



**Clackamas County Planning and Zoning Division  
Department of Transportation and Development**

Development Services Building  
150 Beavercreek Road | Oregon City, OR 97045

503-742-4500 | [zoninginfo@clackamas.us](mailto:zoninginfo@clackamas.us)  
[www.clackamas.us/planning](http://www.clackamas.us/planning)

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**NOTICE OF LAND USE APPLICATION IN YOUR AREA**

**Date of Mailing of this Notice:** 04/10/2025

**Notice Mailed To:** Property owners within 300 feet of the subject property  
Community Planning Organizations (CPO)  
Interested Agencies

**File Number:** Z0069-25, Z0123-25, Z0124-25

**Application Type:** Nonconforming Use, Willamette River Greenway, Historic Landmark Modification with New Construction.

**Proposal:** The applicant requests a verification of a nonconforming use for an existing Waverly Country Club. The applicant further proposes an alteration of the property with changes to the existing pool, pool deck, and landscaping and the construction of a new accessory building (Z0069-25). Because of the environmental and historic overlays, these proposed changes that will require land use review through a floodplain development permit (Z0122-25), a Willamette River Greenway permit (Z0123- 25), and a Alteration of a Historic Landmark (Z0124-25). These applications were originally submitted as one application before being separated into four concurrent applications. The Historic Review Board will consider the alteration of the Historic Landmark at their May meeting that can be accessed here:<https://www.clackamas.us/planning/reviewboard>.

**Applicable Zoning and Development Ordinance (ZDO) Criteria:** In order to be approved, this proposal must comply with ZDO Sections 202, 315, 702, 703, 705, 707, 709, 1206, and 1307,. The ZDO criteria for evaluating this application can be viewed at <https://www.clackamas.us/planning/zdo.html>

**Applicant:** DAVIS, RYAN

**Property Owner:** WAVERLY COUNTRY CLUB

**Site Address:** 1100 SE WAVERLY DR  
MILWAUKIE, OR 97222

**Location:** 1100 SE WAVERLY DR, located to the west of the intersection of SE Waverly Dr. and SE 17th Ave

**Assessor's Map and Tax Lot:** 11E26 00100

**Zoning:** OSM - OPEN SPACE MANAGEMENT DISTRICT

**Staff Contact:** Joy Fields 503-742-4510

**E-mail:** [JFields@clackamas.us](mailto:JFields@clackamas.us)

**File Numbers:** Z0069-25, Z0123-25, Z0124-25

**Community Planning Organization:** The following recognized Community Planning Organization (CPO) has been notified of this application. This organization may develop a recommendation. You are welcome to contact the CPO and attend their meeting on this matter, if one is planned.

- No CPO for this taxlot

If this CPO is currently inactive and you are interested in becoming involved in land use planning in your area, please contact Clackamas County Community Engagement at [communityinvolvement@clackamas.us](mailto:communityinvolvement@clackamas.us). In some cases where there is an inactive CPO, a nearby active CPO may review the application. To determine if that applies to this application, call or email the staff contact.

**How to Review this Application:** A copy of the application, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for inspection at no cost. Copies may be purchased at the rate of \$2.00 per page for 8 1/2" x 11" or 11" x 14" documents, \$2.50 per page for 11" x 17" documents, \$3.50 per page for 18" x 24" documents and \$0.75 per sq ft with a \$5.00 minimum for large format documents. You may view or obtain these materials:

- Online at <https://aca-prod.accela.com/clackamas>. After selecting the Planning tab enter the file number to search. Select File Number and then select Attachments from the dropdown list, where you will find the submitted application; or
- By emailing or calling the staff contact.

**Decision Process:** Following the closing of the comment period, a written decision on this application will be made and a copy will be mailed to you. If you disagree with the decision, you may appeal to the Land Use Hearings Officer, who will conduct a public hearing. There is a \$250 appeal fee.

**How to Comment on this Application:**

To ensure your comments are considered prior to issuance of the decision, they must be received within 20 days of the date of this notice. Comments may be submitted by email to the staff contact or by regular mail to the address at the top of this notice. Please include the file number on all correspondence, and focus your comments on the approval criteria identified above or other criteria that you believe apply to the decision.

Comments:

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Your Name/Organization

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Telephone Number

*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 least three (3) business days before the meeting at 503 -742-4545 or [DRenhard@clackamas.us](mailto:DRenhard@clackamas.us).*

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**TYPE II OR III LAND USE APPLICATION**

**DEEMED COMPLETE**

ORIGINAL DATE SUBMITTED: 3/27/25

FILE NUMBER: Z0124-25

APPLICATION TYPE: HISTORIC PROPERTY ALTERATION

The Planning and Zoning Division staff deemed this application complete for the purposes of Oregon Revised Statutes (ORS) 215.427 on: 4/9/25

Joy Fields,

Staff Name

Principal Planner

Title

**Comments:**

**Check one:**



The subject property is located inside an urban growth boundary. The 120-day deadline for final action on the application pursuant to ORS 215.427(1) is: 8/7/24



The subject property is not located inside an urban growth boundary. The 150-day deadline for final action on the application pursuant to ORS 215.427(1) is:



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**STAFF USE ONLY**

RECEIVED

Mar 27 2025

Clackamas County  
Planning & Zoning Division

Z0124-25

Staff Initials:

File Number:

Land use application for:

# HISTORIC PROPERTY

ALTERATION, NEW CONSTRUCTION, MOVING, and/or  
DEMOLITION

Application Fee: (None)

## APPLICANT INFORMATION

|   |  |   |               |
|---|--|---|---------------|
| Applicant name:<br>Waverley Country Club                          | Applicant email:                                       | Applicant phone:                              |               |
| Applicant mailing address:<br>1101 SE Waverly Drive               | City:<br>Portland                                      | State:<br>OR                                  | ZIP:<br>97222 |
| Contact person name (if other than applicant):<br>Keava Campbell  | Contact person email:<br>keava@winterbrookplanning.com | Contact person phone:<br>503-827-4422 Ext 110 |               |
| Contact person mailing address:<br>610 SW Alder Street, Suite 810 | City:<br>Portland                                      | State:<br>OR                                  | ZIP:<br>97205 |

