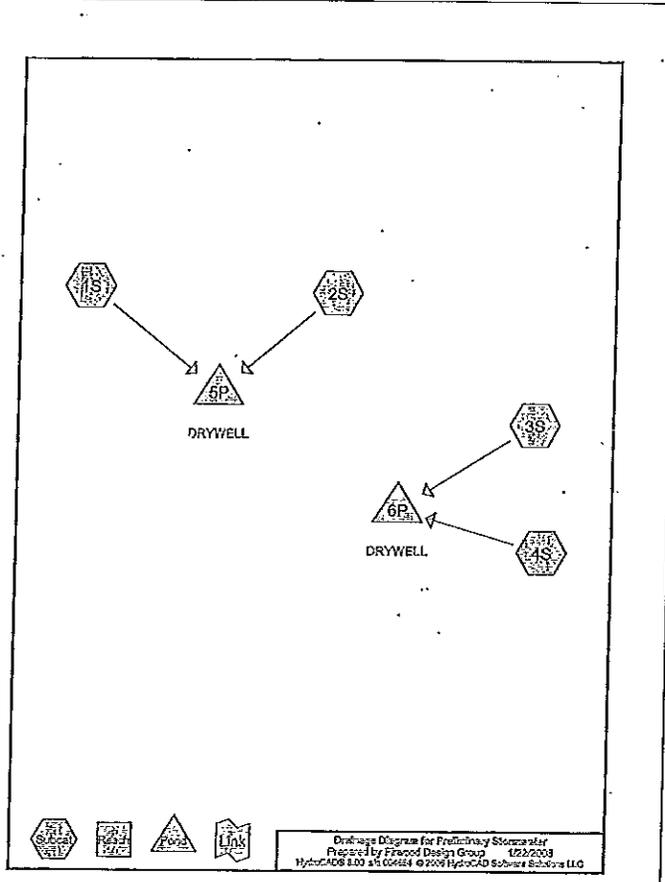
(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Bore Air Flowing
 Method: Slug Step Constant Rate Other

Original - WATER RESOURCES DEPARTMENT FIRST COPY - CONSTRUCTOR SECOND COPY - CUSTOMER

RECEIVED
 JUL 10 2003
 WATER RESOURCES DEPT.
 SALEM, OREGON

Date rec'd: 7-9-03 Completed: 7-7-03

WRC Number: 118296



S:\Project Files\Projects\E07-050\Engineering\calcs\ Preliminary Stormwater
 Prepared by: Finwood Design Group Type IA 24-hr 25 yr Rainfall=4.10"
 HydroCAD 8.00 s/n 041664 © 2003 HydroCAD Software Solutions LLC Page 2
 1/22/2003

Subcatchment 1S:
 Runoff = 0.18 cfs @ 7.93 hrs, Volume = 0.061 af, Depth > 3.66"
 Runoff by SBUH method, Split Pervious/Imperv., Time Span = 0.00-24.00 hrs, dt = 0.05 hrs
 Type IA 24-hr 25 yr Rainfall = 4.10"

Area (ac)	CN	Description
0.193	93	Road and Sidewalk
0.163	93	Impervious Area

To (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 2S:
 Runoff = 0.11 cfs @ 7.90 hrs, Volume = 0.035 af, Depth > 3.66"
 Runoff by SBUH method, Split Pervious/Imperv., Time Span = 0.00-24.00 hrs, dt = 0.05 hrs
 Type IA 24-hr 25 yr Rainfall = 4.10"

Area (ac)	CN	Description
0.110	93	Impervious Area

To (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 3S:
 Runoff = 0.20 cfs @ 7.90 hrs, Volume = 0.063 af, Depth > 3.65"
 Runoff by SBUH method, Split Pervious/Imperv., Time Span = 0.00-24.00 hrs, dt = 0.05 hrs
 Type IA 24-hr 25 yr Rainfall = 4.10"

Area (ac)	CN	Description
0.210	93	Road and Sidewalk
0.210	93	Impervious Area

To (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 4S:

Runoff = 0.20 cfs @ 7.50 hrs, Volume= 0.093 af, Depth= 3.65"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 25 yr Rainfall=4.10"

Area (ac)	CN	Description
0.210	93	Road and Sidewalk
0.210	93	Impervious Area

To (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Pond 5P: DRYWELL

Inflow Area = 0.300 ac, Inflow Depth > 3.65" for 25 yr event
 Inflow = 0.23 cfs @ 7.50 hrs, Volume= 0.093 af
 Outflow = 0.27 cfs @ 8.02 hrs, Volume= 0.093 af, Atten= 6%, Lag= 7.6 min
 Discarded = 0.27 cfs @ 8.02 hrs, Volume= 0.093 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 10.64' @ 8.02 hrs Surf.Area= 13 sf Storage= 134 cf

Plug-Flow detention time= 4.9 min calculated for 0.093 af (100% of inflow)
 Center-of-Mass det. time= 4.9 min (663.5 - 658.9)

Volume #1	Invert	Avail. Storage	Storage Description
	0.00'	183 cf	4.00'D x 16.00'H Vertical Cone/Cylinder

Device #1	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	80.000 In/hr Exfiltration over Wetted area

Discarded Outflow Max= 0.27 cfs @ 8.02 hrs HW= 10.61' (Free Discharge)
 L=1=Exfiltration (Exfiltration Controls 0.27 cfs)

Pond 6P: DRYWELL

Inflow Area = 0.420 ac, Inflow Depth > 3.65" for 25 yr event
 Inflow = 0.41 cfs @ 7.50 hrs, Volume= 0.135 af
 Outflow = 0.38 cfs @ 8.02 hrs, Volume= 0.135 af, Atten= 6%, Lag= 7.6 min
 Discarded = 0.38 cfs @ 8.02 hrs, Volume= 0.135 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 16.30' @ 8.02 hrs Surf.Area= 0.000 ac Storage= 0.004 af

Plug-Flow detention time= 6.1 min calculated for 0.135 af (100% of inflow)
 Center-of-Mass det. time= 6.3 min (664.2 - 658.9)

Volume #1	Invert	Avail. Storage	Storage Description
	0.00'	0.008 af	4.00'D x 20.00'H Vertical Cone/Cylinder

Device #1	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	80.000 In/hr Exfiltration over Wetted area

Discarded Outflow Max= 0.33 cfs @ 8.02 hrs HW= 15.28' (Free Discharge)
 L=1=Exfiltration (Exfiltration Controls 0.33 cfs)

Subcatchment 1S:

Runoff = 0.03 cfs @ 7.92 hrs, Volume= 0.011 af, Depth= 0.69"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type IA 24-hr Water Quality Rainfall=0.90"

Area (ac)	CN	Description
0.190	93	Road and Sidewalk
0.190	93	Impervious Area

To (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 2S:

Runoff = 0.02 cfs @ 7.92 hrs, Volume= 0.005 af, Depth= 0.69"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type IA 24-hr Water Quality Rainfall=0.90"

Area (ac)	CN	Description
0.110	93	Impervious Area

To (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 3S:

Runoff = 0.04 cfs @ 7.92 hrs, Volume= 0.012 af, Depth= 0.69"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type IA 24-hr Water Quality Rainfall=0.90"

Area (ac)	CN	Description
0.210	93	Road and Sidewalk
0.210	93	Impervious Area

To (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 4S:

Runoff = 0.04 cfs @ 7.92 hrs, Volume= 0.012 af, Depth= 0.69"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type IA 24-hr Water Quality Rainfall=0.90"

