



Planning and Zoning
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STAFF RECCOMENDATION
Approval, with Conditions

This document represents the Planning and Zoning Staff decision, findings and conditions of approval for a Design Review as cited below. It contains five parts: Section 1 – Summary, Section 2 – Conditions of approval, Section 3 – Findings, Section 4 – Summary of Findings and Recommendation.

SECTION 1 – SUMMARY

DATE: January 23, 2018

CASE FILE NO.: Z0580-18-D

STAFF CONTACT(S): Melissa Ahrens, mahrens@clackamas.us, 503-742-4519

LOCATION: T1S R2E 33C, Tax Lot(s) 00600, on SE Sunnyside

APPLICANT(S): Jon Lowry, 1111 Westrac Drive STE 108, Fargo ND

OWNER(S): Heritage Inn2 of Happy Valley LLC, 1201 Page Dr S STE 200, Fargo ND

TOTAL AREA: Approximately 1.96 acres

ZONING: PMU-1 Planned Mixed Use

CITIZENS PLANNING ORGANIZATION: Southgate (Inactive)

PROPOSAL: Design review of a 101 unit, five (5) story Home 2 Suites and associated site improvements including site access, circulation, landscape, and infrastructure.

APPLICABLE APPROVAL STANDARDS: This application is subject to Clackamas County Zoning and Development Ordinance (ZDO). Development of the subject property is subject to the provisions of ZDO Sections 1102, 510, 1005, 1006, 1007, 1008, 1009, 1010, 1012, 1015, and 1021 as adopted by the Board of County Commissioners. Pursuant to subsections. 1001.03 of the ZDO, this includes but is not limited to, the County Roadway Standards, County Excavation and Grading Ordinance, and Oregon Structural Specialty Code, etc.

BACKGROUND:

The subject property is located at 9155 SE Sunnyside road, next to the Clackamas Town Center. The development site of approximately 1.96 acres is currently developed with a paved parking lot and scattered landscaped areas.

In 2005 a Master Plan was approved (File # Z0361-04-MP) for the existing Clackamas Town Center authorizing a mix of development types including housing units, retail space, transit, and parking. Earlier this year Z0489-18-D approved a modification of the Clackamas Town Center Master Plan to allow for the development of a hotel with up to 117 rooms on the subject site. The master plan was previously amended to allow for a single hotel use at the southeast corner of the site through Z0589-17-MP. The second hotel use will be located on the parcels immediately north of the previously approved hotel site (Tax Lots 00692 and 00602). The proposed hotel is consistent with the Master Plan, as amended.

A pre-application conference was held on this project on June 27th, 2018.

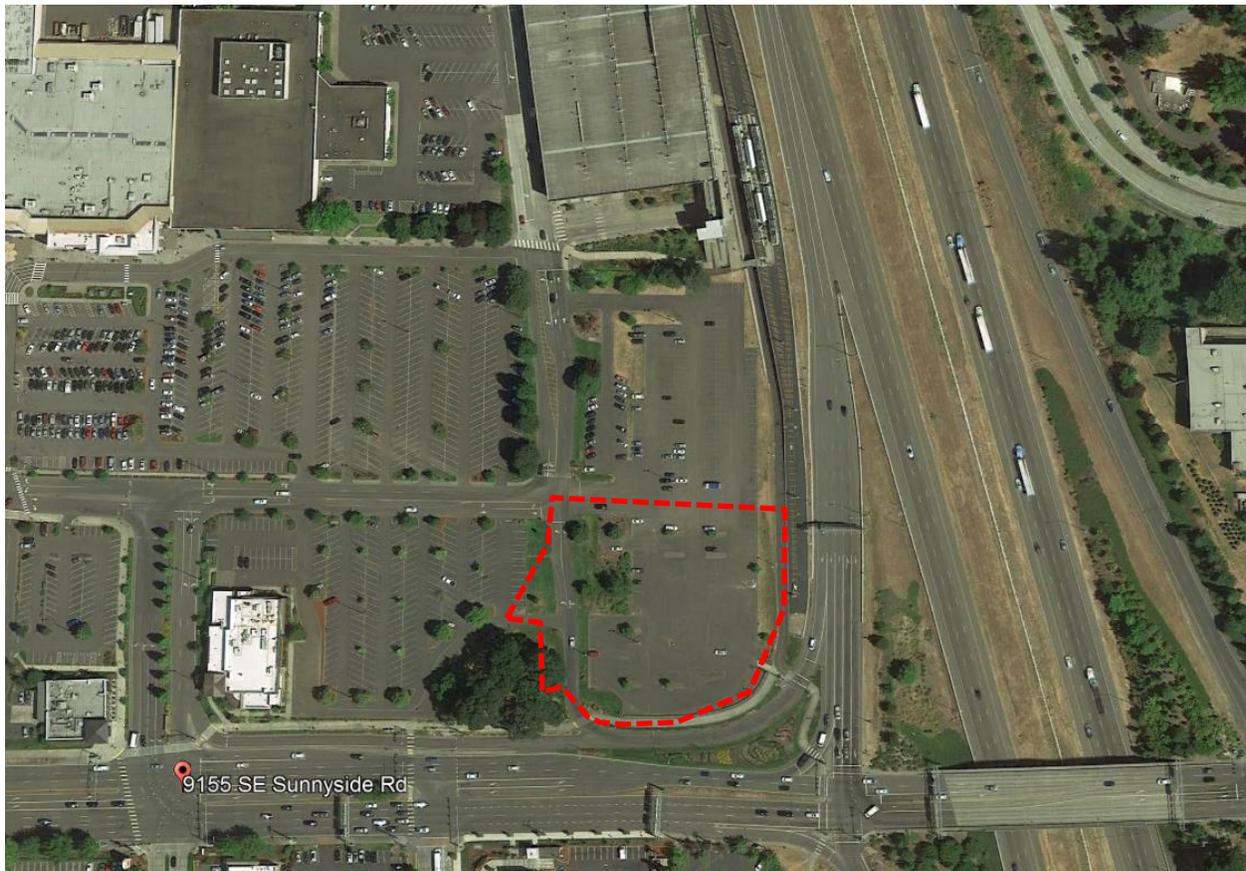
NOTICE

Notice was sent to property owners, community planning organizations and departments, and agencies that serve the property within 300 feet of the subject tract property lines.

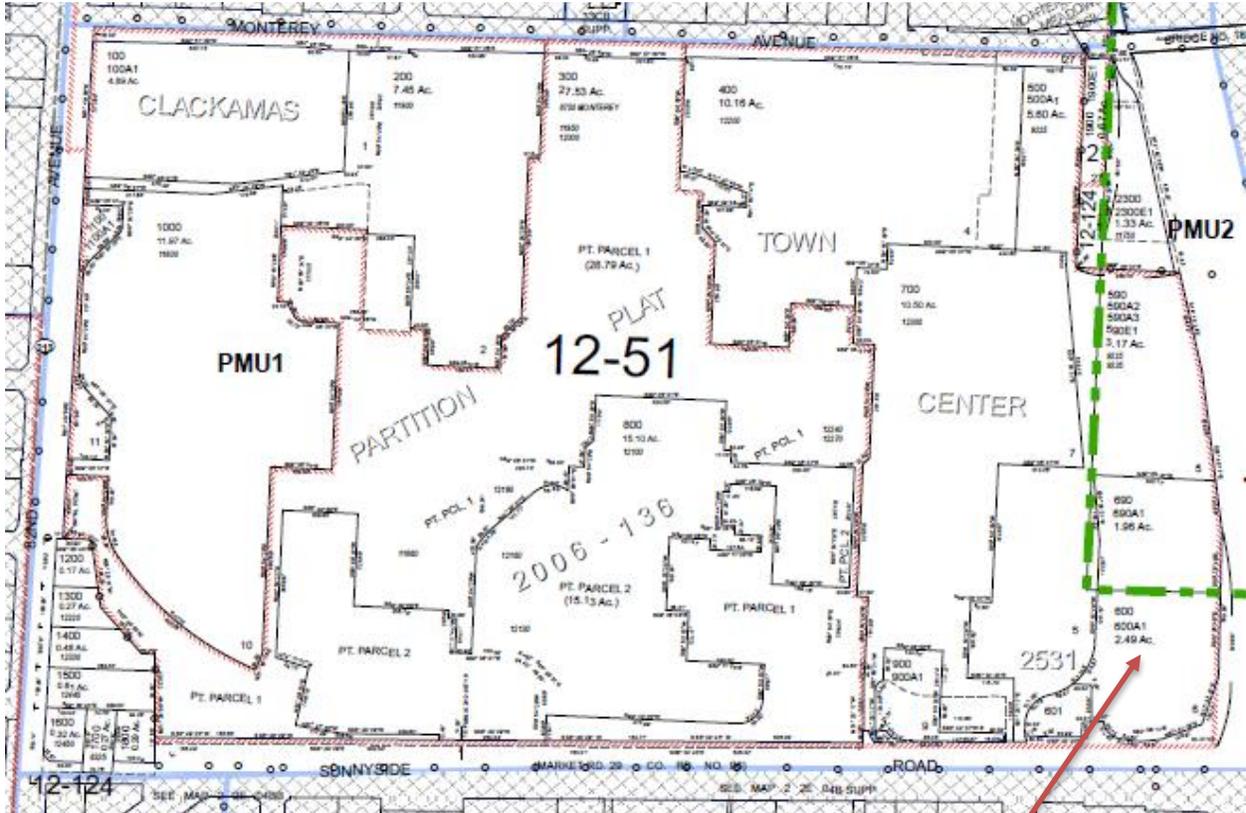
PUBLIC COMMENT

No written comments were received following the pre-application meeting and November 20th 2018, the date of release of this Staff Recommendation.