## PROPOSAL

|   |   |
|---|---|
| Brief description of proposal:<br>Alteration of the existing pool, deck, and landscaping with a new accessory building. | Pre-application conference file number:<br>ZPACA0052-23 |
|---|---|

## SITE INFORMATION

|   |   |                                |
|---|---|--------------------------------|
| Site address:<br>1101 SE Waverly Drive, Portland, OR 97222  | Comprehensive Plan designation:                         | Zoning district:<br>OS and R-7 |
| Map and tax lot #:<br>Township: 1S Range: 1E Section: 26 Tax Lot: 100<br>Township: Range: Section: Tax Lot:<br>Township: Range: Section: Tax Lot: | Land area:<br>139 acres for entire<br>Country Club site |                                |
| Adjacent properties under same ownership:<br>Township: Range: Section: Tax Lot:<br>Township: Range: Section: Tax Lot:                             |   |                                |

|   |  |                    |
|---|--|--------------------|
| Printed names of all property owners:<br>Ryan Davis, General Manager  | Signatures of all property owners:<br> | Date(s):<br>3/5/25 |
| I hereby certify that the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge.<br>Applicant signature: |  | Date: 3/5/25       |

## A. Complete a pre-application conference:

You must attend a pre-application conference with Planning and Zoning staff before filing this application. [Information about the pre-application conference](#) process and a request form are available from the Planning and Zoning website. **There is no charge for the pre-application meeting.**

## B. Review applicable land use rules:

This application is subject to the provisions of [Section 707, Historic Landmark \(HL\), Historic District \(HD\), and Historic Corridor \(HC\)](#) of the [Clackamas County Zoning and Development Ordinance](#) (ZDO).

It is also subject to the ZDO's definitions, procedures, and other general provisions, as well as to the specific rules of the subject property's zoning district and applicable development standards, as outlined in the ZDO.

## C. Turn in all of the following:

- ☐ **Complete application form:** Respond to all the questions and requests in this application, and make sure all owners of the subject property sign the first page of this application. Applications without the signatures of *all* property owners are incomplete. **There is no charge for this application.**
- ☐ **Site plan:** Provide a site plan (also called a plot plan). A [Site Plan Sample](#) is available from the Planning and Zoning website. The site plan must be accurate and drawn to-scale on paper measuring no larger than 11 inches x 17 inches. The site plan must illustrate all of the following (when applicable):
  - Lot lines, lot/parcel numbers, and acreage/square footage of lots;
  - Contiguous properties under the same ownership;
  - All structures, fences, roads, driveways, parking areas, landscaping, and easements, each with identifying labels and dimensions;
  - Setbacks of all structures from lot lines and easements;
  - Significant natural features (rivers, streams, wetlands, slopes of 20% or greater, geologic hazards, mature trees or forested areas, drainage areas, etc.); and
  - Wastewater treatment facilities (e.g., septic tanks, septic drainfield areas, replacement drainfield areas, drywells).
- ☐ **Exterior materials list:** Provide a list of exterior materials pertinent to the application request.
- ☐ **Building elevation diagrams (or photos):** Attach drawings of all affected structures. The drawings must indicate dimensions (height, length, width, and area) and be to-scale. They must show each side of the structure and any windows, doors, or other appurtenances. Photos may be used in lieu of drawings for small projects, but dimensions must also be indicated on the photos.
- ☐ **Floor plans:** Attach detailed, accurate, and to-scale floor plans of all affected structures. Label all rooms according to use, show all of their dimensions, include the square footage of each room, and identify all doors and partition walls.
- ☐ **Evidence of severe deterioration (for major alterations):** If the proposal includes a major alteration involving the replacement of a severely deteriorated distinctive feature, provide documentary, physical, or pictorial evidence of the deterioration.
- ☐ **Evidence of submitted preservation plan (if moving or demolishing):** If the proposal includes moving or demolishing a primary, secondary, or contributing structure or elements within a Historic District or Historic

Corridor, or moving or demolishing a structure/element designated as, or contributing to, a Historic Landmark, you must provide evidence of having already prepared and submitted the preservation plan detailed in ZDO Subsection 707.06(D)(1) to Planning and Zoning ahead of a media release. The preservation plan shall have included a narrative describing how the applicant will accomplish the following:

- Advertising the resource in local, regional, and historic preservation newspapers of general circulation in the area once per week during the pre-application period and providing evidence of such advertising;
- Giving public notice by placing a sign on the subject property informing the public of intended action which will remove or demolish the structure and including the County department and telephone number to call for further information, with the sign remaining on the subject property until a permit is issued;
- Preparing and making available information related to the history and sale of the subject property to all who inquire;
- Providing information regarding the proposed use for the Historic Landmark site; and
- Keeping a record of the parties who have expressed an interest in purchasing or relocating the structure, and ensuring that an adequate effort has been made to secure a relocation site by providing a list of property locations and owners who were contacted regarding purchase of a relocation site.

**Note:** Pursuant to [ZDO Subsection 1307.07\(C\)\(2\)](#), the Planning Director or designee may modify the preceding list of submittal requirements. Please consult the information provided in your pre-application conference.

## D. Describe the proposal:

1. What Historic Landmark, Historic District, or Historic Corridor is being proposed for alteration, new construction, moving and/or demolition?

Name and description of historic property:

Waverley Country Club occupies 139 acres on the east bank of the Willamette River and has been operating at this location since 1896. Facilities on the site include an 18-hole golf course, driving range, tennis courts, a swimming pool, parking area, and multiple buildings. Waverley's buildings are generally clustered at the southern end of the property. They include the Clubhouse, which dates to 1913 and is listed on the National Register of Historic Places, and the Field House.

