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**STAFF RECOMMENDATION**

*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 four parts: Section 1 – Summary, Section 2 – Recommended conditions of approval, Section 3 – Findings, Section 4 – Summary of Findings and Recommendation.

**SECTION 1 – SUMMARY**

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**DATE:** August 6, 2019

**CASE FILE NO.:** Z0208-19-D

**STAFF CONTACT(S):** Anthony Riederer, [ariederer@clackamas.us](mailto:ariederer@clackamas.us), 503-742-4528

**LOCATION:** 12E29DA01400

**ADDRESS:** 8033 SE Lamphier St., Milwaukie, OR

**APPLICANT(S):** Pete Fora  
9951 Se Eastview Dr.  
Happy Valley, Oregon

**OWNER(S):** Pete Fora  
9951 Se Eastview Dr.  
Happy Valley, Oregon

**TOTAL AREA:** Approximately 0.32 acre

**ZONING:** HDR (High Density Residential, Section 315)

**COMMUNITY PLANNING ORG:** Southgate  
Contact: Currently Inactive

**PROPOSAL:** Design review of proposed 7-unit development of attached townhouses along with associated site improvements.

**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, 315, 1002, 1005, 1006, 1007, 1009, 1010, 1015, 1021, 1102, and 1307 as adopted by the Board of County Commissioners. Additionally, this project will be subject to county development standards including, the County Roadway Standards, County Excavation and Grading Ordinance, and Oregon Structural Specialty Code, etc.

## **BACKGROUND:**

The subject parcel is on the northern side of SE Lamphier St, approximately 350 feet to the west of SE 82<sup>nd</sup> Ave. The property is surrounded by properties developed as single-family residences, but which carry the same High Density Residential zoning as the subject parcel. The site is currently undeveloped and has limited topography and nominal extant vegetation. The other buildings in the immediate and surrounding area are residential architecture of varied eras spanning the 1930's to the present day, typically one- and two-stories in height.

A pre-application conference was held on this project on January 9, 2019.

Clackamas County's GIS mapping system indicates that the project site is not subject to any additional habitat or conservation-related overlay zoning, historic property protections, or hazards related to flood or earth movement.

## **NOTICE**

Notice of this application was sent to property owners within 300 feet of the subject tract property lines, as well as the City of Milwaukie, Clackamas Fire District #1, Water and Environment Services, Clackamas River Water, CCSD #5 (Street Lighting), Clackamas County's Building, Engineering, Sustainability, and Economic Development Divisions, and the Oregon Department of Transportation.

## **PUBLIC COMMENT**

As of the drafting of this document two public comments were received related to this proposal. Both predominantly related to the traffic impact that the development might have on the surrounding street network. Clackamas County Engineering will be reviewing this project as to traffic impacts and required improvements, if any.