Area (ac)	CN	Description
0.210	93	Road and Sidewalk
0.210	93	Impervious Area

To (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Pond 5P: DRYWELL

Inflow Area = 0.300 ac, Inflow Depth > 0.69" for Water Quality event
 Inflow = 0.05 cfs @ 7.92 hrs, Volume= 0.017 af
 Outflow = 0.05 cfs @ 8.03 hrs, Volume= 0.017 af, Atten= 6%, Lag= 6.3 min
 Discarded = 0.05 cfs @ 8.03 hrs, Volume= 0.017 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 1.18' @ 8.03 hrs Surf.Area= 13 sf Storage= 15 cf

Plug-Flow detention time= 1.8 min calculated for 0.017 af (100% of inflow)
 Center-of-Mass det. time= 1.3 min (719.8 - 718.5)

Volume #1	Invert	Avail. Storage	Storage Description
	0.00'	153 cf	4.00'D x 15.00'H Vertical Cone/Cylinder

Device #1	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	80.000 In/hr Exfiltration over Wetted area

Discarded Outflow Max= 0.05 cfs @ 8.03 hrs HW= 1.17' (Free Discharge)
 L=1=Exfiltration (Exfiltration Controls 0.05 cfs)

Pond 6P: DRYWELL

Inflow Area = 0.420 ac, Inflow Depth > 0.69" for Water Quality event
 Inflow = 0.03 cfs @ 7.92 hrs, Volume= 0.024 af
 Outflow = 0.07 cfs @ 8.03 hrs, Volume= 0.024 af, Atten= 6%, Lag= 6.4 min
 Discarded = 0.07 cfs @ 8.03 hrs, Volume= 0.024 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 2.03' @ 8.03 hrs Surf.Area= 0.000 ac Storage= 0.001 af

Plug-Flow detention time= 2.2 min calculated for 0.024 af (100% of inflow)
 Center-of-Mass det. time= 1.8 min (720.3 - 718.5)

Volume	Invert	Avail. Storage	Storage Description
#1	0.00'	0.003 cf	4.09'D x 20.00'H Vertical Cone/Cylinder

Device	Routing	Invert	Outlet Device
#1	Discarded	0.00'	80.000 in/hr Exfiltration over Wetted area

Discarded Outflow Max=0.07 cfs @ 8.03 hrs HW=2.02' (Free Discharge)
Exfiltration (Exfiltration Controls 0.07 cfs)

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Appendix B – Geotechnical Evaluation

Carlson Geotechnical

A Division of Carlson Testing, Inc.
Geotechnical Consulting
Construction Inspection and Related Tests

Main Office
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4220 Hudson Ave., NE
Salem, OR 97301
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Report of
Preliminary Infiltration Testing
Mauck Partition
1350 SW 267th Avenue
Troutdale, Oregon

CGT Project Number G0803208

Prepared for

Mr. Alex Mauck
Goodman Sanitation, Inc.
831 NE Harlow Place
Troutdale, Oregon 97060

January 31, 2003

Carlson Geotechnical

A Division of Carlson Testing, Inc.
Geotechnical Consulting
Construction Inspection and Related Tests

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Goodman Sanitation, Inc.
831 NE Harlow Place
Troutdale, Oregon 97060

Report of
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1350 SW 267th Avenue
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INTRODUCTION

Carlson Geotechnical (CGT) is pleased to submit our Report of Infiltration Testing for the proposed Mauck Partition located at 1350 SW 267th Avenue in Troutdale, Oregon. The location of the site is shown on the attached Site Location, Figure 1. We performed our work in general accordance with CGT Proposal PO4623R, dated October 28, 2007. We received written authorization for our services from our client on January 14, 2008.

The purpose of our work was to explore subsurface conditions at the site in order to perform infiltration testing and provide recommendations for infiltration rates for use in design of the proposed stormwater infiltration systems. Since the preliminary system designs were not complete at the time of this report, our infiltration testing should be considered preliminary. Our scope of work included the following:

- Observe the excavation of one (1) test pit at the site to a depth of about 10 feet below ground surface (bgs). Our field personnel qualitatively evaluated the subsurface soils encountered within the test pit with respect to infiltration characteristics. The test pit was excavated using a Komatsu PC-75 UU, track-mounted excavator provided and operated by personnel from Goodman Sanitation, Inc. The test pit was loosely backfilled with the excavated materials upon completion by personnel from Goodman Sanitation, Inc.
- Perform four (4) infiltration tests between about 8 1/4 to 9 feet bgs at the site, as requested by Mr. Robert Badgett of Flwood Design Group. The tests were conducted in general accordance with the King County, Washington Falling Head Method. The test pits were prepared using the referenced excavator, and were loosely backfilled with the excavated materials upon completion by personnel from Goodman Sanitation, Inc.

Mauck Partition
Troutdale, Oregon
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January 31, 2003

- Classify the materials encountered in the test pits in general accordance with American Society for Testing and Materials (ASTM) D2488 (Visual-Manual Procedure). A qualified member of CGT's staff observed and maintained a detailed log of each test pit.
- Collect representative disturbed samples of the soils encountered within the explorations in order to perform laboratory testing and to confirm our field classifications.
- Complete four (4) sieve wash tests on samples collected from the base of each infiltration test location to determine percent passing the U.S. Standard No. 200 Sieve in general accordance with ASTM C117.
- Provide recommendations for maximum rates of infiltration for use in design of the infiltration systems.
- Provide a written report summarizing the results of our Preliminary Infiltration Testing.

PROJECT INFORMATION & SITE DESCRIPTION

Project Information

Development at the site will consist of subdividing the site into 18 parcels. Mr. Badgett of Flwood Design Group indicated that drywells are planned at the site. He requested that we perform four infiltration tests in the vicinity of the proposed drywells at depths ranging from about 8 to 10 feet bgs.

Site Surface Conditions

The site encompassed approximately 4 1/2 acres, and was occupied by a single-family residence and large shed near the western edge of the property, and a barn structure, manufactured home, and recently demolished barn structure near the east end of the property. The predominantly grass-covered site was relatively flat and level, and contained several fields divided by fences. Photographs of the site taken at the time of our October 23, 2007, site reconnaissance visit are shown on the attached Site Photographs, Figure 2.

Site Subsurface Conditions

Field Exploration

Our field exploration consisted of the following:

Test Pits

On January 17, 2008, five test pits (TP-1 through TP-5) were excavated at the site to depths of up to about 10 feet bgs using a Komatsu PC-75 LU, track-mounted excavator provided and operated by personnel from Goodman Sanitation, Inc. The approximate test pit locations are shown on the attached Site Plan, Figure 3. The test pits were located in the field using approximate measurements from existing site features shown on the Site Plan. The test pits were loosely backfilled by personnel from Goodman Sanitation, Inc. with the excavated materials upon completion.

General

A member of CGT's staff logged the soils observed within the explorations in general accordance with the Unified Soil Classification System (USCS), and collected representative samples of the materials encountered. CGT has provided an explanation of the USCS on the attached Soil Classification Criteria and Terminology, Figure 4. Our laboratory staff visually examined all samples returned to our laboratory in order to refine the field classifications.

The logs of the explorations are presented on the attached Test Pit Logs, Figures 5 through 9. Elevations indicated on the test pit logs were estimated by field personnel and were based on an assumed elevation of 100 feet at the top of the east curb of SW 257th Avenue adjacent to the site, and should be considered approximate. Results of the referenced laboratory tests are shown on the logs.

Subsurface Materials

The following subsurface materials were encountered at the site:

Organic Topsoil (OL): Silt topsoil was encountered at the surface of the test pits and extended to a depth of about 1/2-foot bgs. The silt topsoil was generally soft to medium stiff, medium brown, moist, and contained rootlets.