2. Describe all of the proposed alterations of, and/or development on, the subject historic property:

Waverley Country Club proposes to alter its existing pool and deck area and construct a new accessory building. The renovation project will replace aging pool infrastructure, re-orient the layout, enhance surrounding lawn area, and add new landscaping. A new accessory building on the north side of the pool will contain equipment storage, bathrooms, and family changing rooms. The design of this structure will complement the historic design of the existing Clubhouse, which is a National Register-listed structure. However, proposed alteration/development will not directly impact the Clubhouse, which is the site's subject historic landmark.

3. Check the box next to the type(s) of alterations/development proposed, and complete the associated additional section(s) of this application that follow.

- ☐ **Minor alteration:** This is an alteration to restore portions of the exterior to the *original historic appearance* while performing repairs. Examples include: adding gutters and downspouts; repairing or providing a compatible new foundation that does not result in raising or lowering the building elevation; a change in material to match the original type of material on a structure or grounds; a change in type of roof material in character with the original roofing material; and replacing storm windows or doors.  
(No additional questions to answer)
- ☐ **Major alteration:** This is an alteration that exceeds the scope of a minor alteration but does not include the development of a new structure.  
(Answer additional questions in Part E on Page 6)
- ☒ **New construction:** This is the development of any *new structure* on a lot with a historic designation or in a Historic District or Historic Corridor, including construction of a new detached garage, barn, shed, or other accessory building.  
(Answer additional questions in Part F on Page 11)
- ☐ **Moving:** This is the relocation of a primary, secondary, or contributing structure within a Historic District or Historic Corridor, or of a structure designated as, or contributing to, a Historic Landmark.  
(Answer additional questions in Part G on Page 13)
- ☐ **Demolition:** This is the demolition of a primary, secondary, or contributing structure within a Historic District or Historic Corridor, or of a structure designated as, or contributing to, a Historic Landmark.  
(Answer additional questions in Part H on Page 16)

## E. For major alterations:

If you are proposing a major alteration to a Historic Landmark, or to a primary, secondary, or contributing structure within a Historic District or Historic Corridor, accurately answer the following questions in the spaces provided. Attach additional pages, if necessary.

1. Explain how the property be used for its historic purpose or is being placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment:

The pool and deck area have existed on site since the 1930s and are part of the overall historic use of the Country Club. The alteration of the pool and deck area, which will stay in the same general area as the existing facilities, will not change the Club's use or the adjacent Clubhouse's characteristics. The altered pool facilities will be complementary to the site and its environment, designed to enhance the Waverley Country Club context. See Sheet 8 to Sheet 16 for details on matching materials and coloring, and renderings of the alteration.

2. How will the historic character of the property be retained and preserved, and how will the removal of historic materials or alteration of features and spaces that characterize the property be avoided?

No historic materials are proposed to be removed. While the alteration will reorient the pool area, incorporate modern design elements, and add a small accessory pool building, it will not change the fundamental character of this area of the property from existing conditions. The outdoor recreational space will continue to be defined by the adjacent historic Clubhouse and Field House, views of the Willamette, and the surrounding open areas that include the golf course. The proposed alteration is compatible with the existing historic context while modernizing infrastructure.



3. Each property shall be recognized as a physical record of its time, place, and use. How will proposed changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, not be undertaken?

The proposal will not add features to create a false sense of historical development. While the proposal uses matching materials to complement the architectural style of surrounding buildings, it also incorporates modified features and design, such as an infinity edge, to differentiate the new pool area from its historic surroundings. See Sheets 14 and 15 for the rendering of the alteration.

4. Most properties change over time. How will those changes that have acquired historic significance in their own right be retained and preserved?

No existing historic buildings, archaeological resources, or historic features on site are directly affected.

5. How will the proposed alteration preserve distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize the historic property?

No existing historic buildings, archaeological resources, or historic features on site are directly affected.

6. Will the proposed alteration include the replacement of a deteriorated distinctive feature?

☒ NO

- ☐ YES. (In the box below, describe why the replacement is necessary because of the severity of the deterioration, and explain how the new feature will match the old in design, color, texture, and other visual qualities and, where possible, materials.)

7. Will you use any chemical or physical treatments such as sandblasting?

☒ NO

- ☐ YES, but they are appropriate, will be undertaken using the least damaging or gentlest means possible, and will not cause damage to historic materials for the following reasons:

8. Will any significant archeological resources be affected by the project?

☒ NO

☐ YES, but they will be protected and preserved, or must be disturbed and mitigation measures will be undertaken, as described in the box below:

9. a. Is any new addition, exterior alteration, or related new construction proposed?

☐ NO (*No additional questions*)

☒ YES, but it will not destroy historic materials that characterize the property; will be differentiated from the old; and will be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment for the following reasons:

The proposal is compatible with the site's existing historical context and does not destroy any existing historical materials. The altered pool will be in the same area as the existing pool facilities, which maintains the cluster of development and reduces visual change. The new accessory pool building is small in comparison to the Clubhouse and Field House, which is appropriate for its use. Despite small increases in hardscape and pool area over existing conditions, an appropriate balance of softscaping and landscaping is maintained.

The new accessory pool building is proposed to be white wood lap siding and asphalt roofing, color and style to match the adjacent Clubhouse. Architectural features of the new building complement surrounding context, including the addition of dormers on the roof and a trellis overhanging the first story. The proposed alteration is differentiated from the historic features by utilizing modern design elements such as thin metal slat fencing, painted wood slat screening, and an infinity pool edge. Further detail within the application narrative.

- b.** If you propose new additions or adjacent or related new construction, explain how the development will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property, including historic plant materials, and its environment would be unimpaired:

The proposed alteration will not permanently impact the integrity of the historic property. The proposal does not directly affect any historic assets on site because it merely reorients the pool area and adds a small accessory building. The alteration could theoretically be removed while maintaining the historic environment, as the Clubhouse, Field House, and overall site layout will remain the same.