Site Aerial Image



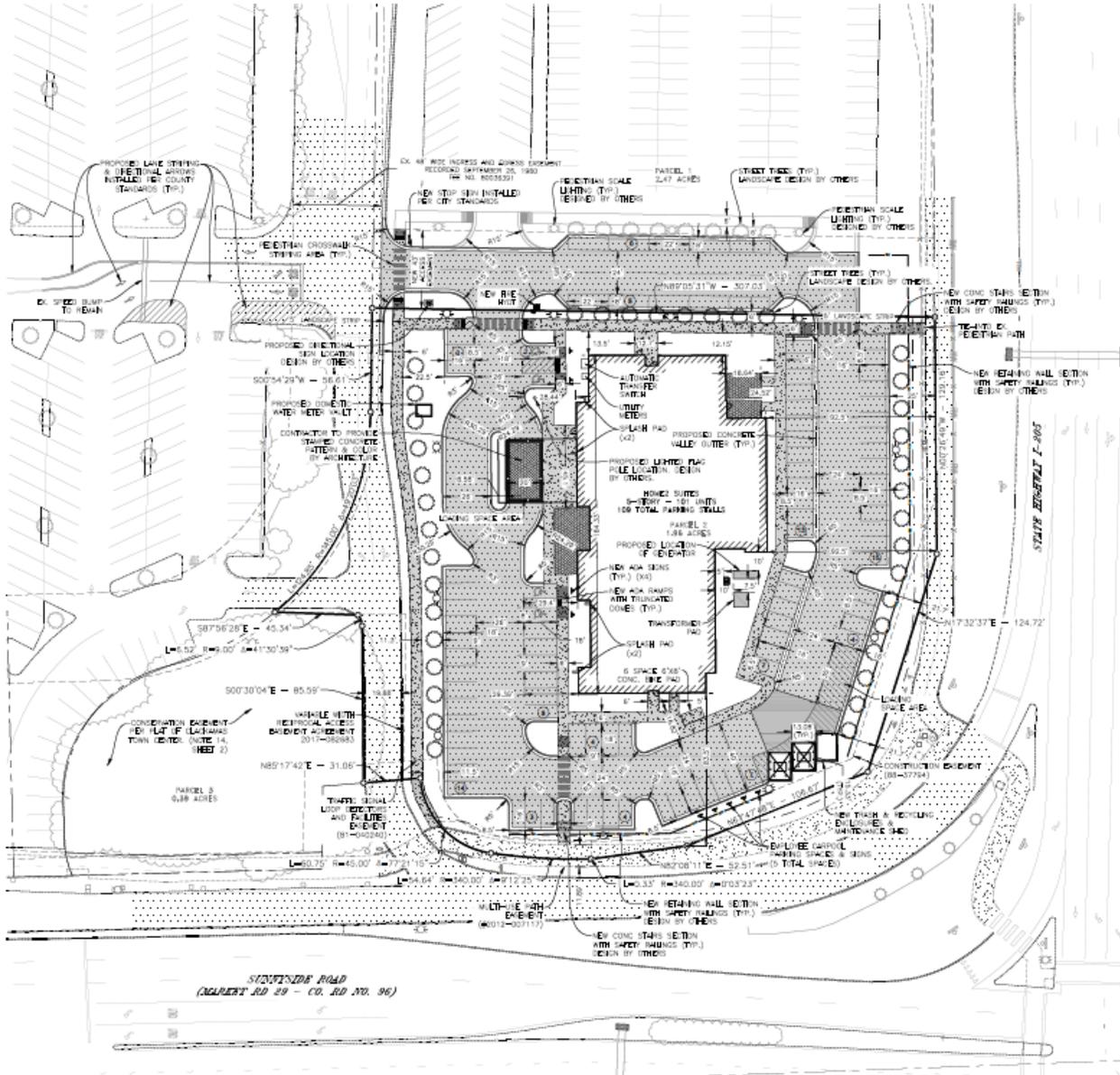
Tax Map



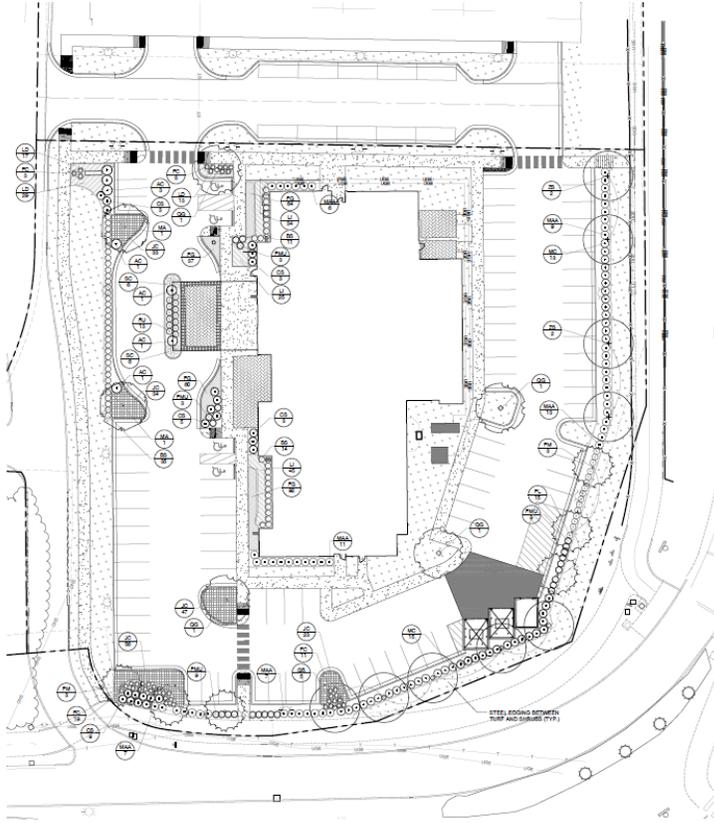
Subject Site
12E33C 00600

Site Plan

HOME2 SUITES BY HILTON 9155 SE SUNNYSIDE RD CLACKAMAS COUNTY, OR



Landscape Plan



PLANTING LEGEND

| SYMBOL | BOTANICAL NAME | COMMON NAME | MIN. SIZE | SPACING | QUANTITY | REMARKS |
|--|----------------------------|-----------------------|---------------------|---------------------|--------------|---------|
| OS | Osage (non-flowering) | Osage | 2" cal. 6'-10' high | 6x6 on center | 5 | |
| MA | Malva alcea | Alcea Malva | 2" cal. 6'-10' high | 6x6 on center | 2 | |
| TR | Trifolium repens | Trifolium | 2" cal. 6'-10' high | 6x6 on center | 6 | |
| OS | Osage yucca | Osage Yucca | 2" cal. 6'-10' high | 6x6 on center | 4 | |
| TR | Trifolium repens | Trifolium | 2" cal. 6'-10' high | 6x6 on center | 6 | |
| NOTE: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIBER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT BALL SIZE. | | | | | | |
| SHRUBS | | | | | | |
| AS | Artemisia tridentata | Rock Artemisia | #3 cal. | 6x6 on center | 7 | |
| ES | Eucalyptus globulus | Swamp Eucalyptus | #3 cal. | 30" x 11" on center | 30 | |
| OS | Osage yucca | Osage Yucca | #3 cal. | 48" x 11" on center | 30 | |
| OS | Osage yucca (Blue Pacific) | Blue Pacific | #3 cal. | 30" x 11" on center | 30 | |
| LD | Liriodendron tulipifera | Tulip Tree | #3 cal. | 24" x 11" on center | 30 | |
| MAA | Malva alcea | Alcea Malva | #3 cal. | 24" x 11" on center | 30 | |
| MC | Malva alcea | Alcea Malva | #3 cal. | 48" x 11" on center | 30 | |
| MC | Malva alcea | Alcea Malva | #3 cal. | 48" x 11" on center | 30 | |
| TR | Trifolium repens | Trifolium | #3 cal. | 30" x 11" on center | 18 | |
| TRU | Trifolium repens | Trifolium | #3 cal. | 30" x 11" on center | 24 | |
| TRU | Trifolium repens | Trifolium | #3 cal. | 30" x 11" on center | 12 | |
| TRU | Trifolium repens | Trifolium | #3 cal. | 30" x 11" on center | 12 | |
| PERENNIALS AND ORNAMENTAL GRASSES | | | | | | |
| OS | Osage yucca | Blue Yucca | #1 cal. | 24" x 11" on center | 41 | |
| OS | Osage yucca | Blue Yucca | #1 cal. | 18" x 11" on center | 253 | |
| TURF | | | | | | |
| | Turf Type Tall Fescue | Turf Type Tall Fescue | Soil | --- | 17,260 sq ft | |