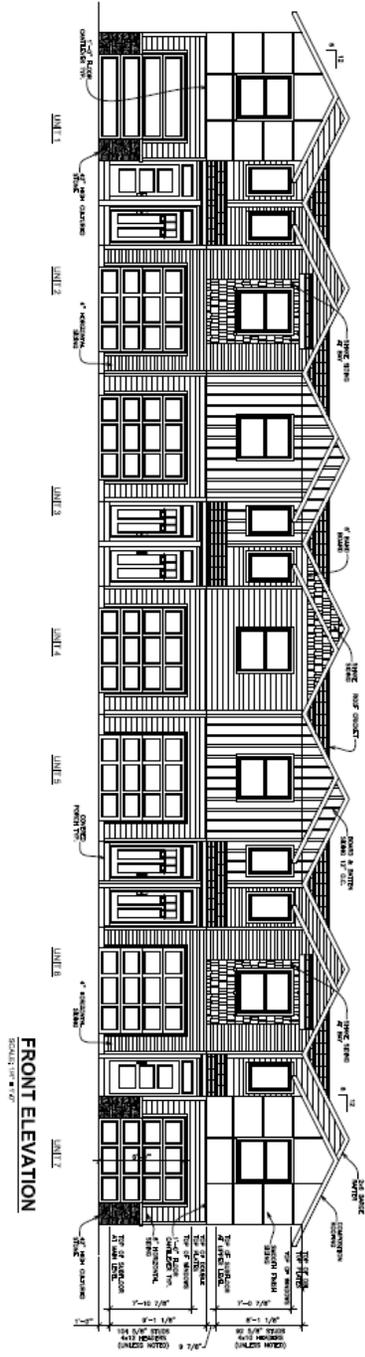
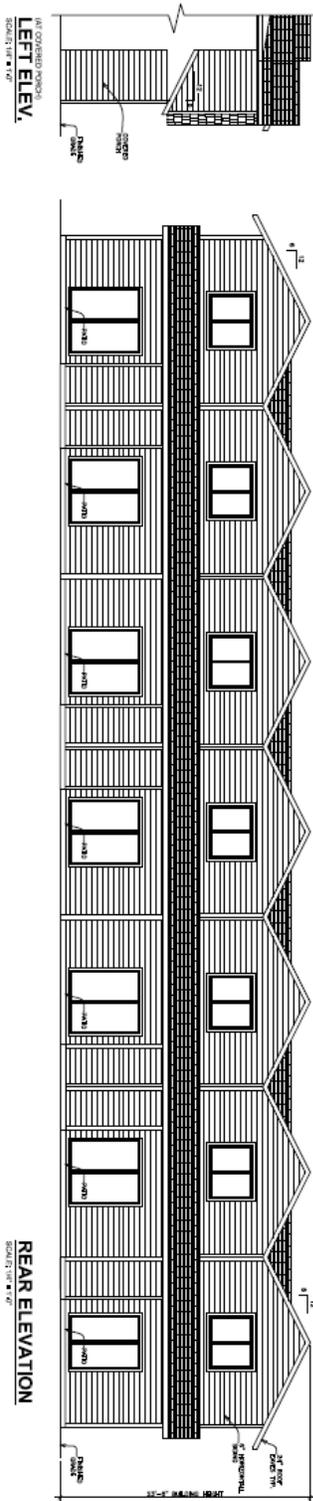
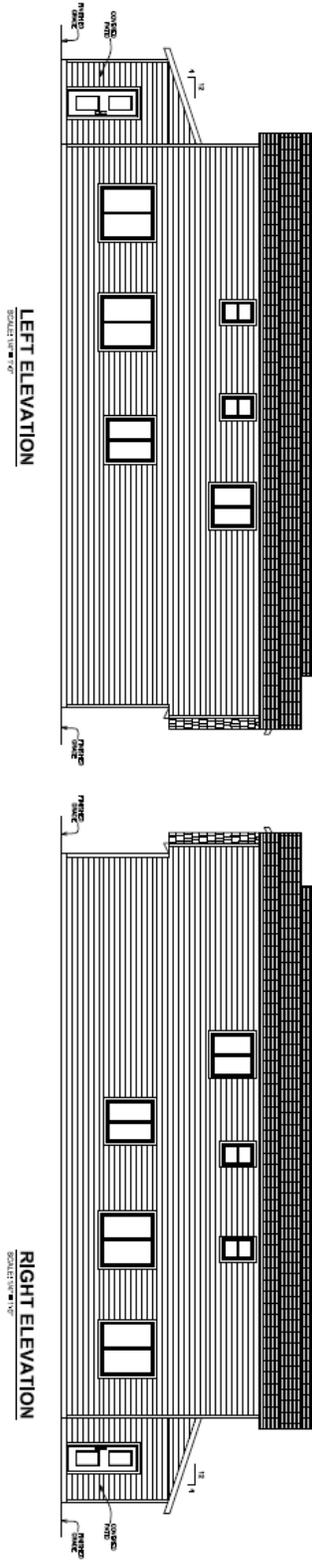
Site Aerial – Perspective



Project site, looking roughly to the northwest



# Building Elevations



## **SECTION 2 – RECOMMENDED CONDITIONS OF APPROVAL**

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

### **1) General Conditions:**

- A. Approval of this land use permit is based on the submitted revised written narrative and plan(s) filed with the County on May 29<sup>th</sup>, 2019 along with the revised drawings and documentation submitted on July 11<sup>th</sup>, 2019. 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 these document(s) and the limitation of any approval resulting from the recommendation described herein.
- B. 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 Wendi Coryell, 503-742-4657 or at [wendicor@clackamas.us](mailto:wendicor@clackamas.us).
- C. 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](mailto: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.
- D. 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 (ZDO 1102.05). 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:
  - a. A building permit for the structure or
  - b. A permit issued by the County Engineering Division for frontage improvements required by this approval.
- E. 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.
- F. 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.