Silt (ML): Silt was encountered beneath the topsoil within the test pits and extended to depths ranging from about 2 1/4 to 6 feet bgs. The silt was generally medium stiff, medium brown, moist, and contained coarse-grained sand, coarse gravel, cobbles, and trace boulders.

Silty Gravel (GM): Silty gravel was encountered beneath the silt within TP-5 and extended to a depth of about 6 feet bgs. The silty gravel was generally medium dense, gray brown, moist, coarse, and contained coarse-grained sand and trace boulders.

Silty sand (SM): Silty sand was encountered beneath the silt within TP-3 and extended to the full depth of exploration, about 9 feet bgs. The silty sand was generally medium dense, gray brown, moist, coarse grained, and contained coarse gravel, cobbles, and trace boulders.

Poorly Graded Sand (SP-SM): Poorly graded sand was encountered beneath the silt within TP-1, TP-3, TP-4, and beneath the silty gravel within TP-5. The poorly graded sand extended to the full depth of exploration, 8 1/2 to 10 feet bgs. The poorly graded sand was generally medium dense, gray brown, moist, coarse grained, and contained coarse gravel, cobbles, and trace boulders.

We did not encounter groundwater within the depths explored at the site on January 17, 2008. The subsurface materials are described in more detail on the attached Test Pit Logs, Figures 5 through 9.

INFILTRATION TESTING

We performed four infiltration tests (IT-1 through IT-4) at the site within test pits TP-2 through TP-5 on October 12, 2007. Table 1, Infiltration Test Depths, presents the depths of each test and the subsurface materials encountered at the test depth.

**TABLE 1
 Infiltration Test Depths**

Test Location	Test Depth, Relative to Surrounding Grade (feet bgs)	Subsurface Material at the Test Depth
TP-2IT-1	9	Poorly Graded Sand (SP-SM)
TP-3IT-2	9	Silty Sand (SM)
TP-4IT-3	9	Poorly Graded Sand (SP-SM)
TP-5IT-4	6 1/2	Poorly Graded Sand (SP-SM)

We performed infiltration testing in general accordance with the King County, Washington, Falling Head Method. The test pits were excavated to the respective test depths, and a 6-inch inner-diameter, PVC pipe was pushed approximately 2 to 6 inches into the soil horizon at each test location. The area surrounding the pipe was backfilled with granular bentonite to aid in sealing the interface between the pipe and the subsurface soils.

We attempted to soak the subsurface soils at each test location by pouring approximately 3 to 4 gallons of water into each pipe. The water infiltrated into the subsurface soils in less than 2 minutes at each location. This was repeated a second time with similar results; therefore, we immediately proceeded with the infiltration tests in general accordance with the referenced test method. We measured the amount of time for a determined amount of water (measured vertically) to completely infiltrate the subsurface soils at each test location. Four trials were administered at each infiltration test location.

Tables 2 through and 5 present the raw data and calculated rates of infiltration that we observed:

**TABLE 2
 Infiltration Test IT-1
 9 feet bgs**

Trial	Time (seconds)	Drop (inches)	Infiltration Rate (in/hr)
1	81	18 1/2	817
2	82	18 1/2	823
3	80	19 1/2	851
4	81	20	859

**TABLE 3
 Infiltration Test IT-2
 9 feet bgs**

Trial	Time (seconds)	Drop (inches)	Infiltration Rate (in/hr)
1	42	15 1/2	1361
2	41	16 1/2	1418
3	44	16 1/2	1370
4	44	16 1/2	1331

**TABLE 4
 Infiltration Test IT-3
 9 feet bgs**

Trial	Time (seconds)	Drop (inches)	Infiltration Rate (in/hr)
1	19	6	1137
2	23	7 1/2	1115
3	32	10	1128
4	31	10 1/2	1190

**TABLE 5
 Infiltration Test IT-4
 6 1/2 feet bgs**

Trial	Time (seconds)	Drop (inches)	Infiltration Rate (in/hr)
1	45	13 1/2	1059
2	73	15 1/2	762
3	63	16 1/2	843
4	37	10 1/2	1022

LABORATORY ANALYSES

We obtained samples of the native soils within the test pits at each infiltration test depth. Based on our sieve wash tests, the samples contained about 5 to 14 percent of material passing the U.S. Standard Number 200 Sieve (ASTM C117). Table 6, Laboratory Results, shows the results of our sieve wash tests:

**TABLE 6
 Laboratory Results**

Test Location	Sample Depth, Relative to Surrounding Grade (feet bgs)	Percent Passing the U.S. Standard Number 200 Sieve (ASTM C117)
TP-2IT-1	9	12
TP-3IT-2	9	14
TP-4IT-3	9	6
TP-5IT-4	6 1/2	6

RECOMMENDATIONS

Based on the results of our infiltration testing, we recommend using the infiltration rates shown in Table 7, Recommended Design Infiltration Rates, for use in the design of the infiltration systems:

**TABLE 7
 Recommended Design Infiltration Rates**

Test Location	Test Depth, Relative to Surrounding Grade (feet bgs)	Recommended Infiltration Rate (inches/hour)
TP-2IT-1	9	410
TP-3IT-2	9	650
TP-4IT-3	9	650
TP-5IT-4	6 1/2	320

Mauck Partition
 Troutdale, Oregon
 CGT Job Number G0503209
 January 31, 2008

The recommended design infiltration rates were calculated using the lowest observed infiltration rate at the respective test location, and include a factor of safety of 2. These rates should be used for the preliminary design of infiltration systems at the respective test locations and depths. We recommend that the infiltration system designs (provided by others) and locations be reviewed by the geotechnical engineer of record for the site development once the designs are completed. If the locations and/or depths of the systems change from what was indicated at the time of our fieldwork, CGT should be contacted to revise our recommendations, if necessary.

LIMITATIONS

We have prepared this report for use by the owner/developer and other members of the design and construction team for the proposed development. The opinions and recommendations contained within this report are not intended to be, nor should they be construed as a warranty of subsurface conditions, but are forwarded to assist in the planning and design process.

We have made recommendations based on our observations and testing that indicate the soil conditions at the time of our testing at only those specific locations and only to the depths penetrated. These observations do not necessarily reflect soil types, strata thickness, or water level variations that may exist between explorations. If subsurface conditions vary from those encountered in our explorations, CGT should be alerted to the change in conditions so that we may provide additional geotechnical recommendations, if necessary. Observations by experienced geotechnical personnel should be considered an integral part of the construction process.

The owner/developer is responsible for insuring that the project designers and contractors implement our recommendations. When the design has been finalized, we recommend that the design and specifications be reviewed by our firm to see that our recommendations have been interpreted and implemented as intended. If design changes are made, we request that we be retained to review our conclusions and recommendations and to provide a written modification or verification.

The scope of our services does not include services related to construction safety procedures, and our recommendations are not intended to direct the contractor's methods, techniques, sequences, or procedures, except as specifically described in our report for consideration in design.

Mauck Partition
 Troutdale, Oregon
 CGT Job Number G0503209
 January 31, 2008

Geotechnical engineering and the geologic sciences are characterized by a certain degree of uncertainty. Professional judgments presented in this report are based partly on our understanding of the proposed construction, familiarity with similar projects in the area, and on general experience. Within the limitations of scope, schedule, and budget, our services have been executed in accordance with the generally accepted practices in this area at the time this report was prepared; no warranty, expressed or implied, are made. This report is subject to review and should not be relied upon after a period of three (3) years.