LANDSCAPE CALCULATIONS

| | |
|---|--|
| TOTAL SITE AREA | 88,000 SF |
| SITE AREA EXCLUDING EXISTING | 7,200 SF (8% OF TOTAL SITE AREA) |
| LANDSCAPE AREA PROVIDED | 7,200 SF |
| LANDSCAPE AREA REQUIRED AS PER PLAN | 7,200 SF (8% OF TOTAL SITE AREA) |
| LANDSCAPE AREA PROVIDED AS PER PLAN | 7,200 SF (8% OF TOTAL SITE AREA) |
| INTERIOR PARKING LOT LANDSCAPING | |
| TOTAL PARKING SPACES | 84 SPACES |
| PERIMETER SPACES | 80 SPACES |
| INTERIOR SPACES | 4 SPACES |
| REQUIRED INTERIOR LANDSCAPE AREA | 1,000 SF (25 SF PER INTERIOR PARKING SPACE) |
| PROVIDED INTERIOR LANDSCAPE AREA | 5,200 SF |
| PROVIDED INTERIOR TREES | 6 TREES (1 TREE / 4 INTERIOR PARKING SPACES) |
| PROVIDED INTERIOR TREES | 6 TREES |
| PERIMETER LANDSCAPING | |
| PERIMETER SCREENS REQUIRED | 8 FT MINIMUM WIDTH PROVIDED |
| REQUIRED PERIMETER SCREEN | PROVIDED (CONTINUOUS OVERSCREEN SCREEN TO 3 FT. AT MATURITY) |
| PROVIDED PERIMETER TREES | 18 TREES (1 TREE / 30 FT. OF LANDSCAPE STRIP, 480 TOTAL LF) |
| PROVIDED PERIMETER TREES | 18 TREES |

GENERAL PLANTING NOTES

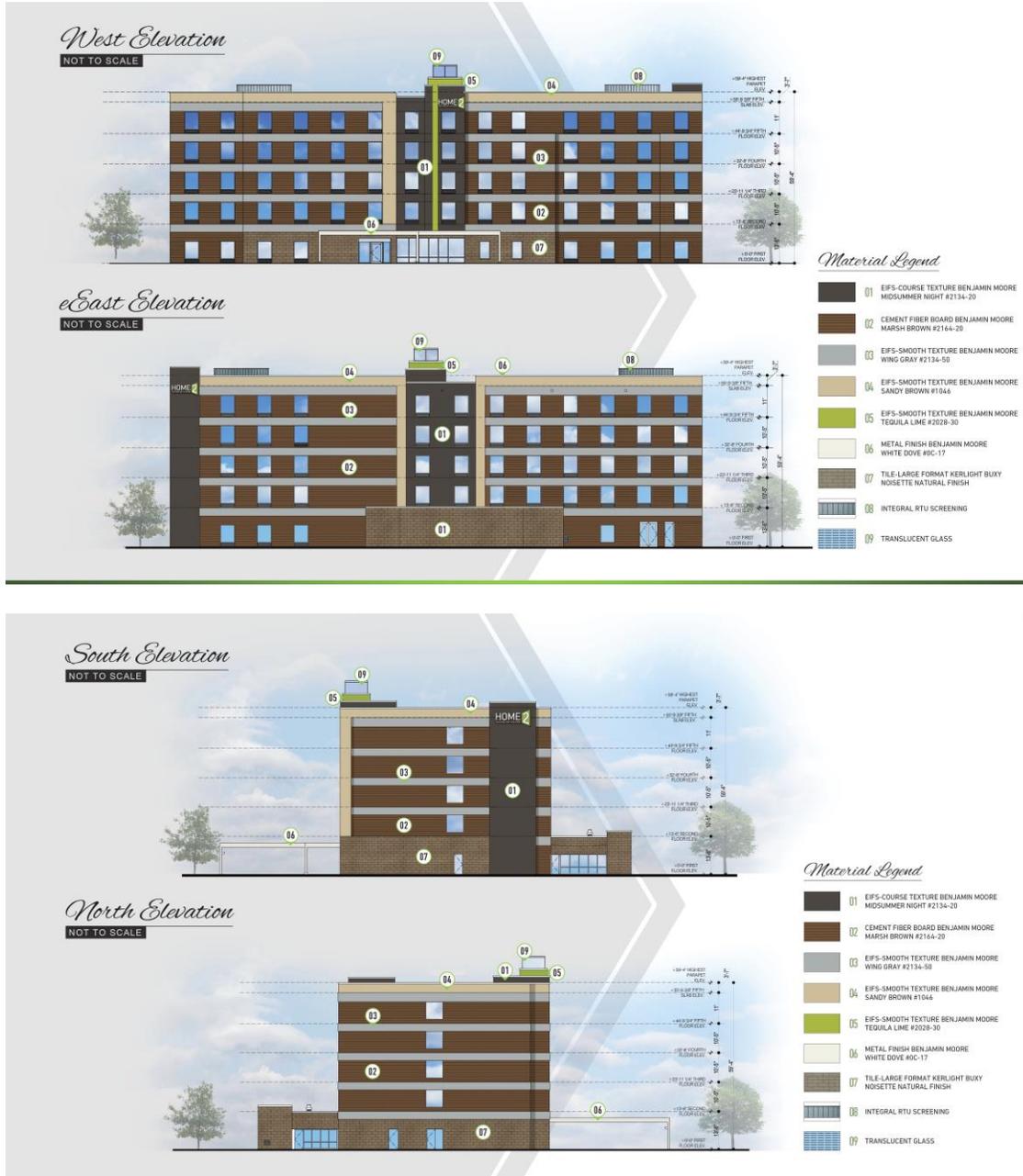
- The quantity of plants to be installed is based on the minimum spacing and height specified in the planting legend. The landscape contractor shall verify the actual spacing and height of plants installed on site. The landscape contractor shall be responsible for the proper installation and maintenance of all plants installed on site.
- All plants shall be installed in accordance with the planting legend. The landscape contractor shall be responsible for the proper installation and maintenance of all plants installed on site.
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MULCHES

AFTER ALL PLANTING IS COMPLETE CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 4-6" DENDROBAM MULCH IN ALL PLANTED AREAS EXCEPT FOR TREE AND SHRUB AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OBTAIN APPROVAL FOR TREE AND SHRUB AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OBTAIN APPROVAL FOR TREE AND SHRUB AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OBTAIN APPROVAL FOR TREE AND SHRUB AREAS.



Elevation Drawings and Proposed Facade Materials



Floor Plan



SECTION 2 – RECCOMENDED CONDITIONS OF APPROVAL

The Clackamas County Planning and Zoning staff recommends approval this design review application subject to the following conditions:

A) General Conditions:

1. Recommendation for conditioned approval of this land use permit is based on the submitted written narrative and plan(s) filed with the County on 12/3/2018. No work shall occur under this permit other than which is specified within these documents. It shall be the responsibility of the property owner(s) to comply with this document(s) and the limitation of any approval resulting from the recommendation described herein.
2. The applicant is advised that they may take part in a Post Land Use Transition meeting. County staff would like to offer you an opportunity to meet and discuss this decision and the conditions of approval necessary to finalize the project. The purpose of the meeting is to ensure you understand all the conditions and to identify other permits necessary to complete the project. If you like to take advantage of this meeting please contact Deana Mulder, (503) 742-4710 or at deanam@co.clackamas.or.us.
3. Prior to the SUBMISSION of building permits, the applicant shall submit a statement of use form to Wendi Coryell. She can be contacted at 503-742-4657 or wendicor@clackamas.us . The statement of use is used to calculate the applicable System Development Charges. These SDC's are included in the final calculation of the building permit fees for new development projects.
4. The decision is valid for four years from the date of the final written decision. If the County's final written decision is appealed, the approval period shall commence on the date of the final appellate decision. During this four year period, the approval shall be implemented, or the approval will become void. "Implemented" means all major development permits shall be obtained and maintained for the approved design review project. A "major development permit" is:
5. A building permit for the structure or a permit issued by the County Engineering Division for frontage improvements required by this approval.
6. This Design Review approval is granted subject to the above and below stated conditions. Failure to comply with any of the conditions of approval constitutes a violation of this permit and may be cause for revocation of this approval.
7. The approval of the application granted by this decision concerns only the applicable standards for this decision. The decision does not include any conclusions by the county concerning whether the activities allowed will or will not come in conflict with the provisions of the federal Endangered Species Act (ESA). This decision should not be construed to or represented to authorize any activity that will conflict with or violate the ESA. It is the applicant, in coordination if necessary with the federal agencies responsibility for the administration and enforcement of the ESA, who must ensure that the approved activities are designed, constructed, operated and maintained in a manner that complies with the ESA.

B) Planning and Zoning Conditions:

8. The applicant shall submit a signed maintenance contract, or provide a financial guarantee pursuant to Section 1311, Completion of Improvements, Sureties, and Maintenance, covering the landscape maintenance costs during the guarantee period.
9. The applicant shall submit detailed information regarding proposed signage, including dimensions and locations of all signs in order to comply with Section 1010 of the ZDO.
10. The applicant shall submit additional information and plans to detail the proposed landscape buffering, since there is not sufficient detail to determine compliance with 1009.05(E).
11. The applicant shall supply a signed Preliminary Statement of Feasibility from WES, indicating that suitable capacity for the proposed development exists, as required by ZDO 1008.

C) Building Code Division Conditions:

12. All construction shall comply with current Oregon Structural Specialty Code and any other relevant codes. All required building permits shall be obtained and received before final occupancy approval
13. All applicable development permits (grading and erosion control, etc.) shall be obtained prior to any construction.

D) Water Environment Services Conditions:

The following general conditions shall apply:

14. The proposed development is located within the service area of Water Environment Services and shall be subject to WES Rules and Regulations, and Design Standards (“RR&S/Rules”) for sanitary sewer services and surface water management. The applicant shall procure the necessary plans approvals and permits in accordance with WES Regulations and adopted Sanitary Sewer and Stormwater Standards.
15. Prior to plan approval, all submittals shall be reviewed for compliance with WES Rules, Design Standards, and Conditions of Approval. Sanitary and stormwater management plans and calculations shall be stamped and signed by a civil engineer licensed by the State of Oregon. The construction, specifications, and testing must be completed under the direction of the engineer.