### **2) Planning and Zoning Conditions:**

- A. Prior to issuance of building permit, the applicant shall submit a site drawing demonstrating a landscape irrigation system which meets the standards of ZDO 1009.10(M).

- B. Prior to issuance of certificate of occupancy, applicant shall submit a signed maintenance contract guaranteeing the landscape materials for one year from the date of installations or provide a performance surety pursuant to Section 1311, Completion of Improvements, Sureties, and Maintenance, covering the landscape maintenance costs for the one-year period, per ZDO 1009.10(F).
- C. Prior to issuance of certificate of occupancy the landscaping installation and irrigation system shall be inspected to ensure compliance with submitted drawings and the standards of ZDO 1009.

**3) Building Code Division Conditions:**

- A. 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.
- B. All applicable development permits (grading and erosion control, etc.) shall be obtained prior to any construction.

**4) Clackamas County Engineering Conditions**

- A. As of the time of this staff recommendation recommended conditions had not been received from Clackamas River Water. The final decision will include these requirements, as appropriate.

**5) Clackamas County Sustainability Conditions:**

- A. No conditions required to meet ZDO 1021.

**6) Water Environment Service Conditions:**

**The following General Conditions shall apply:**

1. The proposed development is located within the service area of Water Environment Services (WES) and shall be subject to WES Rules and Regulations, and Standards (“WES RR&S”), in accordance with the following adopted ordinances:
  - a. Water Environment Services Rules and Regulations, July 2018, Ordinance No. 03-2018
  - b. Sanitary Sewer Standards, Clackamas County Service District No. 1, July 1, 2013.
  - c. Stormwater Standards, Clackamas County Service District No. 1, July 1, 2013.
2. The applicant shall procure the necessary plan approvals, and permits in accordance with WES RR&S for sanitary sewer services and surface water management.
3. All costs associated with the design, construction and testing of the sanitary sewer and storm system, including obtaining easements, shall be provided by, and at the sole expense of the applicant.
4. Prior to plan approval, all submittals shall be reviewed for compliance with WES RR&S and Conditions of Approval. All sanitary and stormwater management plans and reports, which are submitted for review and approval, shall be stamped and signed by a civil engineer licensed by the State of Oregon. The project construction, specifications, and testing must be completed under the direction of the project engineer.
5. The applicant shall include the following materials with their final plan submittal to WES:
  - a. Two (2) sets of complete civil construction plans for all sanitary and stormwater improvements.
  - b. Two (2) copies of the final storm reports, including the downstream analysis.
  - c. Two (2) copies of the geotechnical report, including infiltration testing.
  - d. \$800 sanitary and stormwater management plan review fees.
  - e. \$460 Erosion Prevention & Sediment Control plan review fee.

6. Prior to Plat approval by WES, the sanitary and storm systems shall be complete in all respects in accordance with the approved plans or a performance bond shall be provided by the applicant to guarantee the construction of the infrastructure.
7. Upon completion of project construction, the project engineer shall submit a certificate of completion to WES. WES shall inspect and approve the construction of the sanitary and storm systems in accordance with the approved plans. All sanitary and storm drainage easements shall be shown on the plat. Offsite easements shall be obtained and recorded by the applicant prior to the plans being approved by WES.
8. 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.
9. 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 plat approval and are subject to change without notice to the applicant.

**For Sanitary Sewer, the following conditions shall apply:**

10. Prior to plat approval, a separate and independent sanitary sewer service connection shall be provided to each lot, including any necessary easements.
11. The existing service lateral shall be used as determined by WES.
12. Unused laterals shall be abandoned per WES Rules and fees. (*Section 3.2.2*)
13. All sanitary sewer service connection laterals shall be constructed with a clean out at the front edge of the Public Utility Easement (PUE)/Right-Of-Way, or the property line.
14. A WES tap-in fee in the amount of \$125 shall be paid for each 4-inch connection into a public mainline sewer system.
15. A Collection Sewer Charge shall apply in the amount of \$3,736.03 and shall be paid prior to plat approval by WES.
16. With the first plan submittal, a minimum \$400.00 sanitary plan review fee shall be due.
17. Sanitary System Development Charges shall apply per WES rules and rates at the time of building permit application.