## **F. For new construction:**

If you are proposing new construction on a property with a Historic Landmark designation, in a Historic District, or in a Historic Corridor, accurately answer the following questions in the spaces provided. Attach additional pages, if necessary.

1. How is the design of the proposed structure compatible with the design of the Historic Landmark building(s) on the subject site, or in the subject Historic District or Historic Corridor, considering scale, style, height, and architectural detail, materials, and colors?

As previously detailed, the pool and deck are merely reoriented, in a similar location as the existing pool and deck areas. The new accessory building for changing rooms and pool equipment will use similar colors and materials to complement the adjacent historic resource, the Clubhouse. This includes the use of white wood lap siding, asphalt roofing, dormers, trellis, and columns. Further, throughout the developed area, other complimentary design elements are included, such as thin profile vertical slat metal fencing and vertical wood slat screen walls. See Sheets 14 to 16 for materials, colors, and renderings.

2. How is the location and orientation of the new structure on the site consistent with the typical location and orientation of similar structures on the site or within the subject Historic District or Historic Corridor, considering setbacks, distances between structures, location of entrances, and similar siting considerations?

The proposed alteration is within the same area as the existing pool, deck, and lawn, with an altered orientation to better utilize the overall outdoor space adjacent to the Willamette River. It is appropriately clustered with the developed area of the Country Club and scaled for the adjacent Clubhouse and overall historical context. See Sheet 6 for the site plan.

3. Does your proposal include changes to yard areas, including planters, fences, ponds, walkways, and landscape materials?

☐ NO

- ☒ YES, but those changes, which are described in the box below, will be compatible with the overall historic setting for the following reasons:

Again, new fencing is thin profile vertical slat metal fencing and walkways are concrete, which are modern but compatible with the existing Country Club yard area. The proposed landscaping is compatible with existing landscaping throughout the developed area of the golf course, with existing or complementary species selected. See Sheet 25 for the preliminary landscaping plan.

4. Explain how the new structure will be used and, if for a commercial use, how that use will be of a scale appropriate to serve properties surrounding the historic overlay:

The new accessory pool building, which will contain changing rooms and pool equipment space, is small in comparison to the Clubhouse and Field House, which is appropriate for its use.

## **G. For moving:**

If you are proposing to move a building identified as a primary, secondary, or contributing structure within a Historic District or Corridor, or designated as a Historic Landmark, accurately answer the following questions in the spaces provided. Attach additional pages, if necessary.

1. Explain how relocation is the only alternative for preservation of the Historic Landmark or contributing resource:

2. Identify the proposed relocation site and explain: how the relocation site will not greatly reduce the historical and/or architectural significance of the Historic Landmark or contributing resource; how the new site is a contextually appropriate setting; and whether the new site is in the same neighborhood as the current site:



3. Explain how the designated resource cannot reasonably be used in conjunction with the proposed use:

4. Explain how the continued location of the landmark or contributing resource on the proposed development site precludes development on the site which would provide a greater community benefit:

5. Explain how the designated landmark or contributing resource is structurally capable of relocation:

6. Explain how the loss of the landmark or contributing resource will not affect the integrity of the designated Historic District or Historic Corridor, if applicable:

7. Explain how adequate effort has been made to seek a relocation site within the Historic District or Historic Corridor, if applicable:

## H. For demolition:

If you are proposing to demolish a primary, secondary, or contributing structure within a Historic District or Corridor, or designated as a Historic Landmark, accurately answer the following questions in the spaces provided. Attach additional pages, if necessary.

1. Explain how the demolition is consistent with the Comprehensive Plan:

2. Explain how the demolition is consistent with the purposes of ZDO Section 707, as set forth in [Subsection 707.01](#):

3. Explain how the demolition is consistent with the criteria used in the original designation of the Historic Landmark, Historic District, or Historic Corridor:

4. Explain what effect, if any, the demolition will have upon the protection, enhancement, perpetuation, and use of any Historic District or Historic Corridor which cause it to possess a special character or special historical or aesthetic interest or value:

5. Would suspension of the proposed demolition involve substantial hardship to you, the applicant?

☐ NO

☐ YES, for the following reasons:

6. Explain how the designated resource cannot reasonably be used in conjunction with the proposed use of the subject property:

7. Explain how the continued location of the landmark or contributing resource on the proposed development site precludes development on the site which would provide a greater community benefit:

8. Explain how the loss of the landmark or contributing resource will not affect the integrity of the designated Historic District or Historic Corridor, if applicable:

9. Explain how adequate effort has been made to seek a relocation site within the Historic District or Historic Corridor, if applicable:

10. Explain how approval of the demolition would not act to the substantial detriment of the public welfare or be contrary to the intent and purposes of [ZDO Section 707](#):

**11.** Has a building official provided findings determining the status of the subject building as a dangerous building under County Code Chapter 9.01, *Uniform Code for the Abatement of Dangerous Buildings*, and the feasibility of correcting the deficiencies to meet the requirements of the building official rather than demolishing the building?

☐ YES, and those findings are attached.

☐ NO, for the following reasons:



## FAQs

### When is a Historic Property Alteration, New Construction, Moving and/or Demolition permit required?

Zoning and Development Ordinance (ZDO) [Subsections 707.06\(C\) and \(D\)](#) allow County-designated Historic Landmarks or structures in Historic Districts or Corridors to be altered, moved, or demolished, and for new construction to occur on lots with a historic designation, subject to standards and only after approval of a County land use permit. **There is no charge for the permit application.**

### What is the permit application process?

Permits for the alteration, development, moving, or demolition of historic property are subject to a "Type II" land use application process, as provided for in [Section 1307](#) of the ZDO. Type II decisions include notice to owners of nearby land, the Community Planning Organization (if active), service providers (sewer, water, fire, etc.), and affected government agencies. Applications for the moving or demolition of a Historic Landmark, or for a major alteration to the exterior of a Historic Landmark or a primary, secondary, or contributing structure in a Historic District or Historic Corridor, require review by the County's Historic Review Board. If the application is approved, the applicant must comply with any conditions of approval identified in the decision. The Planning Director's decision can be appealed to the County Land Use Hearings Officer.