16. Upon the completion of construction and certification by the engineer, WES shall inspect and approve the construction of the sanitary and storm systems. The sanitary and storm systems shall be complete in all respects, in accordance with the approved plans, prior to occupancy approval by WES.
17. Any requests to modify current WES Design Standards shall be made in accordance with Sanitary Standards, Section 1.7 or Stormwater Standards, Section 1.6. The applicant shall provide all necessary information to evaluate the request, as determined by WES.
18. The proposed development shall be subject to applicable fees and charges, in accordance with WES RR&S. All fees and charges shall be paid before building permits will be issued, and are subject to change without notice to the applicant. All costs associated with the design, construction and testing of the sanitary sewer or storm system shall be provided by and at the sole expense of the developer.

For sanitary sewer service, the following shall apply:

19. The closest public sanitary sewer service is located in SE Sunnyside Blvd but is not readily available to serve this property, therefore an extension of the public sanitary sewer system shall be required to serve this development. The District has adequate capacity within the existing sanitary sewer collection system and treatment services to serve this property once improvements are completed by the developer.
20. Prior to occupancy, a gravity sanitary sewer service connection shall be provided to this development. In addition, a second sanitary service connection shall be provided to the southerly edge of Taxlot 12E33C 00692 in order to provide a point of connection for the upstream property. A private sanitary sewer easement for this service connection shall be provided by the applicant and recorded as a land record with the Clackamas County Clerk's Office prior to plan approval. Each service lateral shall terminate with a clean out at the front edge of the Public Utility Easement (PUE) or the property line.
21. The sanitary sewer standards for mainline sanitary sewer system slope and cover are as follows:
 - a. Mainline slope: The minimum design slope of a dead-end mainline is 2.0%. (Section 5.2.3 Minimum Slope and Velocity Design)
 - b. Mainline cover: Sanitary sewers shall be placed with a minimum cover of 8-feet in roadways and 6-feet of cover in easements. (Section 5.3.6 Minimum Cover)
 - c. Sanitary sewer service connection: Minimum depth of 6-feet deep at the property line crossing. (Section 5.5.10 Minimum Cover)
22. Any extension of the District's sanitary sewer shall be conveyed to WES for ownership. All conditions of the Public Sanitary Sewer Extension Permit shall be met before final acceptance by WES, in accordance with *Sanitary Standards, Section 4*.
23. Any extension of the District's sanitary sewer system shall be designed, constructed and tested in accordance with WES RR&S. Alignment and cover of the sewer extension shall be in accordance with Sanitary Standards, Section 5.3.

24. Final testing, as-builts, and service connection drawings for the sanitary sewer system shall be submitted for review and approval prior to final inspection and acceptance of the public sanitary sewer system. Building Permits shall not be approved by WES until the sanitary sewer system is complete in all respects and accepted by WES.
25. Any uncovered trash enclosure shall drain to the storm system. Covered trash enclosures shall drain to the sanitary system and be hydraulically separated from the surrounding area.
26. The applicant shall submit a copy of the design and model for any grease interceptors/traps. The property owner will be responsible for cleaning and maintaining these interceptors at a frequency to be determined by the manufacturer and WES.
27. A WES Non-Residential Questionnaire (NRQ) shall be included with the first plan submittal. The NRQ shall provide an estimate of the development's discharge load and volume to the public sanitary sewer system.
28. Sanitary System Development Charges shall apply per WES rules and rates at the time of building permit application. The current rate is \$7,615.00 per EDU. Fees shall be paid before issuing the building permit.
29. SDC estimate for a 101-unit hotel: $50.5 \text{ EDU} * \$7,615.00 = \$384,557.50$
30. Plan review fees for the sanitary sewer system shall apply (equal to 4% of the installed cost of the public sewer extension). A \$400.00 minimum shall be due with the first plan submittal.

For surface water management, the following shall apply:

31. All development that creates or modifies 5,000 square feet or more of impervious surface area shall be subject to WES Stormwater Design Standards. The project engineer shall submit a Surface Water Management Plan and Storm Report (SWM Plan) to WES for review and approval that demonstrates how the development will conform to these Stormwater Standards.
32. The SWM Plan shall provide an adequate drainage system for all onsite water, all water entering the property from off-site, and any road frontage improvements.
33. The SWM Plan shall demonstrate the development has an acceptable point of discharge or can construct improvements to provide an acceptable point of discharge, including necessary easements.
34. WES Stormwater Standards include, but are not limited to the following: (Section 5)
35. Water Quality Standard - Water quality facilities shall be designed to capture and treat the first 1-inch of stormwater runoff from a 24-hour storm event using either vegetation (Appendix H) or a Basic Treatment proprietary device (Appendix F).
36. Infiltration Standard - The first ½ inch of runoff in a 24-hour period must be captured and retained onsite through an approved infiltration system.
37. Detention/Flow Control Standard – On-site detention facilities shall be designed to reduce the 2-year post-developed runoff rate to ½ of the 2-year pre-developed discharge rate.
38. Conveyance Standards - The conveyance system shall be sized for a minimum 25-year design storm.

39. On August 30, 2018, WES approved the applicant's design modification request for the Infiltration Standard due to low permeability and perched groundwater. The applicant shall provide an equivalent alternative design that can accomplish the same design intent as the Infiltration Standard. Retention options include:
40. BMP Tool: WES, in cooperation with other local jurisdictions, has developed a BMP Sizing Tool. The tool sizes facilities so that post-development peak flow durations will match the pre-development peak flow durations ranging from 42% of the 2-year to the 10-year flows, as determined by HSPF continuous rainfall model simulation.
41. Engineer's Model: The project engineer can develop and submit a continuous rainfall runoff model simulation, so that post-development peak flow durations will match the pre-development peak flow durations ranging from 42% of the 2-year to the 10-year flows as determined by the continuous model simulation.
42. Flow Control and Retention Standard: Meet the Detention/Flow Control Standard and retain the first ½" of runoff in a 24-hour period onsite within an approved SW facility. The storage of the infiltration/retention volume within a vegetative facility shall not exceed 6-inches in height above the vegetation.
43. The BMP Tool was not designed to create underground detention systems. If the applicant receives WES approval to use the BMP Tool and proposes an underground detention system, the design engineer shall coordinate with Brown and Caldwell (and WES) to design a system that will meet performance requirements. The applicant should anticipate extra review time if this situation applies.
44. The grading plans shall clearly identify an overflow pathway system that will prevent damage to downstream properties in the event of any stormwater facility failure or bypass. (Section 1.2)
45. The SWM Plan shall include a geotechnical report prepared by a qualified professional.
46. The SWM Plan shall include a Downstream Conveyance Analysis that verifies adequate conveyance capacity to a minimum distance of 1500 feet downstream of the project.
47. If discharge to an existing system is proposed, the applicant must verify that the existing system is functioning as designed and can safely accommodate the additional discharge.
48. Any reconstruction of existing impervious surface area down to the base course, or that significantly alters the flow or destination of stormwater runoff, shall be considered modified impervious area, and as such, shall be subject to WES stormwater standards.
49. The property owners shall be responsible to inspect and maintain all stormwater management systems. Prior to plan approval, a WES 'Private Storm Drainage Facilities Maintenance Plan' (available on website) shall be submitted to WES prior to final plan approval.
50. Plan review fees for the surface water review shall apply (equal to 4% of the storm system construction costs). A \$400.00 minimum shall be due with the first plan submittal.
51. Surface Water System Development Charges shall apply for any additional impervious surface area per WES rules and rates at the time of building permit application. The current rate is \$205 per 2,500 sf of impervious surface area.

For Water Quality Resource Areas and Vegetated Buffers, the following shall apply:

52. All new development shall meet WES Rules to preserve and maintain an undisturbed vegetated buffer to protect all water quality sensitive areas. In this instance, a Sensitive Area Certification shall not be required due to the extent of previous development.

For Erosion Control, the following shall apply:

53. An approved erosion control plan and permit from WES shall be required before the start of any grading or construction activities. An erosion control permit fee shall apply (\$460 + \$80/acre over 1 acre).

Construction Plan Submittal:

54. The applicant's construction plan submittal shall include:

- a. Two (2) sets of full-size, complete civil construction plans for all sanitary and stormwater improvements, including erosion control (see: Sanitary Standards, Section 4.3)
- b. Two (2) final storm reports, including a geotech report and downstream analysis
- c. One (1) Non-Residential Questionnaire
- d. \$800 plan review fee
- e. \$460 erosion control fee

Please note that any engineering or ODOT conditions will be discussed at the Design Review Meeting

SECTION 3 – DESIGN REVIEW FINDINGS

This application is subject to Clackamas County Zoning and Development Ordinance (ZDO) Section(s) 510, 1002, 1005, 1006, 1007, 1008, 1009, 1010, 1012, 1015, 1021, 1102, and 1311. The Clackamas County Planning and Zoning Staff has reviewed these Sections of the ZDO and design guidelines in conjunction with this proposal and make the following findings and conclusions:

1. Section 510– Planned Mixed Use

510.03 USES PERMITTED

Uses permitted in each zoning district are listed in Table 510-1, Permitted Uses in the Urban Commercial and Mixed-Use Zoning Districts. In addition, uses similar to one or more of the listed uses for the applicable zoning district may be authorized pursuant to Section 106, Authorizations of Similar Uses.

Per Table 510-1 “hotels” are allowed in the Planned Mixed-Use (PMU) district as a permitted primary use.

Finding: The proposed development is a hotel development which is a permitted primary use in the PMU district. The proposed development meets the standards of Subsection 510.03

Subsection 510.04 Dimensional Standards

Table 510.04 in this subsection requires a minimum front yard depth of 0 feet, a maximum front yard setback of 20 feet, and minimum side and rear yard depths of 0 feet.