We appreciate the opportunity to serve as your geotechnical consultant on this project. Please contact us if you have any questions.

Sincerely,
 CARLSON GEOTECHNICAL



Kya J. Smetana
 Geotechnical Project Manager
 ksmetana@carlsongeotech.com

William M. Weyrauch, P.E.
 Principal Geotechnical Engineer
 wweyrauch@carlsongeotech.com

Attachments: Site Location, Figure 1
 Site Plan, Figure 2
 Site Photographs, Figure 3
 Soil Classification Criteria and Terminology, Figure 4
 Test Pit Logs, Figures 5 through 9

Doc# 161007-08-GEOTECH PROJECTS 2009 Project/Mapack - IT - G0503209 Report Month: 1/08

**MAUCK PARTITION - TROUTDALE, OREGON
 SITE LOCATION**



Map created with TCPOI™, © 2006 National Geographic Holdings
 USGS 7.5 Minute Topographic Map Series, Coos, Oregon Quadrangle.

Scale 1 inch = 2,000 feet



Township 1 North, Range 3 East, Section 35 Willamette Meridian



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 Tigard, Oregon 97131

CGT Job No. G0503209

FIGURE 1

**MAUCK PARTITION - TROUTDALE, OREGON
 SITE PHOTOGRAPHS**



Photograph 1: Looking south from the center of the north edge of the site.



Photograph 2: Looking southwest towards the existing residence and shed located near the west edge of the site.



Photograph 3: Looking southeast towards the existing barn located along the south side of the site.

See Figure 3 for approximate photograph locations and directions.



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 Tigard, Oregon 97131

CGT Job No. G0703206

FIGURE 2

FIGURE 7
TEST PIT TP-3
PAGE 1 OF 1

Carlson Geotechnical
8433 SW Hunter Street
Tualatin, OR 97263
Telephone: 503-684-3453
Fax: 503-670-9147

CLIENT: Goodman Seafab, Inc. PROJECT NAME: Marsh Pile
PROJECT NUMBER: G262309 PROJECT LOCATION: 3353 SW 25th Avenue
DATE STARTED: 1/17/78 ELEVATION DATUM: Sea Floor 3
EXCAVATION CONTRACTOR: Goodman Seafab, Inc. GROUND ELEVATION: 123.8
EXCAVATION METHOD: Test Pit GROUND WATER LEVELS:
LOGGED BY: Mike Swales CHECKED BY: William Wrenn
NOTES: Foundation Pile 3 LU back around excavation

DEPTH (ft)	CHRONIC LOG	U.S.C.G.	MATERIAL DESCRIPTION	ELEVATION (ft)	AFTER EXCAVATION													
					SAMPLE TYPE NUMBER	RECOVERY %	BLOW COUNTS (N VALUE)	POCKET PEN. (N)	DRY UNIT WGT. (pcf)	MOISTURE CONTENT (%)	LIQUID LIMIT (%)	PLASTIC LIMIT (%)	PLASTICITY INDEX (%)	FINES CONTENT (%)				
0.0	CL		Soil is medium silty, medium brown, moist, SILTY TOPSOIL with roots.															
2.5	SL		Medium silty, medium brown, moist, SILTY with coarse sand, gravel, cobbles and trace boulders.															
6.0	SS		Medium dense, gray brown, moist, SILTY COARSE SAND with coarse gravel, cobbles, and trace boulders.	65														
7.5	SM		Medium dense, gray brown, moist, SILTY COARSE SAND with coarse gravel, cobbles, and trace boulders.	55														
			Test pit terminated at about 10 feet bgs. Infiltration test IT-2 performed at about 8 feet bgs. No groundwater or seepage observed during exploration. Test pit loosely backfilled with cuttings by personnel from Goodman Seafab, Inc. upon completion.		03	1					15						14	

FIGURE 8
TEST PIT TP-4
PAGE 1 OF 1

Carlson Geotechnical
8433 SW Hunter Street
Tualatin, OR 97263
Telephone: 503-684-3453
Fax: 503-670-9147

CLIENT: Goodman Seafab, Inc. PROJECT NAME: Marsh Pile
PROJECT NUMBER: G262309 PROJECT LOCATION: 3353 SW 25th Avenue
DATE STARTED: 1/17/78 ELEVATION DATUM: Sea Floor 3
EXCAVATION CONTRACTOR: Goodman Seafab, Inc. GROUND ELEVATION: 123.8
EXCAVATION METHOD: Test Pit GROUND WATER LEVELS:
LOGGED BY: Mike Swales CHECKED BY: William Wrenn
NOTES: AFTER EXCAVATION

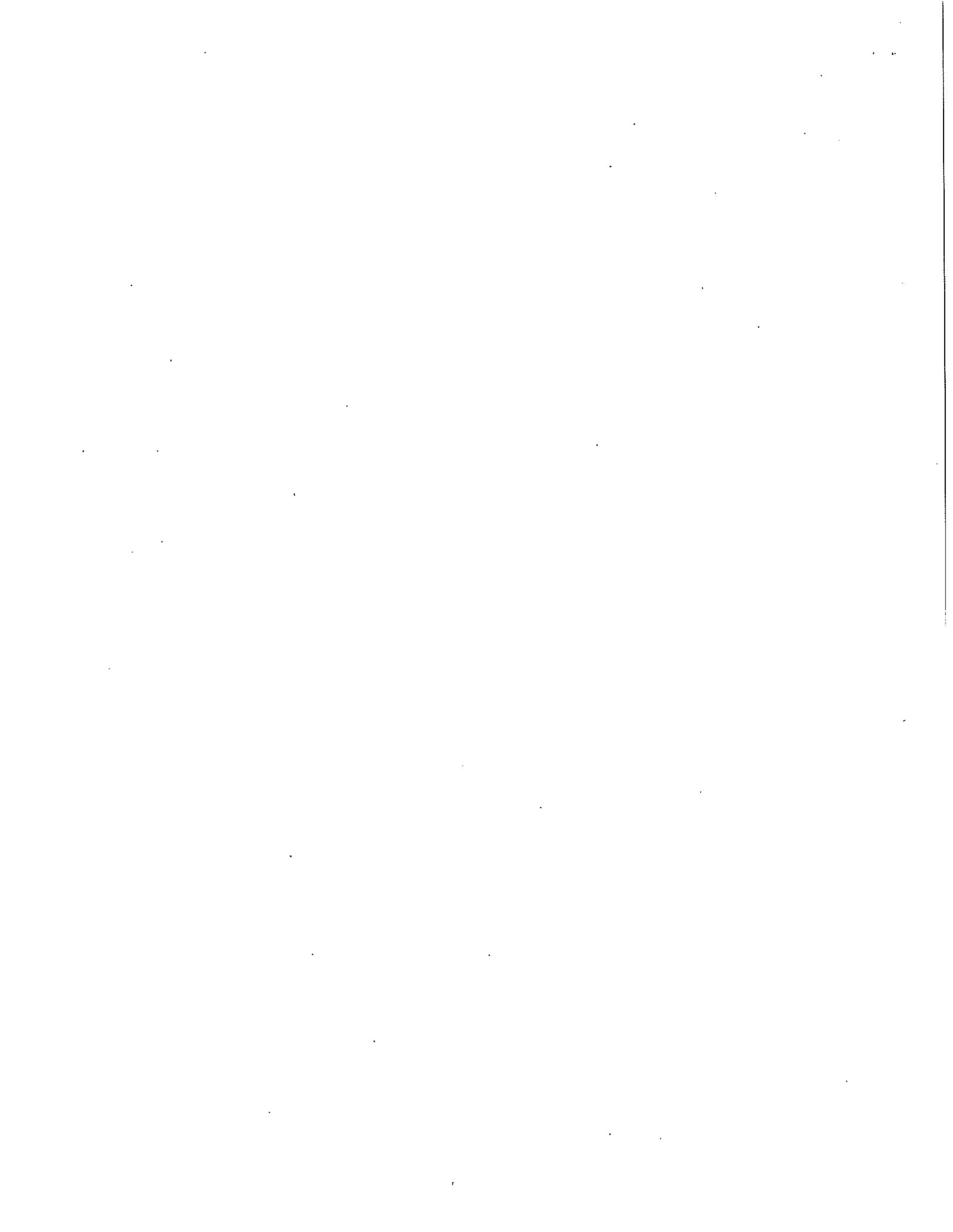
DEPTH (ft)	CHRONIC LOG	U.S.C.G.	MATERIAL DESCRIPTION	ELEVATION (ft)	AFTER EXCAVATION													
					SAMPLE TYPE NUMBER	RECOVERY %	BLOW COUNTS (N VALUE)	POCKET PEN. (N)	DRY UNIT WGT. (pcf)	MOISTURE CONTENT (%)	LIQUID LIMIT (%)	PLASTIC LIMIT (%)	PLASTICITY INDEX (%)	FINES CONTENT (%)				
0.0	CL		Soil is medium silty, medium brown, moist, SILTY TOPSOIL with roots.															
1.0	SL		Medium silty, medium brown, moist, SILTY with coarse sand, coarse gravel, cobbles and trace boulders.	100														
2.5			Medium dense, gray brown, moist, POORLY GRADED, COARSE SAND with silty coarse gravel, cobbles, and trace boulders.															
6.0	SP, SM		Medium dense, gray brown, moist, POORLY GRADED, COARSE SAND with silty coarse gravel, cobbles, and trace boulders.	55														
7.5			Test pit terminated at about 9 feet bgs. Infiltration test IT-2 performed at about 6 feet bgs. No groundwater or seepage observed during exploration. Test pit loosely backfilled with cuttings by personnel from Goodman Seafab, Inc. upon completion.		03	1					12						6	