### How long will it take the County to make a decision about an application?

The County makes every effort to issue a decision on a Type II land use application within 45 days of when we deem the application to be complete. State law generally requires a final County decision on a land use permit application in an urban area within 120 days of the application being deemed complete, and within 150 days for a land use permit in a rural area, although there are some exceptions.

### Who can help answer additional questions?

For questions about the County's land use permit requirements and this application form, contact Planning and Zoning at **503-742-4500** or [zoninginfo@clackamas.us](mailto:zoninginfo@clackamas.us). You can also find information online at the Planning and Zoning website: [www.clackamas.us/planning](http://www.clackamas.us/planning).

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**503-742-4545:** ¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод?

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# WAVERLEY COUNTRY CLUB

## Alteration of NCU and Special Use Permits



*Prepared by:*  
**Winterbrook Planning**



*In Collaboration with:*  
**GBD Architects**  
**Kpff**  
**Lango Hansen**

**March 14, 2025**

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# Table of Contents

|  |    |
|--|----|
| PART 1: PROJECT NARRATIVE.....   | 1  |
| Project Summary .....  | 1  |
| Existing Site Conditions .....   | 2  |
| Zoning.....  | 3  |
| Land Use History .....   | 4  |
| PART 2: LAND USE REVIEW FINDINGS.....  | 5  |
| Section 1206: Nonconforming Uses and Vested Rights.....  | 5  |
| Section 315: Urban Low Density Residential .....   | 16 |
| Section 1000: Development Standards.....   | 18 |
| 1002 Protection of Natural Features.....   | 18 |
| 1003 Hazards to Safety .....   | 20 |
| 1004 Historic Protection .....   | 22 |
| 1005 Site and Building Design .....  | 23 |
| 1006 Utilities, Street Lights, Water Supply, Sewage Disposal, Surface Water<br>Management, and Erosion Control ..... | 35 |
| 1007 Roads and Connectivity .....  | 40 |
| 1009 Landscaping.....  | 40 |
| 1010 Signs .....   | 48 |
| 1011 Open Space and Parks.....   | 48 |
| 1015 Parking and Loading.....  | 48 |
| 1021 Solid Waste and Recyclable Material Collection .....  | 49 |
| Section 700: Special Districts .....   | 49 |
| 705 Willamette River Greenway (WRG).....   | 49 |
| 706 Habitat Conservation Area District (HCAD).....   | 52 |
| 707 Historic Landmark (HL), Historic District (HD), and Historic Corridor (HC)..                                     | 52 |
| 709 Water Quality Resource Area District (WQRAD).....  | 58 |
| Section 1100: Development Review Process .....   | 59 |
| 1102 Design Review .....   | 59 |

---

## Table of Figures

|  |    |
|--|----|
| Figure 1: Rendering of Proposed Pool Renovation.....                                   | 1  |
| Figure 2: Waverley Country Club Site .....   | 2  |
| Figure 3: Waverley site on the Clackamas County Zoning map, R-7 outlined in blue. .... | 3  |
| Figure 4: Waverley Country Club, circa 1913 .....                                      | 7  |
| Figure 5: Waverley Country Club Aerial, 2024.....                                      | 9  |
| Figure 6: Considered neighborhood for ZDO 1206.07.B.1 .....                            | 10 |
| Figure 7: View from St. Andrews Drive looking towards the Clubhouse (2022).....        | 11 |
| Figure 8: Nearest Neighbors to Pool and Deck Alteration .....                          | 13 |

## Land Use Drawing Set

### Architectural Sheets

|          |  |
|----------|--|
| Sheet 2  | Existing Images (Aerials)                          |
| Sheet 3  | Vicinity Map                                       |
| Sheet 4  | Existing Aerial Plan                               |
| Sheet 5  | Existing Conditions                                |
| Sheet 6  | Pool – Proposed Design                             |
| Sheet 7  | Proposed Design                                    |
| Sheet 8  | Poolhouse – Proposed Design                        |
| Sheet 9  | Poolhouse - Proposed Design – Exterior Elevations  |
| Sheet 10 | Poolhouse – Proposed Design – Sections             |
| Sheet 11 | Poolhouse – Proposed Design – Color Elevations     |
| Sheet 12 | Lighting Plan – Proposed Design                    |
| Sheet 13 | Light Fixtures                                     |
| Sheet 14 | Conceptual Rendering – View from SW                |
| Sheet 15 | Conceptual Rendering – Poolhouse – Proposed Design |
| Sheet 16 | Material Palette – Proposed Design                 |

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### Civil Sheets

|               |   |
|---------------|---|
| Sheet 17 (C1) | Overall Existing Conditions for Waverley Pool Improvements  |
| Sheet 18 (C2) | Existing Conditions for Waverley Pool Improvements          |
| Sheet 19 (C3) | Preliminary Proposed Grading for Waverley Pool Improvements |
| Sheet 20 (C4) | Preliminary Proposed Grading for Waverley Pool Improvements |
| Sheet 21 (C5) | Cut/Fill Earthwork Analysis for Waverley Pool Improvements  |
| Sheet 22 (C6) | Proposed Utility Design for Waverley Pool Improvements      |
| Sheet 23 (C7) | Overall Existing Utilities for Waverley                     |

### Landscaping Sheets

|          |                 |
|----------|-----------------|
| Sheet 24 | Existing Plants |
| Sheet 25 | Proposed Plants |
| Sheet 26 | Plant Species   |