Finding: The submitted drawings demonstrate indicate compliance with the applicable setback standards. The Maximum Front Setback was met by turning the north shared-access driveway into a private drive per Clackamas County Zoning and Development Ordinance 1005.08 (G). The standards are met.

2. Section 1002 – Protection of Natural Features

Sections 1002.01, 1002.02, and 1002.04-1002.08 pertain to features/elements not present on the site and hence do not apply to the proposed development.

Subsection 1002.08 Significant Landforms and Vegetation

Institutional, commercial, and industrial development; multifamily dwellings; and developments of more than one two- or three-family dwelling shall cluster and modulate building masses to minimize disturbance of existing significant landforms and vegetation. Pursuant to the review procedure required by Section 1102, Design Review, minimum front setbacks may be reduced or waived to minimize disturbance of natural landforms or vegetation. If a setback reduction is granted, a program for protection of those landforms and vegetation during construction, and for long-term maintenance, shall be provided.

Finding: The subject site contains a few scattered landscaping trees, but no natural habitat, significant groves of trees, or naturalized plant species. The submitted landscape plan indicates 21 new trees, ten (10) of those consisting of native Douglas-fir and White Oak. As such, the proposed project will improve the tree cover on site and will not result in any significant natural landform alteration. This standard is met.

3. Section 1005 – Sustainable Site and Building Design

Subsection 1005.03(A) – Cluster Development

Where feasible, cluster buildings within single and adjacent developments for efficient sharing of walkways, on-site vehicular circulation, connections to adjoining sites, parking, loading, transit-related facilities, plazas, recreation areas, and similar amenities.

Finding: The site has been laid out to satisfy the above criteria. Shared pedestrian walkways were added along the entire western and northern edges of the site to ensure full pedestrian connectivity is achieved throughout all portions of the property. The site was also designed to preserve all current Clackamas Town Center Mall's landscape and

pedestrian amenities/features located adjacent and along the Sunnyside Road right-of way. This standard is met.

Subsection 1005.03(B) – Orientation of Elevations

Where feasible, design the site so that so that the longest building elevations can be oriented within 20 degrees of true south in order to maximize the south-facing dimensions.

Finding: The proposed hotel has been designed to accommodate the main entrance and exit and maintain visibility from the Clackamas Town Center Mall development. To the degree feasible given the site alignment, the applicant has demonstrated compliance with this standard.

Subsection 1005.03(C) – Minimum Yard Depth

Minimum yard depths may be reduced by up to 50 percent as needed to allow improved solar access—as demonstrated by technical standards set forth in Section 1018 or by other credible evidence—when solar panels or other active or passive solar use is incorporated into the building plan.

Finding: No reduction of minimum yard depth has been requested. This standard does not apply.

Subsection 1003.03(D)(1-5) – Walkways

A continuous, interconnected on-site walkway system meeting the following standards shall be provided.

1. Walkways shall directly connect each building public entrance accessible to the public to the nearest sidewalk or pedestrian pathway, and to all adjacent streets, including streets that dead-end at the development or to which the development is not oriented.
2. Walkways shall connect each building to outdoor activity areas including parking lots, transit stops, children’s play areas and plazas.
3. Walkways shall be illuminated. Separate lighting shall not be required if existing lighting adequately illuminates the walkway.
4. Walkways shall be constructed with a well drained, hard-surfaced material or porous pavement and shall be at least five feet in unobstructed width.
5. Standards for walkways through vehicular areas:
 - a. Walkways crossing driveways, parking areas and loading areas shall be constructed to be clearly identifiable to motorists through the use of different paving material, raised elevation, warning signs or other similar methods.
 - b. Where walkways are adjacent to driveways, they shall be separated by a raised curb, bollards, landscaping or other physical barrier.
 - c. Inside the Portland Metropolitan Urban Growth Boundary (UGB), if the distance between the building public entrance and street is 75 feet or greater

and located adjacent to a driveway or in a parking lot, the walkway shall be raised, with curbs, a minimum four-foot-wide landscape strip and shade trees planted a maximum of 30 feet on center.

d. The exclusive use of a painted crossing zone to make walkways identifiable to motorists may be used only for portions of walkways which are shorter than 30 feet and located across driveways, parking lots, or loading areas.

e. Walkways bordering parking spaces shall be at least seven feet wide or a minimum of five feet wide when concrete bumpers, bollards, curbing, landscaping, or other similar improvements are provided which prevent parked vehicles or opening doors from obstructing the walkway

6. The interconnected onsite walkway system shall connect to walkways in adjacent developments, or stub to the adjacent property line if the adjacent land is vacant or is developed without walkways.

a. Walkway stubs shall be located in consideration of topography and eventual redevelopment of the adjacent property.

b. Notwithstanding the remainder of Subsection 1005.03(D)(6), walkway linkages to adjacent development shall not be required within industrial developments, to industrial developments, or to vacant industrially zoned land.

Finding: The site plan (Sheet C1) demonstrates clear compliance with these standards. The site has been laid out to satisfy the above criteria. Shared pedestrian walkways were added along the entire western and northern edges of the site to ensure full pedestrian connectivity is achieved throughout all portions of the property. Connections were also added at the southern portion and northeastern corner of the site to allow for pedestrian access to the current multi-use path running along the southern and eastern property lines. Site lighting has been designed to satisfy the above walkway lighting criteria. All walkways/sidewalk areas have been designed to be reinforced concrete pavement as advised. The Home2 Suites' public entrance is located greater than 75-feet from the westerly Clackamas Town Center Mall's drive/entrance off Sunnyside Road. The proposed walkway area west of the hotel's main entrance and adjacent to the mall's entrance has been designed to satisfy the above criteria. All parking spaces have been designed to abut typical 6-inch curbing sections throughout the site. The sidewalk areas abutting parking spaces are designed to be 6-ft wide in these areas. Furthermore, proposed walkways have been designed to satisfy the above interconnected walkway criteria. All walkway/sidewalk areas have been designed to ensure adequate grading and connectivity is achieved. These criteria are met.

Subsection 1005.03(E) – Building Location

Inside the UGB, except for industrial developments, a minimum of 50 percent of the street frontage of the development site shall have buildings located at the minimum front yard depth line.

1. If the minimum front yard depth standard is less than 20 feet, the front yard depth may be increased to 20 feet provided pedestrian amenities are developed within the yard.

2. Primary building entrances for buildings used to comply with Subsection 1005.03(E), shall:

- a. Face the street;
- b. Be located at an angle facing both the street and a parking lot; or
- c. Be located to the side of the building, provided that the walkway connecting to the street is a minimum of eight feet wide and is developed with landscaping and pedestrian amenities.

Finding: The proposed property meets all standards set forth in Table 510-2 for the PMU1 zoning district. Specifically, the Maximum Front Setback was met by turning the north shared-access driveway into a private drive per Clackamas County Zoning and Development Ordinance 1005.08 (G). The primary building was oriented to maximize frontage visibility for visitors traveling in and out of the Clackamas Town Center Mall development. All proposed entrances have been designed for larger than 8-ft wide walkways leading to all associated parking lot areas. This standard is met.

Subsection 1005.03(F) – Parking Lot Elements and Landscaping

Inside the UGB, parking lots larger than three acres in size shall be built with major on-site vehicular circulation ways that include raised walkways with curbs, a minimum four-foot-wide landscape strip and shade trees planted a maximum of 30 feet on center.

Finding: The project’s proposed parking lots is to be less than three acres in size. This standard does not apply.

Subsections 1005.03(G), (H), and (J)

These sections apply to zones and conditions not present on the subject site and do not apply to this project.

Finding: These standards do not apply.

Subsections 1005.03(I)

In the PMU District, there shall be no vehicular parking or circulation within the front yard setback.

Finding: The site has been laid out to satisfy the above criteria. The proposed site has been designed to not have any paved parking or circulation within the specified front yard setback area. This standard is met.

Subsections 1005.03(K)

Where a minimum floor area ratio (FAR) is required by the standards of the applicable zoning district, it shall be calculated as follows:

1. Calculate the building floor area by determining the square footage of all buildings in the proposed development, including:
 - a. Gross floor area of all commercial structures (except parking structures), including storage and mechanical equipment;
 - b. Square footage of commercial uses in a parking structure; and
 - c. Square footage of the footprint of a multifamily residential structure.
2. Calculate the net site area by subtracting from the gross site area the following:
Finding: ZDO Table 510-2 provides requirements for Floor Area Ratios in commercial zones. The table references Table 510-3 to determine floor area ratio requirements for the Planned Mixed Use (PMU) Zones. The parcel is zoned PMU1 and floor area ratio requirements are not required for the PMU1 zone.

Subsection 1005.04(A) – Façade Materials

The following standards apply to building facades visible from a public or private street or accessway and to all building façades where the primary entrance is located.

Subsection 1005.04(A)(1) – Architectural Relief

Building facades shall be developed with architectural relief, variety and visual interest and shall avoid the effect of a single, long or massive wall with no relation to human size. Examples of elements that subdivide the wall: change in plane, texture, masonry pattern or color, or windows.

Finding: The building façade complies with this criteria incorporating a variety of textures, plane changes and materials and colors. This standard is met.

Subsection 1005.04(A)(2) – Architectural Emphasis

Building facades shall have particular architectural emphasis at entrances and along sidewalks and walkways.

Finding: The building façade complies with this criteria. The 1st Floor N/E corner provides a welcoming patio trellis and glazing in addition to the main building entry that is incorporated into the lobby design using glazing, canopies and view of the lobby. This standard is met.

Subsection 1005.04(A)(3) – Architectural Articulation

Provide visual interest through use of articulation, placement and design of windows and entrances, building trim, detailing, ornamentation, planters or modulating building masses.