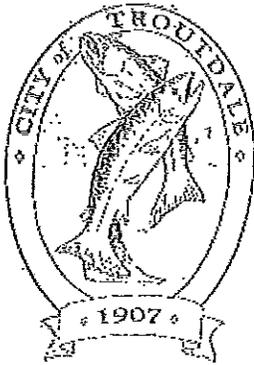
FIGURE 9
TEST PIT TP-5
PAGE 1 OF 1

Carlson Geotechnical
8433 SW Hunter Street
Tualatin, OR 97263
Telephone: 503-684-3453
Fax: 503-670-9147

CLIENT: Goodman Seafab, Inc. PROJECT NAME: Marsh Pile
PROJECT NUMBER: G262309 PROJECT LOCATION: 3353 SW 25th Avenue
DATE STARTED: 1/17/78 ELEVATION DATUM: Sea Floor 3
EXCAVATION CONTRACTOR: Goodman Seafab, Inc. GROUND ELEVATION: 123.8
EXCAVATION METHOD: Test Pit GROUND WATER LEVELS:
LOGGED BY: Mike Swales CHECKED BY: William Wrenn
NOTES: AFTER EXCAVATION

DEPTH (ft)	CHRONIC LOG	U.S.C.G.	MATERIAL DESCRIPTION	ELEVATION (ft)	AFTER EXCAVATION													
					SAMPLE TYPE NUMBER	RECOVERY %	BLOW COUNTS (N VALUE)	POCKET PEN. (N)	DRY UNIT WGT. (pcf)	MOISTURE CONTENT (%)	LIQUID LIMIT (%)	PLASTIC LIMIT (%)	PLASTICITY INDEX (%)	FINES CONTENT (%)				
0.0	CL		Soil is medium silty, medium brown, moist, SILTY TOPSOIL with roots.															
2.5	SL		Medium silty, medium brown, moist, SILTY with coarse sand, gravel, cobbles and trace boulders.	100														
5.0	GM		Medium dense, gray brown, moist, SILTY GRAVEL with coarse sand and trace boulders. Coarse gravel cobbles.															
7.5	SP, SM		Medium dense, gray brown, moist, POORLY GRADED, COARSE SAND with silty coarse gravel, cobbles, and trace boulders.	65														
			Test pit terminated at about 8.5 feet bgs. Infiltration test IT-2 performed at about 6.5 feet bgs. No groundwater or seepage observed during exploration. Test pit loosely backfilled with cuttings by personnel from Goodman Seafab, Inc. upon completion.		03	1					12						5	





**CITY OF TROUTDALE
PLANNING COMMISSION
FINDINGS OF FACT AND FINAL ORDER
TENTATIVE PLAT of GATEWAY ESTATES
An 18-Lot Subdivision
With a Lot Depth Variance for Lot 1**

FILE NUMBER: 08-011

OWNER/APPLICANT: Alex S. Mauck, Personal Representative of the Estate of Albert M. Mauck

APPLICANT: Firwood Design Group/ Robert Badgett

HEARING DATE: April 16, 2008

STAFF REPORT: April 9, 2008

STAFF: Elizabeth A. McCallum, Senior Planner

PROJECT NAME: Gateway Estates

LOCATION: 1360 SW 257th Avenue

TAX MAP / LOT #: 1N3E35AA 05700

REQUEST: 18-lot subdivision. 16 lots in the R-7 zoning district and 2 lots in the A-2 zoning district.

AREA: About 4.53 acres

PLAN MAP: HDR – High Density Residential & LDR – Low Density Residential

ZONING: A-2 Apartment Residential & R-7 Single Family Residential

OVERLAY DISTRICT: Appendix B Supplemental Development Standards for 257th Avenue

FINDINGS OF FACT:

The staff report dated April 9, 2008, is hereby adopted as the findings for the tentative plat of Gateway Estates and the following:

1. Testimony was given at the hearing that there are pine trees on the north and east property lines of the site that are not shown on the tree inventory, drawing number 1. Alex S. Mauck, the owner / applicant stated that he had no intention to remove the trees during construction of the subdivision.

ORDER:

Based upon the Findings of Fact, the Planning Commission approves:

1. A tentative plat for an 18-lot subdivision of land identified as Tax Lot 5700 on Tax Map 1N3E35AA;
2. A variance from the minimum lot depth for proposed Lot 1 up to a maximum reduction of 14.9 feet; and
3. Approval to remove the trees shown on the tree inventory (drawing number 1) from the property during and after construction of the subdivision as necessary to build driveways and houses on the lots.

CONDITIONS OF APPROVAL

1. Apply for a National Pollutant Discharge Elimination System 1200-C (NPDES) permit through the City of Troutdale. Approval of the permit is required prior to any tree removal, grubbing or grading of the site.
2. Construction of the subdivision must comply with applicable fire codes, including, but not limited to the following:
 - a. Provide fire flow per Oregon Fire Code section 508.3 and Appendix B. The minimum fire flow for one and two-family dwellings with a total fire area not exceeding 3,600 square feet is 1,000 gpm at 20 psi. Larger houses will require a greater fire flow. Other types of occupancies, such as apartments, have a minimum fire flow requirement of 1500 gpm at 20 psi, but the requirement could be greater due to the total fire area and the type of construction.