**For Surface Water, the following conditions shall apply:**

18. A Storm Report and Surface Water Management Plan (SWM Plan) shall be submitted by a licensed Engineer. The SWM Plan shall demonstrate how the development will conform to WES Standards and shall provide an adequate drainage system for;
  - a. all onsite water,
  - b. all water entering the property from off-site,
  - c. all public right-of-way and road frontage improvements. (*SW Standards, Section 5*)
19. The SWM Plan shall document how the development meets WES Stormwater Standards, including the:
  - a. Water Quality Standards (*Section 5.2*)
  - b. Infiltration/Retention Standards (*Section 5.3*)
  - c. Detention/Flow Control Standards for Areas with Limited Downstream Capacity (*Section 5.4.4.3*)
  - d. Conveyance Standards (*Section 5.4*)
20. A Geotechnical & Downstream Analysis report prepared by a qualified professional shall be included with the SWM Plan. The report shall verify the feasibility of all proposed infiltration systems and provide infiltration test results that correspond to the location and depth of the infiltration facilities, in accordance with (Section 5.4.4.4) & Appendix E. Infiltration facilities shall provide a 3-foot minimum vertical separation from the maximum seasonal groundwater elevation to the bottom elevation of the infiltration facility. (Appendix H)

- a. Detention/Flow Control Standard in Areas with Limited Downstream Capacity (*Section 5.4.4.3*) – Additional flow control requirements are necessary in areas with limited downstream capacity that cannot be upgraded, and are in addition to all other water quality and infiltration requirements. Within these designated basins (see maps in Appendix G), onsite detention facilities shall be designed to reduce the 25-year post-developed runoff rate to a 2-year pre-developed discharge rate, AND, from the 2-year post-developed runoff rate to ½ of the 2-year pre-developed discharge rate.
21. The Engineer shall provide an acceptable point of discharge (via piped system, curb and gutter, open channel, or onsite retention) and adequate conveyance of stormwater runoff, as approved by WES.
- a. If applicable, and if an approvable point of connection to a downstream conveyance system is not provided, then the SWM Plan shall:
    - i. Be designed to clearly demonstrate the ability to retain and infiltrate the 25-year, 24-hour storm event, and provide an overland overflow pathway, by which the storm/surface water within the development will be controlled without causing damage or harm to the natural environment, or to property or persons in the event of any stormwater facility failure or bypass (*Section 1.2*), or
    - ii. Be designed to clearly demonstrate the ability to retain and infiltrate the 100-year, 24-hour storm event. If the SWM plan is designed to retain and infiltrate the 100-year, 24-hour storm event, then the applicant shall submit a geotechnical report prepared by a licensed professional in the State of Oregon. The report shall verify the feasibility of the design of the SWM Plan to safely infiltrate the stormwater runoff. The report shall include an analysis of the site conditions, infiltration test results at location and depth of the infiltration facilities in accordance with Appendix E, and a geotechnical engineer’s analysis of the feasibility of the function ability of the overall design.
22. SWM Plan shall provide an overflow pathway that will prevent damage to downstream properties in the event of any stormwater facility failure or bypass. The pathway shall be clearly identified on the final grading plan. (*Section 1.2*)
23. If permeable pavement is proposed as a stormwater management BMP, the project engineer shall provide a complete design as determined by WES.
24. Storm service connection laterals shall be provided to convey the stormwater runoff and foundation drains for every proposed lot within the development.
25. If stormwater facilities are centralized, they shall be in a private easement for the benefit of the property owners.
26. If multiple attached lots share single storm laterals and/or facilities, the maintenance and financial rights and responsibilities shall be clarified in the CC&R’s or private maintenance agreement. The property owners shall be responsible to perpetually inspect and maintain all stormwater management systems, in accordance with WES Rules, (*Section 12.10*). Prior to plat approval the project engineer shall submit a Private Operations and Maintenance Plan that identifies the annual maintenance obligations and procedures of all stormwater facilities. The plan, agreement and/or CC&R’s shall be submitted to WES prior to final plat approval. WES shall deliver the signed agreement to the County Surveyor to be recorded with the plat. The following language shall appear in the notes and restrictions of the plat:
- a. **THIS PLAT IS SUBJECT TO WES RULES AND REGULATIONS AND “DECLARATION AND MAINTENANCE AGREEMENT FOR ON SITE STORMWATER FACILITIES” RECORDED AS DOCUMENT NO. \_\_\_\_\_, CLACKAMAS COUNTY DEED RECORDS.**
27. Groundwater and springs that are encountered during development shall be the responsibility of the developer to address. Plans for drainage of these waters shall be submitted to WES for review and approval prior to construction. (*Section 5.4.2*)

28. With the first plan submittal, a minimum \$400.00 surface water plan review fee shall be due. Total fees shall be equal to 4% of the installed cost of any surface water management system.
29. Surface Water System Development Charges (SDC's) shall apply for all impervious area, per WES rules and rates at the time of building permit application. The current rate is \$211 per 2,500 sqft of impervious surface.