Finding: The building façade complies with this criteria showing articulation with the various design material, windows, patio elements and masses

Subsection 1005.04(A)(4) – Human Scale

Utilize human scale, proportion, and rhythm in the design and placement of architectural features.

Finding: The building façade complies with this criteria showing Human scale by using a higher 1st floor high and the use of glazing.

Subsection 1005.04(A)(5) – Architectural Features

Use architectural features which are consistent with the proposed use of the building, level and exposure to public view, exposure to natural elements, and ease of maintenance.

Finding: The building façade complies with this criteria. All materials used are high grade commercial quality, warranted and easy maintenance. This standard is met.

Subsection 1005.04(A)(6) – Architectural Differentiation

When uses between ground-level spaces and upper stories differ, provide differentiation through use of bays or balconies for upper stories, and awnings, canopies, trim and other similar treatments for lower levels.

Finding: The building façade complies with this criteria. The use of trim at a higher level than the upper levels and the use of stone materials & Awnings

Subsection 1005.04(B) – Building Entries

1. Public entries shall be clearly defined, highly visible and sheltered with an overhang or other architectural feature, with a depth of at least four feet.
2. Commercial, mixed-use and institutional buildings sited to comply with 1005.03(G) shall have public entries that face streets and are open to the public during all business hours.

Finding: The building façade complies with this criteria through the use of canopies and the main building entry, trellis and awnings at the patio entries. The hotel will be open 24 hours a day. This standard is met.

Subsection 1005.04(C) – Street-Facing Commercial, Mixed-use, and Institutional Facades

The street-facing façade of commercial, mixed-use and institutional buildings sited to comply with 1005.03(G) shall meet the following requirements:

1. Facades of buildings shall have transparent windows, display windows, entry areas, or arcades occupying a minimum of 60 percent of the first floor linear frontage.
2. Transparent windows shall occupy a minimum of 40 percent of the first floor linear frontage. Such windows shall be designed and placed for viewing access by pedestrians.
3. For large-format retail buildings greater than 50,000 square feet, features to enhance the pedestrian environment, other than transparent window, may be approved through design review. Such items may include, but are not limited to display cases, art, architectural features, wall articulation, landscaping, or seating, provided they are attractive to pedestrians, are built to human scale, and provide safety through informal surveillance.

Finding: This is not a commercial, mixed-use, or institutional project. This standard does not apply.

Subsection 1005.04(D) – Roof Design

1. For buildings with pitched roofs:
 - a. Eaves shall overhang at least 24 inches.
 - b. Roof vents shall be placed on the roof plane opposite the primary street.
2. For buildings, other than industrial buildings, with flat roofs or without visible roof surfaces, a cornice or other architectural treatment shall be used to provide visual interest at the top of the building.

Finding: The proposed buildings are not designed with pitched roofs and the proposed building will incorporate a wide band cornice at the top of the building. These standards are met.

Subsection 1005.04(E)(1) – Color and Materials

Use architectural style, concepts, colors, materials and other features that are compatible with the neighborhood's intended visual identity.

Finding: The building façade complies. Home2 brand incorporates a wide band cornice at the top of the building. The applicant has indicated a mixture of exterior colors and finishes that are compatible with the Clackamas Town Center area. This standard is met.

Subsection 1005.04(E)(2) – Durability

Building materials shall be durable and consistent with the proposed use of the building, level and exposure to public view, exposure to natural elements, and ease of maintenance.

Finding: The building façade complies with this criteria. All materials used are high grade commercial quality, warranted and easy maintenance and are, in the opinion of staff, consistent with the proposed use from the standpoint of durability. This standard is met.

Subsection 1005.04(E)(3) – High-Image Materials

Walls shall be surfaced with brick, tile, masonry, stucco, stone or synthetic equivalent, pre-cast masonry, gypsum reinforced fiber concrete, wood lap siding, architecturally treated concrete, glass, wood, or a combination of these or other high-image materials.

Finding: The building façade complies with this criteria. All materials used are high grade commercial quality.

Subsection 1005.04(E)(4) – Alternative Materials

Notwithstanding Subsection 1005.04(E)(3) metal may be approved as an exterior building material through design review pursuant to Section 1102 for specific high-image surfaces, canopies, awnings, doors, screening of roof mounted fixtures, or other architectural features

Finding: The proposed design does not indicate metal as a primary exterior building material. This standard does not apply.

Subsection 1005.04(G)(1) – Safety and Surveillance; Windows

Locate buildings and windows to maximize potential for surveillance of entryways, walkways, parking, recreation and laundry areas.

Finding: Windows are provided on all sides of proposed buildings allowing significant surveillance of site. This standard is met.

Subsection 1005.04(G)(2) – Safety and Surveillance; Lighting

Provide adequate lighting for entryways, walkways, parking, recreation and laundry areas.

Finding: The applicant has fully demonstrated compliance with the standard. This standard can be met with a condition of approval.

Subsection 1005.04(G)(3) – Safety and Surveillance; Parking

Locate parking and automobile circulation areas to permit easy police patrol.

Finding: Parking and automobile circulation is designed as a single loop with visibility from the Clackamas Town Center and I-205 to permit easy access and police patrol. This standard is met.

Subsection 1005.04(G)(4) – Safety and Surveillance; Landscaping

Design landscaping to allow for surveillance opportunities.

Finding: Proposed landscaping, save for scattered tree plantings, is low-growing and will not obstruct surveillance of site. This standard is met.

Subsection 1005.04(H)(1) – Solar Access; Window Placement

Except for uses with greater cooling needs than heating needs, such as many retail uses, concentrate window areas on the south side of buildings (within 20 degrees of due south) where there is good southern exposure.

Finding: The building complies as much as possible with the function and layout of the building orientation in addition to complying with site constraints. This standard is met.

Subsection 1005.04(H)(2) – Solar Access; Shading

Provide overhangs, balconies, or other shading devices to prevent excessive summer heat gains.

Finding: Projecting awnings and tree plantings are indicated in the drawings to help shield from summer heat gain. This standard is met.

Subsection 1005.04(H)(3) – Solar Access; Aerodynamics

Use architectural features, shape of buildings, fences, natural landforms, berms, and vegetation to catch and direct summer breezes for natural cooling, and minimize effects of winter winds.

Finding: The buildings are designed with operable windows included so as to potentially take advantage of natural ventilation. This standard is met.

Subsection 1005.04(I)(1) – Compatibility; Shapes, Colors, and other Architectural Features

Use shapes, colors, materials, textures, lines, and other architectural design features that enhance the design type area and complement the surrounding area and development.

Finding: The form, scale, materiality, and color of the proposed buildings share common elements with other buildings of similar use in the area. In doing so they complement the surrounding area or development. This standard is met.

Subsection 1005.04(I)(2) – Compatibility; Connection to Public Spaces

Use colors, materials and scale, as appropriate, to visually connect building exteriors to adjoining civic/public spaces such as gateways, parks, plazas and transit stations.

Finding: The proposed project will ensure walkways and connections with Clackamas Town Center civic/public spaces adjacent to the proposed hotel. This standard is met.

Subsection 1005.04(I)(3) – Compatibility; Building Orientation and Design

Use building orientation and physical design, including setbacks and modulations, to ensure a development is compatible with other activities onsite, nearby properties, intended uses and the intent of the design type.

Finding: The proposed buildings and site features are oriented appropriately to existing and proposed adjacent development and in support on onsite activities. This standard is met.

Subsection 1005.04(I)(4) – Compatibility; Loading Areas

Orient loading and delivery areas and other major service activity areas of the proposed project away from existing dwellings.

Finding: The site has been laid out to orientate all loading and delivery service areas to satisfy the above criteria. This standard is met.

Subsection 1005.04(I)(6) – Compatibility; Colors on Large Buildings within the UGB

Inside the Portland Metropolitan Urban Growth Boundary, use colors, materials and architectural designs to visually reduce the impact of large buildings.

Finding: The proposed hotel has incorporated landscaping, design features, and exterior finishes and materials that will break up the visual impact and bulk of the building and function to blend in with the surrounding pattern of development. This standard does not apply.

Subsection 1005.04(I)(8) – Compatibility; Colors, Materials and Shapes in Rural Areas

In rural and natural resource areas, use materials, colors and shapes that imitate or complement those in the surrounding areas, such as those used in typical farm structures.

Finding: The subject area is not located in a rural or natural resource area. This standard does not apply.

Subsection 1005.04(I)(9) – Compatibility; Colors, Materials and Shapes in Scenic Areas

In open space or scenic areas, use natural color tones, lines and materials which blend with the natural features of the site or site background.

Finding: The subject property is not located in an open space or scenic area. This standard does not apply.

Subsection 1005.04(J) – Requirements for Screening of Mechanical Equipment

Finding: Mechanical Screening will be provided in addition to provided parapet walls. Ground mounted mechanical equipment shall be located away from the intersection of two public streets, to the extent practicable, and shall be screened by ornamental fences, screening enclosures, or landscaping that blocks at least 80% of the view. This criterion has been met.

Subsection 1005.04(L) – Requirements for Facades in the OA District

Finding: The subject property is not located in the OA District. These standards do not apply.