- b. The proposed fire hydrant location, as noted on the plans, is approved per OFC 508.5.1.
 - c. Access is approved per OFC 503.
3. Construction of the dwellings and any future construction of professional offices, must comply with applicable building codes.
4. Any tree that is not removed during construction of the subdivision shall be protected during construction with barrier fencing installed outside of the dripline of the trees prior to any grading, grubbing or approved tree removal on the site. Storage of equipment of any kind is prohibited within the dripline of the subject trees. Call the Planner for an inspection of the fencing prior to issuance of the authorization from Public Works to commence construction. Removal of any tree not identified in the tree inventory (drawing number 1) shall require a tree removal permit.
5. The Director of Public Works shall issue an "Authorization to Commence Construction" upon the subdivider's completion of the following:
 - a. The subdivider shall request in writing to the Director of Public Works that he be allowed to commence construction.
 - b. The subdivider shall pay all outstanding fees, assessments, and liens on the property including, but not limited to, sewer or water assessment, and all taxes on any property being deeded to the City or dedicated to the public.
 - c. The subdivider shall submit and obtain the City's approval of the construction drawings.
 - d. The subdivider shall submit and obtain the City's approval of a Performance Guarantee in accordance with TDC section 7.350, Guarantee.
 - e. No construction shall take place prior to issuance of an "Authorization to Commence Construction". This includes grading, grubbing or tree removal, even if the NDPES 1200-C permit has been issued.
6. The applicant is required to submit detailed construction drawings for the subdivision to Public Works through the Planning Division. The fee shall be paid at the time the plans are submitted. The drawings will be evaluated for compliance with the City of Troutdale *Construction Standards for Public Works Facilities* and the following:

- a. The new water main in SW Wright Place must be connected to the existing water mains in SW Wright Place to the north and south for looping purposes.
- b. Water service for Lots 17 and 18 fronting on 257th Avenue shall be taken from the existing water main in SW 257th Avenue.
- c. The section of the proposed water main between SW Wright Place and SW 257th Avenue should be deleted along with the associated water easement across Lot 2.
- d. Lots 17 and 18 shall take sanitary sewer service from the main in SW 257th Avenue.
- e. The section of proposed sanitary sewer main from SW Wright Place to the rear of Lots 17 shall be deleted from the plat along with the associated sanitary sewer easement across Lot 3.
- f. Any existing septic tanks on the site must be identified on the construction plans and be properly abandoned in accordance with DEQ regulations. The developer shall provide documentation to Public Works with the construction plans. The existing house on what will be Lot 17 shall be connected to the public sanitary sewer main in SW 257th Avenue prior to issuance of the Certificate of Completion of the subdivision.
- g. Drywells shall be "Rule Authorized" by DEQ prior to the City's approval of construction drawings for the public infrastructure and issuance of the Authorization to Commence Construction.
- h. Four existing drywells on the site shall be decommissioned/closed in accordance with DEQ UIC regulations. Verification of closure shall be submitted to the City Public Works department prior to issuance of the Certificate of Completion for the infrastructure.
- i. Stormfilter catch basins are not an approved device for treatment within the right-of-way. The Stormfilter Manhole is an approved device. The applicant shall revise the plans to comply with the Portland Stormwater Management Manual prior to submitting the construction plans for review.
- j. Prior to issuance of the Certificate of Completion for the subdivision, the developer shall submit an Operations and Maintenance (O&M) Plan for the water quality facilities.

- k. A six-foot utility easement to the City of Troutdale on all lot frontages on SW Wright Place and SW 14th Court. The final plat shall include the City of Troutdale standard Utility Easement language. All utilities shall be undergrounded, including, but not limited to, electrical, cable television, and telephone wiring. The utilities shall be installed and easements provided pursuant to the requirements of the utility company. Electric power transmission lines, or primary feeder lines, and transformer vaults shall be underground. The applicant shall contact PGE to have the utility pole that was used to serve the stables removed or undergrounded if the service is still required within the utility easement on the south side of lots 1, 3, 4 and 5 Block 2 Northridge.
7. The Developer shall pay for all street signs required within this subdivision prior to the issuance of the Certificate of Completion.
8. Street lighting shall be provided in compliance with the Mid-County Lighting District standards and TMC 8.26.065 Street Lights. The street lights shall have a cutoff type light fixture so that the cutoff angle of light rays emitted by the lamp, light source or luminaire is 90 degrees or less. The light fixture may be oriented so that its cutoff angle is measured perpendicular to the grade line of the street rather than level with the ground beneath the fixture. The cutoff angle is formed by a line drawn from the direction of light rays at the light source to the grade line of the street. The Mid-County Lighting District staff shall make the determination for compliance with TMC 8.26.065 or an equivalent standard used by the District.
9. The subdivider shall reimburse the City for the actual cost the City incurs for construction inspection of the improvements within 30 days following receipt of an invoice for such costs. Final acceptance of the improvements shall not occur until all such reimbursements are received by the City.
10. A Certificate of Completion shall be issued when the following items are completed:
- a. Operation, maintenance, and repair of improvements that are to become public are the responsibility of the subdivider until the subdivider makes written request to the City for their acceptance and the City Council accepts such improvements by Resolution. Acceptance will not occur until after a Certificate of Completion has been issued and as-built drawings (one Mylar set and four copies) have been received by the City.
- b. The Director of Public Works has verified that the required public improvements have been constructed in accordance with the applicable construction drawings, standards, and specifications.

- c. The subdivider has submitted a financial assurance in an amount which is not less than ten percent of the cost of the improvements. The financial assurance shall run for a period of at least two years following issuance of the Certificate of Completion by the City and shall require the subdivider to promptly correct all deficiencies of workmanship and materials within the development for that period. The City Council may require a larger financial assurance, or require the financial assurance to run for a longer period.
 - d. The subdivider has submitted a financial assurance equal to the total estimated cost, guaranteeing the placement of the final lift of asphaltic concrete on all streets constructed with the development. The subdivider shall place the final lift on all streets after 90% of the buildings within the development have received Certificates of Final Inspection or two years have transpired since the issuance of the Certificate of Completion, whichever occurs first.
11. The names of the new City streets shall be SW Wright Place and SW 14th Circle.
12. Comply with Multnomah County standards for 257th Avenue.
- a. As part of the final plat, the applicant shall dedicate a five-foot slope/ utility/ drainage/ sidewalk/landscaping / traffic control device easement along the site's 257th Avenue frontage for the benefit of Multnomah County.
 - b. If the 5-foot right-of-way dedication proposed is not required by the County it may be omitted from the plat.
13. The developer of Gateway Estates shall pay for 37 street trees. The fee for the trees is \$150.00 per tree and must be paid prior to signature by the City of the final plat for recording. The builder of each home shall prepare the planter strip with planting soil and sod after each home is completed. The City of Troutdale will plant the street trees within the prepared planting strips during the next planting season following completion of all the homes within the subdivision, or as otherwise determined by the City's Parks and Facilities Maintenance Superintendent. The applicant is advised to inform builders and the future home owners not to plant trees in the planter strips and to hold-off on planting shrubs or flowers in the tree planter strips until after the trees are planted.
14. Flag driveways shall be paved a minimum width of 10 feet prior to occupancy of the dwellings on Lots 10 and 12.