## **Appendices**

|            |   |
|------------|---|
| Appendix A | Original 1927 Pool Blueprint            |
| Appendix B | Waverley Country Club Aerials to 2014   |
| Appendix C | DOGAMI Map OFR O-03-09                  |
| Appendix D | Combined Geotechnical Reports           |
| Appendix E | Preliminary Statements of Feasibility   |
| Appendix F | Site FEMA FIRM                          |
| Appendix G | Waverley HCA and WQRA Boundary Memo     |
| Appendix H | Preliminary Structural Design Narrative |
| Appendix I | 1974 Pool Renovation Blueprint          |

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## General Information

|                        |  |
|------------------------|--|
| <b>Owner:</b>          | Waverley Country Club<br>1100 SE Waverly Drive<br>Portland, OR 97222   |
| <b>Representative:</b> | Winterbrook Planning<br>610 SW Alder St, Suite 810<br>Portland, Oregon 97205<br>(Contact: Ben Schonberger or Keava Campbell, 503-827-4422)               |
| <b>Location:</b>       | 1100 SE Waverly Drive<br>Portland, OR 97222  |
| <b>State ID No.:</b>   | 11E26 TL100  |
| <b>Base Zoning:</b>    | Urban Low Density Residential (R-7)  |
| <b>Overlays:</b>       | Historic Landmark, Floodplain Management District,<br>Willamette River Greenway, and Water Quality Resource<br>Area                                      |
| <b>Procedure:</b>      | Type II Verification of Nonconforming Use Review,<br>Design Review, Willamette River Greenway Permit,<br>Historic Landmark Review.                       |
| <b>Proposal:</b>       | Alteration of existing pool, pool deck, and landscaping<br>with a new accessory building containing an equipment<br>room, bathrooms, and changing rooms. |

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# PART 1: PROJECT NARRATIVE

## Project Summary

Waverley Country Club proposes to alter its existing pool and deck area and construct a new accessory building. The renovation project will replace aging pool infrastructure, re-orient the layout, enhance surrounding lawn area, and add new landscaping. The reorientation of the pool and deck area will integrate with its location at the edge of the Willamette River, maximizing river views. A new east-west alignment of the pool and deck area combined with proposed lawn enhancements and landscaping creates more usable outdoor space with comparable footprint, increasing options for users to actively engage with river frontage. A new accessory building on the north side of the pool will contain equipment storage, bathrooms, and family changing rooms. The design of this structure will complement the historic design of the existing Clubhouse, which is a National Register-listed structure.



*Figure 1. Rendering of Proposed Pool Renovation*

## Existing Site Conditions

2 | Page

The Waverley Country Club site is in unincorporated Clackamas County, which has jurisdiction over its land use. The site is surrounded by incorporated urban land, Portland to the north and Milwaukie to the east and south. The zoning that applies to the Waverley site is in the Clackamas County's Zoning and Development Ordinance (ZDO). Two zoning districts apply to the property, Open Space (OSM), which covers most of the site and the golf course areas, and Residential 7,000 (R-7), which covers the area around the main cluster of buildings such as the Clubhouse and the Field House. The existing pool, and the proposed development area for the new pool facilities, are completely within the boundaries of the R-7 zone.

3 | Page



## Land Use History

A review of County land use records found numerous previous permits on the site.

*Table 1: Waverley Land Use History*

| Project                    | Year | County File # |
|----------------------------|------|---------------|
| WQRA Boundary Verification | 2024 | Z0380-24      |
| HCA Map Verification       | 2024 | Z0379-24      |
| Boat Moorage               | 2018 | Z0297-18      |
| Golf Course Renovation     | 2011 | Z0054-11      |
| Pro Shop Replacement       | 2005 | Z0652-05      |
| Turf Care Facility         | 1998 | Z0470-98      |

Construction of the main buildings on the site occurred more than 100 years ago. Therefore, the establishment of the use and construction of the primary structures on the site occurred before County zoning applied and land use reviews were needed. For the projects above with land use records, each required some combination of land use actions: Conditional Use, Design, Historic Landmarks, Willamette River Greenway, Habitat Conservation Area, Water Quality Resource Area, and Flood Management Area. Permits were often consolidated but sometimes divided into multiple pieces reviewed concurrently. A 2018 renovation that included the kitchen/grille, a new pergola and landscaping did not require a land use review.

The history that is immediately relevant to the proposed pool renovation project is a recent verification of the WQRA and HCA boundaries (Z0380-24 and Z0379-24). This decision determined a more accurate location of those natural resource boundaries related to the river's edge. With this line established, the alteration of existing pool facilities occurs outside/upland of the HCA boundary, and within the WQRA buffer zone, but on land already developed with current and historical recreational uses.

## PART 2: LAND USE REVIEW FINDINGS

This section provides findings to support the approval of the alteration. A Flood Development Permit is under separate, concurrent review. Findings for the criteria of Section 703 are contained within a separate submittal.

Quotes from the County code are included in *italics*; the applicant's response is shown in plain text. Text omitted from the County code, for brevity's sake, is indicated by a bracketed ellipsis: [...]

### Section 1206: Nonconforming Uses and Vested Rights

#### 1206.01 PURPOSE AND APPLICABILITY

*Section 1206 is adopted to provide standards, criteria, and procedures under which a nonconforming use may be continued, maintained, verified, restored, replaced, and altered and under which a vested right may be determined.*

**Response:** The proposed development is for alteration of the nonconforming Waverley Country Club pool. The Waverley Country Club itself was lawfully established in 1896, and the pool and deck were constructed in the early 1930s. This pre-dates the imposition of zoning regulations on the property, which makes the development and recreational use of the property legal and nonconforming.

As evidence to support the lawful establishment of the pool, Appendix A shows the original blueprint of the existing pool, dated 1927. Clackamas County zoning was adopted in the 1960s. Under current regulations, both country clubs and swimming pools are conditional uses within the R-7 zone where the pool and the Clubhouse are located (ZDO Table 315-1). Because the pool itself has no record of ever needing or receiving conditional use approval, the introduction of this zoning provision marks the date when the development became a nonconforming use. The standards of this chapter therefore apply.