**For Erosion Prevention & Sediment Control, the following conditions shall apply:**

30. An Erosion Prevention & Sediment Control plan shall be required and shall be submitted with the first set of construction plans. No grading or construction activity shall commence without an approved Erosion Prevention Sediment & Control plan/permit. A \$460 permit fee shall apply and be paid with the first plan submittal. (*SW Standards, Section 6*)

**7) Clackamas River Water Conditions:**

- A. As of the time of this staff recommendation recommended conditions had not been received from Clackamas River Water. The final decision will include these requirements, as appropriate.

## **SECTION 3 – DESIGN REVIEW FINDINGS**

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This application is subject to Clackamas County Zoning and Development Ordinance (ZDO) Section(s) 1102, 315, 1002, 1005, 1006, 1007, 1009, 1010, 1015, 1021, 1102, and 1307. 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 1102 – Design Review**

#### *Subsection 1102.01 Applicability*

**Finding:** Clackamas County’s Zoning and Development Ordinance determines development types for which design review is required. ZDO Subsection 1102.01(A) states that design review is required for, “...Development, redevelopment, expansions, and improvements in the following residential zoning districts: HDR, MR-1, MR-2, PMD, RCHDR, SHD, VA, and VTH...” The proposed development is located in the HDR district, and thus design review is required for the project.

#### *Subsection 1102.02 Applicability*

**Finding:** Clackamas County’s Zoning and Development Ordinance determines the submittal requirements necessary for design review. The applicant submitted a set of information consistent with the submittal requirements of the Zoning and Development ordinance which county staff deemed complete on July 11, 2019. The standard is met.

#### *Subsection 1102.03 Approval Criteria*

**Finding:** Clackamas County’s Zoning and Development Ordinance determines that projects which require design review are subject to the standards of the underlying zoning district as well as to Section 1000 “Development Standards”. The analysis of the proposal, per those sections of the Clackamas County ZDO, follow in subsequent sections.

### **2. Section 315 – High Density Residential (HDR) district**

#### *Subsection 315.03 Uses Permitted*

Clackamas County’s ZDO determines uses that are permitted primary, permitted accessory, conditionally permitted, or not allowed in each zoning district.

**Finding:** The proposed development is located in the High Density Residential district. The applicant’s submitted materials indicate that the proposed use for this site is multifamily housing which is listed in Table 315-1 as a permitted primary use in the High Density Residential district. The proposed development meets the standard.

*Subsection 315.04 Dimensional Standards*

**Finding:** The table below demonstrates how the applicant’s proposal complies with the dimensional standards of the PMU-1 district. These standards are met.

	<b>Ordinance Standard</b>	<b>Demonstrated Dimension</b>	<b>Complies With Standard</b>
<b>Minimum Lot Size</b>	None	0.32 acre	Complies
<b>Minimum Front Yard Setback</b>	15 feet	18 feet	Complies
<b>Maximum Front Yard Setback</b>	Per Subsections 1005.03(E) and (H).	18 feet	Complies
<b>Minimum Rear Yard Setback</b>	34.65 feet, per Subsection 1005.03(L)	34.64 feet	Complies
<b>Minimum Side Yard Depth</b>	5.87 feet, per Subsection 1005.03(L)	6 feet	Complies

**3. Section 1002 – Protection of Natural Features**

Section 1002 addresses the protection of various natural features including hillsides, the excessive removal of trees prior to development, the protection of trees and wooded areas through development, river and stream corridors, the winter ranges of deer and elk populations, certain open spaces near Mount Hood, significant natural areas, and significant landforms and vegetation.

**Finding:** The site has limited mature vegetation and is not subject to any additional zoning overlays. There are no additional elements protected by Section 1002, as identified in the Clackamas County Comprehensive Plan, present on site. The standards of Section 1002, as applicable, are met.