15. The developer shall install a six-foot high fence along the rear lot lines of Lots 1 through 4 prior to the issuance of the Certificate of Completion for the subdivision.
16. The tentative plat is valid for one year following approval, during which time the final plat drawings must be submitted to the Planning Division along with the final plat review fee (1/2 of the tentative plat fee). The final plat drawings shall include the statement that the plat is subject to the conditions of approval of City of Troutdale File No. 08-011.
17. The applicant shall pay the final plat fee at the time the final plat drawings are submitted for review to the Planning Division. The final plat fee is \$1,240.00.
18. Upon review and approval of the final plat drawings, the applicant shall provide at least three Mylar drawings of the approved final plat with a guarantee as specified in Troutdale Development Code 7.350, if the applicant chooses to file the subdivision plat before the improvements are made.
 - a. The subdivider may elect to complete all required public improvements and all other items required as part of the construction drawings and applicable conditions of approval (hereinafter "improvements") prior to requesting approval of the final plat. In such case, no performance guarantee will be required. All improvements must be completed in accordance with City standards, inspected, and accepted by the City prior to approval of the final plat. A warranty of workmanship and materials shall be required as specified in section 7.410, Certificate of Completion, of this chapter. All improvements shall remain the property of the subdivider until formally accepted by the City.
 - b. If the subdivider elects to file the subdivision plat prior to the completion and acceptance of the improvements, the subdivider shall:
 - 1) Secure a surety bond, present a cashier's check or certified check for deposit with the City, or provide an Irrevocable Letter of Credit with the City as beneficiary as assurance for faithful performance of the required improvements (hereinafter collectively referred to as "financial assurance"). The value of the financial assurance shall be equal to 110% of the estimated value of the improvements. The value of the financial assurance shall not diminish during the life of the instrument. All estimates furnished by the subdivider shall be verified by the Director of Public Works.

- 2) Obtain permits from the City of Troutdale to demolish all existing buildings on the property, including the house addressed at 1360 SW 257th Avenue.
 - 3) Decommission existing drywells, water wells, and cesspools/ septic tanks and/or drain fields on the site.
- c. In the event the subdivider fails to satisfactorily complete all improvements within the time authorized and the City desires to complete such improvements, the City shall be authorized to use the cashier's check, certified check, or Irrevocable Letter of Credit to complete the improvements, or to bring an action or claim on the surety bond.
- d. If the amount of the financial assurance exceeds costs and expenses incurred by the City to complete the improvements, the City shall release the remainder. If the amount of the financial assurance is less than the cost and expenses incurred by the City, the subdivider shall be liable to the City for the difference.

APPROVED THIS 16th DAY OF APRIL 2008

Daniel Haskins, Planning Commission Chair

Troutdale Building Department Memorandum

Date: 09SEP15

From: Stephen Winstead, AIA, Building Official, City of Troutdale

To: Planning File 15-039

Subject: TYPE III PROCEDURE, 17-LOT SUBDIVISION GATEWAY ESTATES

The following comments are provided to the applicant for response. The response can be part of the construction documents when submitting for a building permit.

1. As a 17-Lot Subdivision for single Family Residences, Oregon requires these structures to be designed in accordance with the 2014 Oregon Residential Specialty Code.
2. Troutdale is in a high wind exposure depending on the location to the Columbia River. Upon submittal for building permits this will need to be addressed as part of the lateral design.
3. Troutdale is also subject to higher levels of radon which will need to be addressed with the design of each of the single family residences.



September 30, 2015 | File: 15-039 | ATTACHMENT 5

Comments from Public Works will be offered at the Planning Commission meeting.

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



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

MEMORANDUM

TO: Chris Damgen, City of Troutdale
CC: Jessica Berry, Transportation Planner
FROM: Joanna Valencia, Senior Transportation Planner
DATE: September 16, 2015
SUBJECT: 15-039 Gateway Estates
County Case File No: EP-2006-078

The Multnomah County Transportation Program has reviewed the submitted plan for the proposed 17- lot single family detached residential subdivision with 1 of the proposed lots to be located in the A-2 with the remaining 3.57 acres located in the R-7 Single Family Residential. The subject property is adjacent to 257th Ave. which is a County road with a Major Arterial 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 and be added as conditions of approval.

Traffic Impact

Please provide information on anticipated vehicle trip generation volume, and the type of traffic, that will be generated by the proposal and where traffic is anticipated to flow to in relation to the street network.

Accurately accounting for traffic volumes generated by the proposed use will be imperative to determine the extent of the proposal's "transportation impact," as defined by Section 3.000 of the Multnomah County Road Rules. It will also be necessary in order to determine the developer's proportional share of road improvements, if required. In addition the developer needs to address any impacts to the levels of services of the intersections of 16th/257th and Hewitt/Cherry Park. [MCRR 5.200]

Dedications and Easements

Each lot created as a result of this subdivision will need to furnish deed restrictions committing the property owner to participate in future right-of-way improvements.

A non-remonstrance agreement, or "deed restriction" will require that the property participate in standard urban local road improvements along the original parent parcel's frontage that are not completed as a part of the site's required interim improvements. Contact Pat Hinds at (503) 988-3712 to complete the deed restrictions

Dedicate 5 feet of right-of-way along the site's 257th Ave frontage to Multnomah County for road purposes.

The County standard right of way for a Major Arterial facility is 90 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.

A 5-foot slope/utility/drainage/sidewalk/ landscaping/traffic control device easement along the site's 257th Ave. frontage for the benefit of Multnomah County.

The County's standard cross-section for a Major Arterial facility includes 90 feet of right of way with 5-foot easements on each side. A 5-foot easement dedication allows the County to provide the services necessary to maintain the function of the roadway, provide adequate pedestrian facilities, and reduce the impact of utility upgrades on the traveling public while reducing right-of-way dedication requirements for property owners. No other easements are to be created overlaying this easement. Contact Pat Hinds at (503) 988-3712 to complete the easement dedication.

Access

Please note that the Multnomah County Road Rules requires that a property with multiple lot frontages take access off the lower classification road. Provisions should be made to take access of Wright Place or a road rules variance will be required.

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 stormwater analysis 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 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.

2015- 039

FROM: Robert Mottice Gresham Fire

DATE: August 31, 2015

FIRE COMMENTS:

1. Residential homes up to 3,600 sq ft require a minimum of 1,000 gpm fire flow; 3,601 - 4,800 sq. ft. require 1,750 gpm, and 4,801 - 6,200 sq. ft require 2,000 gpm. *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. All access roads shall be not less than 20 foot wide. Roads 20'-26' wide require NO PARKING FIRE LANE signs on both sides; roads 26'-32' wide require NO PARKING FIRE LANE on one side. Dead end access roads in excess of 150 feet shall be provided with an approved turnaround. The access roads need to support 75,000 lbs. Provide documentation the current shared access road can support the imposed load. *OFC 503*
4. Fire access roads longer than 150 feet will be required to have an approved area for turning the apparatus around. If public streets then they shall comply with Troutdale Standards. *OFC 503.2.4*
5. The turning radius for all emergency apparatus roads shall be: 28' inside and 48' outside radius. *OFC 503.2.4*
6. All Fire Dept. Access Roads shall be constructed and maintained prior to and during construction. *OFC 1410*
7. Ever house will be required to have a fire hydrant within 600 feet of the furthest point on the house. It is very important that the hydrants meet spacing requirements per the Oregon Fire Code. *OFC 508.5.1 & App C*
8. Put a note on the plans stating "All watermains and hydrants shall operate prior to construction materials arriving on site". *OFC 1412.1*
9. Each public or private fire hydrant used for fire flow for this property shall have a 5-inch Storz adapter with National Standard Threads installed on the 4 ½ -inch fire hydrant outlet. The adapter shall be constructed of high-strength aluminum alloy, have a Teflon coating on the seat and threads, and use a rubber gasket and two (2) set screws to secure it in place. The adapter shall be provided with an

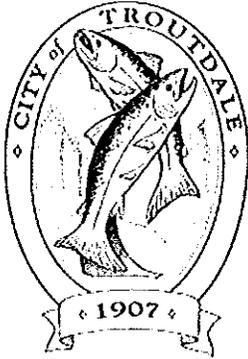
aluminum alloy pressure cap. The cap shall be attached to the hydrant barrel or Storz adapter with a cable to prevent theft of the cap. Adapter shall be Harrington HPHA50-45NHWCAP or equal approved by Gresham Fire.