#### 1206.02 STATUS

*A nonconforming use may be continued although not in conformity with the regulations for the zoning district in which the use is located. Nonconforming use status applies to the lot(s) of record on which the nonconforming use is located and may not be expanded onto another lot of record, except as provided under Subsection 1206.07(B)(3)(a) and (b) or, in the case of nonconforming premises for marijuana production, with an alteration approved pursuant to Subsection 1206.07(C). A change in ownership or operator of a nonconforming use is permitted.*

**Response:** Nonconforming use of the Waverley Country Club pool has been continual since the pool and deck's development in the early 1930s, prior to the establishment of

Clackamas County zoning. Use has been contained to its current lot of record and this application will not expand the nonconforming use onto another lot of record.

#### 1206.03 MAINTENANCE

*Normal maintenance of a nonconforming use necessary to maintain a nonconforming use in good repair is permitted [...].*

**Response:** The proposed development is not for regular maintenance of a nonconforming use. This standard does not apply.

#### 1206.04 DISCONTINUATION

- A. If a nonconforming use is discontinued for a period of more than 24 consecutive months, the use shall not be resumed unless the resumed use conforms to the requirements of this Ordinance and other regulations applicable at the time of the proposed resumption.*

**Response:** The Waverley Country Club pool has been in continuous use since the construction of the pool and deck area in the 1930s. There has been no discontinuation period greater than 24 months. Aerial evidence of this for the past 10 years has been provided in Appendix B.

- B. Notwithstanding Subsection 1206.04(A) and pursuant to Oregon Revised Statutes (ORS) 215.130(7)(b), a nonconforming surface mining use shall not be deemed to be discontinued for any period after July 1, 1972, provided: [...]*

**Response:** The proposed development is not for surface mining, this standard does not apply.

- C. Notwithstanding Subsection 1206.04(A), marijuana production may not be resumed on a premises for which a marijuana producer holds a production license [...]*

**Response:** The proposed development is not for marijuana production, this standard does not apply.

#### 1206.05 VERIFICATION

*Verification of nonconforming use status requires review as a Type II application pursuant to Section 1307, Procedures, and shall be subject to the following standards and criteria:*

- A. The nonconforming use lawfully existed at the time of the adoption of zoning regulations, or a change in zoning regulations, which prohibited or restricted the use, and the nonconforming use has not been subsequently abandoned or discontinued. Once an applicant has verified that a nonconforming use was lawfully established, an applicant need not prove the existence, continuity, nature, and extent of the nonconforming use for*

*a period exceeding 20 years immediately preceding the date of application for verification;  
or*

- B. *The existence, continuity, nature, and extent of the nonconforming use for the 10 year period immediately preceding the date of the application is proven. Such evidence shall create a rebuttable presumption that the nonconforming use, as proven, lawfully existed at the time of, and has continued uninterrupted since, the adoption of restrictive zoning regulations, or a change in the zoning or zoning regulations, that have the effect of prohibiting the nonconforming use under the current provisions of this Ordinance.*

**Response:** Waverley Country Club has thorough documentation of its history and development from its establishment in 1896. It has kept a history of alterations and new developments over the years that appears more detailed than the County's land use records.



*Figure 4: Waverley Country Club, circa 1913*

For the purposes of this application, the original pool and deck were constructed in their current location at the site not long after the establishment of the country club use. Archival research discovered an original 1927 blueprint of the pool and deck, which is included as Appendix A. Completion of construction was thought to have been in the early 1930s.

The pool has existed continuously since it was established, nearly 100 years ago. Per the provisions of subsection B above, Appendix B includes aerial photo evidence of the pool's presence for the past 10 years. This exhibit shows photos of the pool in its current

location every other year dating back to 2014, and is sufficient to prove the existence, continuity, nature, and extent of the nonconforming use.

#### 1206.06 RESTORATION OR REPLACEMENT FOLLOWING DAMAGE OR DESTRUCTION

*If a nonconforming use is damaged or destroyed by fire, other casualty, or natural disaster, such use may be restored or replaced consistent with the nature and extent of the use or structure lawfully established at the time of loss, subject to the following conditions: [...]*

**Response:** The use has not been damaged or destroyed by fire or other natural disaster. This proposed renovation is not for restoration or replacement under those terms and these standards do not apply.

#### 1206.07 ALTERATION

##### *A. Alterations Required by Law: [...]*

**Response:** Although health and safety regulations apply to pool construction, and compliance with those provisions is some part of the rationale for new development, the proposed alteration is not required by law. Therefore, this section does not apply.

##### *B. Alterations Not Required by Law: Except as provided in Subsection 1206.07(C), an alteration of a nonconforming structure or other physical improvements, or a change in the use, requires review as a Type II application pursuant to Section 1307, Procedures, and shall be subject to the following standards and criteria:*

- 1. The alteration or change will, after the imposition of conditions pursuant to Subsection 1206.07(B)(4), have no greater adverse impact to the neighborhood than the existing structure, other physical improvements, or use.*

**Response:** The proposed alteration of a nonconforming structure and physical improvements is desired by the applicant but not required by law and therefore subject to this section of the code.

The applicant's response to this standard is divided into two parts, interpretation of and application of the code. The key phrase that sets the standard for the alteration of a nonconforming use is: "no greater adverse impact to the neighborhood than the existing structure, other physical improvement, or use." This phrase will be broken down and each part defined so that the code is applied appropriately.