Subsection 1005.05 – Outdoor Lighting

A. Outdoor lighting devices:

1. Shall be architecturally integrated with the character of the associated structures, site design and landscape;
2. Shall not direct light skyward;
3. Shall direct downward and shield light; or direct light specifically toward walls, landscape elements or other similar features, so that light is directed within the boundaries of the subject property;
4. Shall be suitable for the use they serve, e.g. bollard lights along walkways, pole mounted lights for parking lots;
5. Shall be compatible with the scale and intensity of uses they are serving. Height of pole mounted fixtures shall not exceed 25 feet or the height of the tallest structure onsite, whichever is less; and
6. At entrances, shall be glare-free. Entrance lighting may not exceed a height of 12 feet and must be directed downward

Findings: The applicant has submitted information regarding the lighting fixtures selected for the site. They are appropriate their use to the character of the site as well as downwardly focused to prevent the projection of light vertically or laterally. They do not exceed 25 feet in height on the site or 12 feet at the entrance. Therefore, the criteria are met.

Subsection 1005.06 – Additional Requirements

In addition to the requirements listed in Subsections 1005.03 through 1005.05, development shall comply with a minimum of one of the techniques listed in 1005.06 per 20,000 square feet of site area. Regardless of site size, a minimum of one and a maximum of five techniques are required.

L. Enhance sidewalks and/or walkways by providing additional width, using higher quality materials; shielding from vehicular traffic with enhanced planting strips, street trees and onstreet parking, and/or providing pedestrian amenities that are compatible with the design of the development as well as the neighborhood as a whole.

Finding: The site has been designed to satisfy the above criteria. The shared pedestrian walkways along the western and northern portions of the site have been designed to be protected by enhanced landscape planting areas as advised. The site plan and landscaping plan substantiate the use of these techniques on the site and so the standard is met.

M. Coordinate development between adjacent uses to provide for a more attractive and lively streetscape, enhance connections, minimize conflicts and provide common-use areas.

Finding: The proposed project will ensure landscaped walkways and connections with Clackamas Town Center civic/public spaces adjacent to the proposed hotel. The site has been designed to satisfy the above criteria.

N. Enhance the pedestrian connection between the development and neighborhood shopping areas, nearby transit, trails, bikeways or parks. Examples include additional width or pedestrian amenities.

Finding: The site has been laid out to satisfy the above criteria. Shared pedestrian walkways were added along the entire western and northern edges of the site to ensure full pedestrian connectivity is achieved throughout all portions of the property. Connections were also added at the southern portion and northeastern corner of the site to allow for pedestrian access to the current multi-use path running along the southern and eastern property lines. The site has been designed to satisfy the above criteria.

U. Utilize rail service opportunities abutting the site.

Finding: The site has been laid out to satisfy the above criteria. Pedestrian walkways/connections were also added at the southern portion and northeastern corner of the site to allow for pedestrian access to the current multi-use path running along the southern and eastern property lines. This multi-use path currently connects with the Clackamas Town Center TC MAX Station further northeast of the proposed site. The site has been designed to satisfy the above criteria.

Subsection 1005.11 PMU-1 District Standards

Subsection 1005.11 applies in the PMU District. Where these standards conflict with other provisions of Section 1000, Subsection 1005.11 shall take precedence.

A. Access and Circulation: Onsite circulation shall meet the minimum requirements shown on Comprehensive Plan Map X-CRC-3, Clackamas Regional Center Area Design Plan, Urban Design Elements, and in addition:

1. An internal circulation system shall include a network of public, private, and internal streets subject to Subsection 1005.08(G) through (I). Private streets shall function like local streets, with curbs, sidewalks, or raised walking surfaces on both sides, street trees, pedestrian scale lighting, and connections to state, county, or public streets. This internal street network shall create developable sites defined by streets.

Finding: The Clackamas Town Center Master Plan has been amended to accommodate the proposed development and the proposed hotel meets all of the requirements of Comprehensive Plan Map X-CRC-3, Clackamas Regional Center Area Design Plan, Urban Design Elements

In addition, the internal circulation system may include a range of secondary facilities, including service roads, driveways, drive aisles, and other similar facilities. The overall intent is to provide a pattern of access and circulation that provides a clear and logical network of primary streets that have pedestrian orientation and amenities. A secondary network of pedestrian ways and vehicular circulation will supplement this system.

2. Internal driveways shall not be located between buildings and the streets to which building entrances are oriented.

Finding: The site has been designed to satisfy the above criteria.

B. Building Siting and Design:

1. New buildings shall have at least one public entrance oriented to a state, county, public, or private street.

Finding: The site has been designed to satisfy the above criteria. The main public entrance has been orientated to face the Clackamas Town Center Mall's drive/entrance off Sunnyside Road.

2. Buildings shall have first floor windows with views of internal activity or display cases, and the major entrance on the building façade facing the street the building is oriented to. Entrances and windows on the street-side façade shall not be blocked, or entrances locked during operation hours. Additional major entrances may also be allowed facing minor streets and parking areas.

Finding: The site has been designed to satisfy the above criteria.

3. Buildings on street corners shall have corner entrances or other architectural features to enhance the pedestrian environment at the intersection.

Finding: The site has been designed to satisfy the above criteria.

4. First floor windows or display cases are required on building facades facing and adjacent to public and private streets, plazas, walkways, and pedestrian areas. Windows and doorways shall not be blocked or entrances locked during operation hours.

Finding: The site has been designed to satisfy the above criteria.

Subsection 1007.06 – Street Trees

This subsection addressed requirements for street trees within the Portland Metropolitan Urban Growth Boundary, in the Clackamas Regional Center Area, in the Business Park zoning district, and in Sunnyside Village.

Finding: Street trees are proposed on all road frontages and are coordinated with other uses which may occur within the street right-of-way, such as bikeways, pedestrian paths, storm drains, utilities, street lights, shelters, and bus stops, consistent with this standard.

4. Section 1008 – Storm Drainage

Finding: In compliance with Subsections 1008.03 and 1008.04 the applicant will need to submit a signed Preliminary Statement of Feasibility from WES to acknowledge that adequate surface water treatment and conveyance may be available on the site. These standards can be met by conditions from WES. **A condition of approval will ensure that this standard is met.**

5. Section 1009 – Landscaping

Subsection 1009.02(A-G) – General Provisions: Selection of Plants, Use of Landscaped Area, Design of Landscape

Finding: Plant species have been selected for the conditions and will be irrigated to ensure development and anticipated by the planting plan. A variety of plants as required by 1003.02(B) is indicated on submitted drawings. No non-native or noxious plants are indicated in the planting plan. Landscaped areas will not be used to store or display equipment, materials, or merchandise. Building entrances are highlighted with plantings. When feasible landscaping is provided along pedestrian walkways. These standards are met.

Subsection 1009.02 – Minimum Area Standards

Per table 1009-1, a minimum of 10% landscaping is required for sites in the PMU-1 district.

Findings: The landscape plan submitted with the application clearly indicates that a significant portion, approximately 25.8% of the site is proposed for landscaping. This standard is met.

Subsection 1009.03(A)(1) – Landscape per Parking Space

Twenty-five square feet of landscaping per parking space, excluding perimeter parking spaces, shall be provided, except that the standard shall be reduced to 20 square feet for each parking space developed entirely with porous pavement.

Findings: The site has been designed to satisfy the above criteria. The proposed landscape plan shows approx. 7.6 times the above landscape requirement for provided interior parking spaces as stated above. This standard has been met.

Subsection 1009.03(A)(2) – Inter-Parking Row Swales

One landscape swale located between two rows of parking spaces, as shown in Figure 1009-1, is required for every six rows of parking spaces, unless all parking spaces are developed entirely with porous pavement. Additional swales beyond the minimum requirement are allowed.

Findings: The configuration of parking on this site does not create the ‘rows’ of parking envisioned by this standard. This standard does not apply.

Subsection 1009.03(A)(3) – Other Interior Parking Lot Landscaping

Interior landscaping not developed as swales pursuant to Subsection 1009.04(A)(2) shall comply with the following standards:

- a. It shall be arranged in areas at the ends of rows of parking or between parking spaces within rows of parking. See Figure 1009-2.
- b. It may join perimeter landscaping as long as the interior landscape area extends at least four feet into the parking area from the perimeter landscape line. See Figure 1009-2.
- c. Landscaping that abuts, but does not extend into, the parking area may be included as interior landscaping if all of the following are met:
 - i. The abutting landscaped area must be in addition to required perimeter landscaping;
 - ii. Only the first 10 feet of the abutting landscaped area, measured from the edge of the parking area, may be included as interior landscaping; and

- iii. The landscaped area is not abutting and parallel to required perimeter landscaping. See Figure 1009-2.
- d. The interior length and width of landscaped areas shall be a minimum of four feet.

Findings: The site has been designed to satisfy the above criteria.

Subsection 1009.03(A)(4) – Trees Per Parking Space

Interior landscaped areas, including swales, shall include a minimum of one tree located every eight interior parking spaces, or fraction thereof, except in the OA, VA, VCS, and VO Districts, where a minimum of one tree shall be located every six interior parking spaces.

Findings: The proposed landscape plan shows that the minimum one tree for every eight interior parking spaces requirement was satisfied. A total of 6 trees were provided per the advised requirements above.

Subsection 1009.03(B) -Perimeter landscaping requirements for surface parking and loading areas adjacent to abutting lots or rights-of-way

Findings: A minimum 5-ft wide landscape strip was provided adjacent to all paved surface parking and/or loading areas as advised above. The proposed landscape plan shows sufficient low shrubs to be planted along/within these landscape strips. The proposed landscape plan shows a minimum of one (1) tree to be planted every 30 linear feet along/within these landscape strips as advised above. The proposed landscape plan shows all remaining landscaped areas along/within these landscape strips to be fully covered as advised above. The Overall Site Plan sheet C-1 shows that the property to the north plans to implement two interior driveway connections as future improvements to the sites. Until these future improvements are made the applicant will continue to incorporate these 5-ft wide landscape strips as necessary for the pending future design. These standards are met.