- *For public hydrants, order the connectors and once received then CONTACT the Water Operations Supervisor at 503-618-2626 to schedule installation OFC 507 & NFPA 24-7.1.3*

- *For private (on site) fire hydrants the connectors will be inspected under permit by Gresham Fire. OFC 507 § NFPA 24-7.1.3*

10. Fire hydrant locations shall be identified by the installation of reflective markers. The markers shall be BLUE. They shall be located adjacent and to the side of the centerline of the access road way that the fire hydrant is located on. In case that there is no center line, then assume a centerline, and place the marker accordingly. *OFC 508.5.4*

11. Access roads shall not exceed 12% grade. *OFC 503.2.7*



**CITY OF TROUTDALE
 PLANNING COMMISSION TYPE III PROCEDURE
 17-LOT SUBDIVISION
 VARIANCE FOR LOT DEPTH REDUCTION**

**FINDINGS OF FACT, FINAL ORDER and
 CONDITIONS OF APPROVAL**

FILE NUMBER: 15-039

REVISED REPORT DATE: September 21, 2015

INITIAL HEARING DATE: September 16, 2015

CONTINUATION HEARING DATE: September 30, 2015

Applicant	Alex Mauck
Property Owner	Gateway Estates, LLC
Proposal	17-lot single family detached residential subdivision with one (1) of the proposed lots to be located in the A-2 with the remaining 16 lots (3.57 acres) located in the R-7 Single Family Residential. Variance request for lot depth reduction for Lot 1 from 80 feet to 65.1 feet.
Location	1360 SW 257 th Avenue
Site Size	194,713 sf or 4.47 acres
Tax Map & Tax Lot	1N3E35AA-05700
Plan Designation	Low Density Residential
Zoning District	R-7 Single Family Residential and A-2

APPLICABLE CRITERIA

- Troutdale Development Code (TDC): 1.000 Introductory Provision; 2.000 Procedures for Decision Making; 3.030 R-7 Single Family Residential; 3.060 A-2 Apartment Residential; 5.600 Erosion Control and Water Quality; 5.800 Storm Water Management; 6.200 Variance; 7.000 Land Division
- Troutdale Municipal Code Tree Removal
- Construction Standards for Public Works Facilities
- Building and Fire Codes
- Multnomah County Transportation / Road Rules

CONTINUATION NOTE (9/30/15)

The Planning Commission voted at the Public Hearing on September 16, 2015 for a continuation of this application in order to receive additional required submittal items.

FINDINGS OF FACT

The Staff Report with Attachments with an initial hearing date of September 16, 2015 and a continuation hearing date of September 30, 2015 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

Planning Conditions:

- A. Consistent with Conditions of Approval from File Number 08-011, dated April 16, 2008. In the event a previously-approved condition has been superseded by new standards in the TDC, the most recent applicable standards shall govern. **[TDC]**

Building Conditions:

- A. As a 17-Lot Subdivision for single Family Residences, Oregon requires these structures to be designed in accordance with the 2014 Oregon Residential Specialty Code.
- B. Troutdale is in a high wind exposure depending on the location to the Columbia River. Upon submittal for building permits this will need to be addressed as part of the lateral design.
- C. Troutdale is also subject to higher levels of radon which will need to be addressed with the design of each of the single family residences.

Gresham Fire Conditions: (supersedes any previous comments)

- A. Residential homes up to 3,600 sq ft require a minimum of 1,000 gpm fire flow; 3,601 - 4,800 sq. ft. require 1,750 gpm, and 4,801 - 6,200 sq. ft require 2,000 gpm. **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. All access roads shall be not less than 20 foot wide. Roads 20'-26' wide require NO PARKING FIRE LANE signs on both sides; roads 26'-32' wide require NO PARKING FIRE LANE on one side. Dead end access roads in excess of 150 feet shall be provided with an approved turnaround. The access roads need to support 75,000 lbs. Provide documentation the current shared access road can support the imposed load. **OFC 503**

- D. Fire access roads longer than 150 feet will be required to have an approved area for turning the apparatus around. If public streets then they shall comply with Troutdale Standards. **OFC 503.2.4**
- E. The turning radius for all emergency apparatus roads shall be: 28' inside and 48' outside radius. **OFC 503.2.4**
- F. All Fire Dept. Access Roads shall be constructed and maintained prior to and during construction. **OFC 1410**
- G. Every house will be required to have a fire hydrant within 600 feet of the furthest point on the house. It is very important that the hydrants meet spacing requirements per the Oregon Fire Code. **OFC 508.5.1 & App C**
- H. Put a note on the plans stating "All watermains and hydrants shall operate prior to construction materials arriving on site". **OFC 1412.1**
- I. Each public or private fire hydrant used for fire flow for this property shall have a 5-inch **Storz** adapter with National Standard Threads installed on the 4 ½ -inch fire hydrant outlet. The adapter shall be constructed of high-strength aluminum alloy, have a Teflon coating on the seat and threads, and use a rubber gasket and two (2) set screws to secure it in place. The adapter shall be provided with an aluminum alloy pressure cap. The cap shall be attached to the hydrant barrel or Storz adapter with a cable to prevent theft of the cap. Adapter shall be Harrington HPHA50-45NHWCAP or equal approved by Gresham Fire.
- ***For public hydrants, order the connectors and once received then CONTACT the Water Operations Supervisor at 503-618-2626 to schedule installation OFC 507 & NFPA 24-7.1.3***
 - ***For private (on site) fire hydrants the connectors will be inspected under permit by Gresham Fire. OFC 507 & NFPA 24-7.1.3***
- J. Fire hydrant locations shall be identified by the installation of reflective markers. The markers shall be BLUE. They shall be located adjacent and to the side of the centerline of the access road way that the fire hydrant is located on. In case that there is no center line, then assume a centerline, and place the marker accordingly. **OFC 508.5.4**
- K. Access roads shall not exceed 12% grade. **OFC 503.2.7**

Public Works Conditions

Conditions will be determined at the Hearing.

Multnomah County Transportation Conditions

- A. Traffic Impact: Provide information on anticipated vehicle trip generation volume, and the type of traffic that will be generated by the proposal and where traffic is anticipated to flow to in relation to the street network.

- B. Dedications and Easements: Each lot created as a result of this subdivision will need to furnish deed restrictions committing the property owner to participate in future right-of-way improvements.

- C. Dedications and Easements: Dedicate five (5) feet of right-of-way along the site's 257th Avenue frontage to Multnomah County for road purposes.

- D. Dedications and Easements: A five foot (5-foot) slope/utility/drainage/sidewalk/landscaping/traffic control device easement along the site's 257th Avenue frontage for the benefit of Multnomah County.

- E. Access: Note that the Multnomah County Road Rules requires that a property with multiple lot frontages take access off the lower classification road. Provisions should be made to take access off Wright Place or road rules variance will be required.

- F. Note that any work in the right-of-way, including the removal of trees, or any increase in stormwater drainage from the site to the right-of-way will require review and stormwater analysis and a permit from Multnomah County. [MCRR 18.750, DCM 5.1]

- G. 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.

APPROVED this 30th DAY OF September 2015

Tanney Staffenson, Chair
Troutdale Planning Commission