**4. Section 1005 – Sustainable Site and Building Design**

Section 1005 addresses the development of sites and design of buildings so as to efficiently utilize land, create lively, safe, and walkable centers, support the use of non-auto modes of transportation, reduce impact of development of natural features, utilize opportunities arising from a site’s configuration, design illumination so dark skies are maintained when possible and accommodate the needs of users of developments. It applies to institutional, commercial, and industrial development; multifamily dwellings; and developments of more than one two- or three-family dwelling.

*Subsection 1005.03 – General Site Design Standards* establishes standards for the sites of commercial, industrial, and multifamily developments and addresses standards for the placement and orientation of buildings, on-site pedestrian circulation, the placement and orientation of building entrances, and other use- and zone-specific standards.

**Finding:** The proposal is for a single building, including 7 dwellings each with separate entrances and so though clustering buildings any further is impractical, the units themselves are grouped to take advantage of existing infrastructure. Longest axis of the building is oriented to face north/south. The onsite circulation system, which is illuminated and constructed of hard-surfaced and well drained materials, adequately connects the public entrances of the each dwelling to adjacent sidewalks and the public way. The site has frontage on Lamphier and the buildings are set so as to comply with the

separation requirements of 1005.03(L). The site is not located adjacent to a major transit stop. These standards are met.

*Subsection 1005.04 – Building Design* provides standards for building facades, entrances roof design, exterior building materials, the screening of mechanical equipment, and other use- and zone-specific standards.

**Finding:** The proposed development provides articulation through alteration of plane, materials, color, and architectural detail such as doors and windows. The design creates relief, variety, and visual interest on the site. The proposed primary entrances are highlighted with a front porch, as is common in a residential style. The use of windows, façade materials, color, trim, and other architectural features maintain a cohesive palette of materials that are complimentary and appropriate to the use and level of public exposure of the site as a whole. The rhythmic repetitions of peaks along the roof line provides additional articulation and visual interest to the building. Per the above findings and the applicant’s submitted drawings, the proposed building complies with the relevant standards of section 1005.04. These standards are met.

*Subsection 1005.05 – Outdoor Lighting* provides standards to ensure that onsite lighting is compatible with the site and surrounding uses while preventing light trespass and pollution.

**Finding:** The site design provides appropriate residential scale lighting which both enhances building appeal and provides pedestrian and vehicular safety. Per the above findings based on staff review of the applicant’s submitted drawings, the proposed addition complies with the relevant standards of section 1005.05. These standards are met.

*Subsection 1005.06 – Additional Requirements* requires projects to employ one additional design element per 20,000 square feet of site area.

**Finding:** Section 1005.06 requires applicants to employ one “Additional Requirement” for every 20,000 square feet of site area. The total site area of the project is approximately 14,000 square feet. As a result, the applicant must provide one ‘Additional Requirement’.

1. The minimum landscaped area in this zone is 25%. The information submitted by the applicant indicates that the landscaped area on the site will be 28% of the site, exceeding the minimum requirement by greater than 10%. This design element satisfies 1005.06(G).

This standard is met.

*Subsection 1005.08 – Clackamas Regional Center Area Design Standards* implement certain special design elements required in the area indicated on Comprehensive Plan Map X-CRC-1. Where they conflict with other provisions of Section 1000, they take precedence.

**Finding:** Though the site is within the Clackamas Regional Center Area, none of the specific site features governed by this subsection are present in the subject site or development. These standards are met.

##### **5. Section 1006 – Utilities, Street Lights, Water Supply, Sewage Disposal, Surface Water Management, and Erosion Control.**

Section 1006 addresses the provision of appropriate infrastructure for utilities, water supply, and sewage disposal, as well as the management of surface water and site erosion.

**Finding:** No new streetlights are required to meet county requirements. The proposed building will create new site disturbance. County Planning staff has received the required preliminary statements of feasibility from Water and Environment Services and Clackamas River Water. Per the above findings and the applicant's submitted materials, the proposed addition complies with the relevant standards of Section 1006. These standards are met.