Subsection 1009.04(A) – Screening for Visual Impacts

Screening shall be used to eliminate or reduce the visual impacts of the following:

1. Service areas and facilities, such as loading areas and receptacles for solid waste or recyclable materials;
2. Storage areas;
3. Ground-mounted rainwater collection facilities with a storage capacity of more than 100 gallons;
4. Parking lots within or adjacent to an Urban Low Density Residential, VR-5/7, VR-4/5, RA-1, RA-2, RR, RRFF-5, FF-10, FU-10, or HR District; and
5. Any other area or use, as required by this Ordinance.

Finding: The proposed landscape plan shows a variety of landscape elements such as continuous rows of shrubs and evenly spaced tree lines to be planted as screening for the site as advised above. This standard is met.

Subsection 1009.4(B) – Methods of Screening

Screening shall be accomplished by the use of sight-obscuring plant materials (generally evergreens), vegetated earth berms, walls, fences, trellises, proper siting of disruptive elements, building placement, or other design techniques.

Finding: The proposed landscape plan shows that all receptacles for solid waste and/or recyclable materials shall be enclosed within an architectural structure with sight-obscuring walls at least six (6) feet in height as advised above.

Subsection 1009.04(C) – Screening of Material/Equipment

Screening shall be required to substantially block any view of material or equipment from any point located on a street or accessway adjacent to the subject property. Screening from walkways is required only for receptacles for solid waste or recyclable materials. A sight-obscuring fence at least six feet in height and up to a maximum of 10 feet shall be required around the material or equipment.

Finding: The proposed landscape plan shows that all receptacles for solid waste and/or recyclable materials shall be enclosed within an architectural structure with sight-obscuring walls at least six (6) feet in height as advised above.

Subsection 1009.05(D) – Buffering for Additional Adverse Impacts

Buffering shall be used to mitigate adverse visual impacts, dust, noise, or pollution, and to provide for compatibility between dissimilar adjoining uses. Special consideration shall be given to the buffering between residential uses and commercial or industrial uses, and in visually sensitive areas.

Finding: No residential uses are located adjacent to the site and the proposed Landscape plan has a variety of diverse trees, shrubs, ornamental grasses, and perennials of varying heights, colors, textures, and ground coverings that will provide adequate buffering from surrounding uses. This criteria has been met.

Subsection 1009.05(E) – Methods of Buffering

Finding: There is an area of buffering indicated on the landscape plan, as required per 1009.05(D), but there is not sufficient detail to determine compliance with 1009.05(E). **This does not comply with the standard. This standard can be met with a condition of approval.**

Subsection 1009.05 – Landscaping Strips in Industrial Zones

In the BP and LI Districts, a landscaping strip a minimum of 15 feet wide shall be provided along front lot lines.

Finding: The site is not located in an industrial zone. This standard does not apply.

Subsection 1009.08 – Fences

Finding: The site is not located in the CI, BP, LI, or GI districts. These standards do not apply.

Subsection 1009.10 – Erosion Control

- A. Graded areas shall be re-vegetated with suitable plants to ensure erosion control.
- B. Netting shall be provided, where necessary, on sloped areas while ground cover is being established.

Finding: Graded areas will be replanted with suitable plants for erosion control. This standard is met.

Subsection 1009.11(A) – Weed Barriers

Impervious weed barriers (e.g., plastic sheeting) are prohibited.

Finding: Per the application materials, hemlock bark, rather than impervious barriers are proposed for weed control in the proposed design. This standard is met.

Subsection 1009.11(B) – Plant Created Hazards

Plants shall not cause a hazard. Plants over walkways, sidewalks, pedestrian pathways, and seating areas shall be pruned to maintain a minimum of eight feet below the lowest hanging branches. Plants over streets and other vehicular use areas shall be pruned to maintain a minimum of 15 feet below the lowest hanging branches.

Finding: No plantings are proposed over walkways, sidewalks, pedestrian pathways, or seating areas. This standard does not apply.

Subsection 1009.11(C) – Plant Interference with Utilities

Plants shall be of a type that, at maturity, typically does not interfere with above or below-ground utilities

Finding: No plants that would interfere with utilities are proposed in areas where there are above or below ground utilities. This standard is met.

Subsection 1009.11(D) – Nursery Installation Standards

Plants shall be installed to current nursery industry standards.

Finding: Plants are to be installed to nursery standards, per submitted landscape plan. This standard is met.

Subsection 1009.11(E) – Staking and Guying of Plants

Plants shall be properly guyed and staked to current nursery industry standards as necessary. Stakes and guy wires shall not interfere with vehicular or pedestrian traffic.

Finding: Plants are to be installed to nursery standards, including guying and staking where appropriate and such to avoid interference with vehicular and pedestrian traffic. This standard is met.

Subsection 1009.11(F) – Guarantee of Landscape Materials

Landscaping materials shall be guaranteed in writing by the developer for a period of one year from the date of installation. A copy of the guarantee shall be furnished to the County by the developer. The developer also shall submit a signed maintenance contract, or provide a financial guarantee pursuant to Section 1311, Completion of Improvements, Sureties, and Maintenance, covering the landscape maintenance costs during the guarantee period.

Finding: The submitted materials indicate that planting are to be maintained and replaced if not alive for two years. **The applicant has not submitted a separate written guarantee of the materials. This does not comply with the standard. This standard can be met with a condition of approval.**

Subsection 1009.11(G) – Suitability to Conditions

Plants shall be suited to the conditions under which they will be growing. As an example, plants to be grown in exposed, windy areas that will not be irrigated shall be sufficiently hardy to thrive under these conditions. Plants shall have vigorous root systems, and be sound, healthy, and free from defects and diseases.

Finding: Plantings proposed in the submitted landscape plan are appropriate to the conditions in which they will be planted. This standard is met.

Subsection 1009.11(H) – Branching and Caliper of Deciduous Trees

When planted, deciduous trees shall be fully branched, have a minimum caliper of two inches, and have a minimum height of eight feet.

Finding: No deciduous trees are indicated on the proposed planting plan. This standard does not apply.

Subsection 1009.11(I) – Branching and Height of Evergreen Trees

When planted, evergreen trees shall be fully branched and have a minimum height of eight feet

Finding: Evergreen trees identified in submitted landscape plan are indicated as being of 8 feet in height. This standard is met.

Subsection 1009.11(J) – Size and Spread of Shrubs

Shrubs shall be supplied in minimum one-gallon containers or eight-inch burlap balls with a minimum spread of 12 inches.

Finding: Shrubs identified in submitted landscape plan meet these dimensional standards. This standard is met.

Subsection 1009.11(K) – Size and Spacing of Ground Cover

Ground cover shall be planted a maximum of 30 inches on center with a maximum of 30 inches between rows. Rows of plants shall be staggered. Ground cover shall be supplied in minimum four-inch containers, except that the minimum shall be reduced to two and one-quarter inches or equivalent if the ground cover is planted a minimum of 18 inches on center.

Finding: The landscape plan indicates that spacing of plants is to be at not less than 30 inches staggered to as to comply with ordinance standards. This standard is met.

Subsection 1009.11(L) – Ground Cover at Maturity

Plants shall be spaced so that ground coverage three years after planting is expected to be 90 percent, except where pedestrian amenities, rainwater collection systems, or outdoor recreational areas count as landscaping pursuant to Subsection 1009.03. Areas under the drip line of trees count as ground coverage

Finding: It is not clear from the submitted landscape plan indicates that plantings shall be such that 90% groundcover will be achieved within three years of planting. This standard is met.

Subsection 1009.11(M) – Irrigation of Plants

Irrigation of plants shall be required, except in wooded areas, wetlands, and in river and stream buffers. The irrigation system shall be automatic, except that hose bibs and manually operated methods of irrigation may be permitted in small landscaped areas close to buildings. Automatic irrigation systems are subject to the following standards:

Finding: The submitted landscape drawings indicates that automatic watering will be used. This standard is met.

Subsection 1009.11(N) – Care and Maintenance of Landscaping

Appropriate methods of plant care and landscaping maintenance shall be provided by the property owner

Finding: The submitted landscape drawing indicates that the applicant agrees to take responsibility for appropriate care and maintenance of landscaping on site. This standard is met.

Subsection 1009.11(O) – Protection of Landscaping

Plants shall be protected from damage due to heavy foot traffic or vehicular traffic by protective tree grates, pavers, or other suitable methods.

Finding: No plantings are proposed in areas where the plantings might be damaged by heavy foot traffic. Trees planted interior to the parking lot will be protected by curbs. This standard is met.

6. Section 1010 – Signs

Finding: The applicant has not submitted sufficient detail to determine compliance with section 1010. **This does not comply with the standard. This standard can be met with a condition of approval.**

7. Section 1102 – Design Review

Findings: Staff finds that the pre-application conference requirements of Section 1102.05 have been met by the applicant. The applicant has submitted site plan and building information to satisfy the submittal requirements detailed in Subsection(s) 1102.06-08.

8. Section 1311 – Completion Of Improvements, Sureties, And Maintenance

Section 1311 ensures that completed development is done in compliance with approved plans and that the work is completed in a timely manner.

Findings: A condition of approval is included to ensure compliance with the applicable standards of Section 1311.

SECTION 4 - SUMMARY OF FINDINGS AND RECCOMENDATION

The Planning and Zoning Staff finds it is feasible, with conditions of approval, for the applicant to meet the standards of the permitted uses in the Mountain Recreational Residential district and applicable design review standards.

Based on the above analysis of the ordinance standards, staff recommends approval of this application, subject to the conditions indicated in Section 2.