## **6. Section 1007 - Roads and Connectivity**

*Subsection 1007.02 – Public and Private Roadways*

*Subsection 1007.03 – Private Roads and Access Drive*

*Subsection 1007.04 – Pedestrian and Bicycle Facilities*

A-C: General Standards, Design and Requirements

D-G: Location and Construction of Sidewalks and Pedestrian Paths

H: Sidewalk and Pedestrian Path Width

I-N: Accessways, Bikeways, Trails, Bike/Pedestrian Circulation

**Finding:** The proposed development will be required to comply with all applicable requirements of Clackamas County Engineering, including those identified through the ZDO and within the county's engineering standards. **With the conditions recommended by Clackamas County Engineering in Section 2 and the applicant's submitted drawings, the proposed development meets the standards. As conditioned, these standards are met.**

*Subsection 1007.05 – Transit Amenities*

**Finding:** Subsection 1007.05 applies to all residential, commercial, institutional, and industrial developments on existing and planned transit routes. The project is not located adjacent to any transit amenities. These standards do not apply.

*Subsection 1007.06 – Street Trees* addresses 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:** The proposed development is within the Clackamas Regional Center Area, which requires street trees along all streets. The site is designed with appropriate street trees along the Lamphier St. frontage of the site, meeting this standard. These standards are met.

*Subsection 1007.07 – Transportation Facilities Concurrency*

**Finding:** Clackamas County's engineering division has reviewed the proposal. Their conditions of approval will ensure that the capacity of transportation facilities is adequate or will be made so in a timely manner. **The conditions recommended by Clackamas County Engineering in Section 2 and the applicant's submitted drawings, the proposed development meets the standards. As conditioned, these standards are met.**

## **7. Section 1009 – Landscaping**

Section 1009 seeks to ensure that sites are design with appropriately selected, designed, installed, and maintained landscape materials and that landscaped areas are used for appropriate purposes.

**Finding:** The site landscaping information provided in the submitted drawings and narrative indicate that approximately 28% of the site is to be landscaped, which exceeds the 25% requirement of the design standards. A variety of plants of various sizes, textures, and seasonal interest are indicated, none of which are invasive or noxious species. These species are predominantly native and/or

drought tolerant plants, appropriate to a residential context. Conditions of approval will ensure compliance with the required landscaping in terms of composition of materials, installation and maintenance of landscape, and irrigation. **With the conditions of approval in Section 2, the above findings and the applicant's submitted drawings, the proposed development meets the standards. As conditioned, these standards are met.**

**8. Section 1010 – Signs**

The provisions of Section 1010 are intended to maintain a safe and pleasing environment for the people of Clackamas County by regulating the size, height, number, location, type, structure, design, lighting, and maintenance of signs.

**Finding:** The applicant is not proposing any signage beyond the required house numbers identifying each residential unit. These signs are incorporated into the design of the building and do not interrupt, detract from, or change the architectural lines of the building. The standards are met.

**9. Section 1015 – Parking and Loading**

Section 1015 is designed to ensure that developments in Clackamas County provide sufficient and properly designed parking for motor vehicles and bicycles as well as appropriate off-street loading areas.

**Finding:** ZDO Table 1015-1 requires 1.75 off-street parking spaces for each three-bedroom unit. The applicant is proposing 7 units and thus the development will be required to provide a minimum of 12 off street parking spaces. The applicant's site plan demonstrates that each unit will have two parking spaces (one in the garage and one in the unit's driveway, for a total of 14 parking spaces for the development. ZDO Table 1015-2 requires 0.5 parking spaces for bikes per multi-family unit. The applicant intends to provide space for bicycle parking in each unit's garage, satisfying this requirement. Per ZDO Table 1015-3, no off-street loading zones are required for a development of this size. The dimensions and locations of all proposed parking areas comply with the standards of ZDO Section 1015. The standards are met.

**10. Section 1021 – Refuse and Recycling Standards For Commercial, Industrial, and Multi-Family Developments**

**Finding:** The trash and recycling for each unit is proposed to be located in the garage of the unit itself and consist roll carts. Clackamas County Sustainability has reviewed this proposed arrangement and found it to be consistent with the requirements of Section 1021 and the needs of the local trash hauler. The standards are met.

#### **SECTION 4 - SUMMARY OF FINDINGS AND STAFF RECOMMENATION**

The Planning and Zoning Staff finds that, as conditioned herein, the proposed building meets the standards of the permitted uses in the High Density Residential district and applicable design review standards.

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

*Clackamas County is committed to providing meaningful access and will make reasonable accommodations, modifications, or provide translation, interpretation or other services upon request. Please contact us at 503-742-4545 or email [drenhard@clackamas.us](mailto:drenhard@clackamas.us).*

503-742-4696: ¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод? | 翻译或口译? | Cần Biên dịch hoặc Phiên dịch? | 번역 또는 통역?