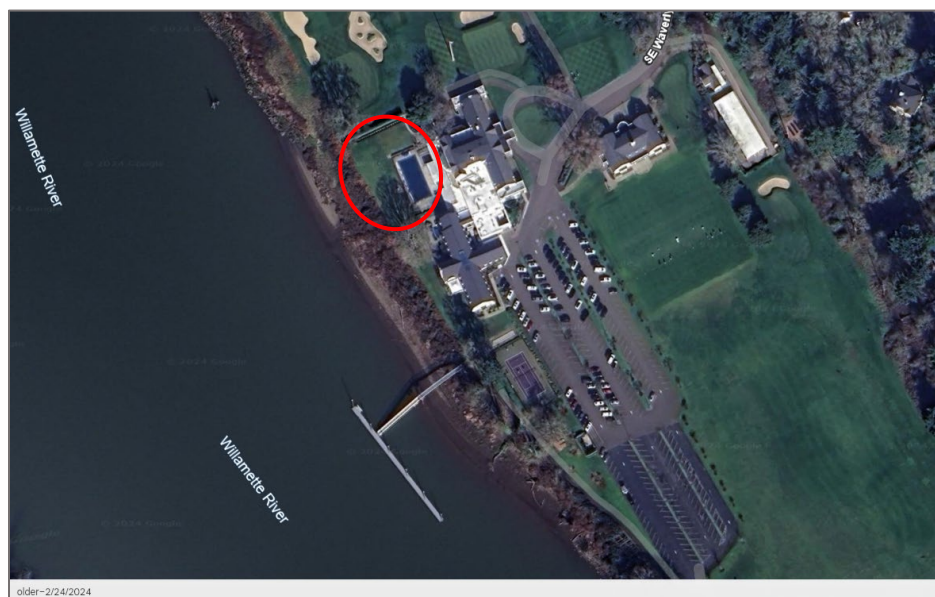
#### Interpretation

The overall purpose of this provision is to measure impacts from new development. This requires setting a baseline, that is, asking the question: as compared to what? The comparison for measuring impacts is the "existing structure, other physical improvement, or use," or the existing Waverley Country Club pool, deck, and



developed lawn area, as seen in Figure 5. No other part of the site is proposed for change, so the comparison may be limited just to this development area.

This existing condition includes approximately 3,580 square feet of hardscaping and 2,280 square feet of pool area. While the pool and hardscaping area will increase under proposed conditions, the fundamental use of the space will not change. That increase is also relatively small in comparison to the overall site: 2,815 additional square feet of hardscape and 620 additional square feet of pool.



*Figure 5: Waverley Country Club Aerial, 2024.*

Next, “no greater adverse impact” will be defined to understand the code’s metric for assessing acceptability. Given that the proposal does not change the use of the area from a pool and deck, “greater” will be the incremental difference between what is on the ground now and what is proposed.

“Adverse” has the dictionary meaning of “unfavorable” or “opposed to one’s interests” (Merriam-Webster.com). The redevelopment reorientates the pool in an east-west direction with an increased deck area and a small accessory pool building. The redevelopment does not alter the recreational use of the area. Given that the land area where the new pool and accessory structures are proposed is already occupied by an existing pool and deck, and new pool infrastructure will be close in size, modern, and improved, it cannot reasonably be considered adverse. Further, some aspects of the alteration, such as new landscaping around the pool area, may be considered positive (the opposite of adverse) because they soften visual impact and introduce additional

native plantings where there are currently none. Finally, interpretation of what is adverse is fundamentally subjective and contextual, based on the person perceiving the impact. Potential adverse impacts will be assessed below as appropriate, considering the questions “adverse in what way?” and “adverse to whom?”

The spatial area considered for impact is “to the neighborhood.” The existing pool, and the modification area, is significantly removed from any adjacent neighboring property. The developed area of the club and the pool is buffered by distance because it is on the west edge of the property and surrounded by a 139-acre site that is largely golf course. In this case, the applicant defines “the neighborhood” as properties bordering the country club property to the east, south, and west across the Willamette River. The “neighborhood” for the purposes of this impact analysis is outlined in red below in Figure 6.



Figure 6: Considered neighborhood for ZDO 1206.07.B.1

There are properties abutting Waverley to the north and northeast, but for the purposes of this review are not considered within “the neighborhood” due to distance and intervening development. Property that abuts Waverley property to the northeast, within Garthwick, is over 2,400 feet away and separated from the pool by extensive landscaping, street trees, and an elevation change. The Google Streetview image in Figure 7, taken from the near edge of Garthwick on St. Andrews Drive, is looking towards the pool. It demonstrates literally zero visibility of that element of the site. This will continue to be the case post-construction.



*Figure 7: View from St. Andrews Drive looking towards the Clubhouse (2022).*

Likewise, to the north, abutting property is over 3,000 feet away (more than half a mile). It also has no visibility of the pool or accessory development. The pool alteration will not create any impact on these properties, adverse, beneficial, or otherwise. Other properties that do not abut Waverley have no line-of-sight toward proposed changes. With no other possible impacts, more-distant properties cannot be considered affected by the renovated pool facility, just as they are unaffected by the existing pool. As such, these properties that do not abut the site or are significantly far away are not considered “the neighborhood.”

Finally, the standard’s key phrase about adverse impacts is preceded by “after the imposition of conditions.” This provides an opportunity for mitigation, even if impacts were to occur. If the development had impacts on the neighborhood, they could be managed by conditions. The repetition of this concept in subsection ZDO 1206.07.B.4 emphasizes the use of conditions in mitigating impact. However, in this instance, as shown, none of the surrounding properties are impacted adversely by the pool renovation. Therefore, no mitigating conditions are necessary.

## Application of the Code

The proposed alteration of a nonconforming use involves replacing and reconfiguring the existing pool and outdoor deck area. This includes a new building with an equipment room, bathrooms, and family changing rooms. This structure is clearly accessory to the pool use, because it is subordinate and incidental to the pool, and has no purpose or reason to exist separate from it. All proposed development will occur west of the Clubhouse, in the same area as the existing pool, deck, and developed terrace. This eliminates the need for additional site footprint, the potential for vegetation clearing or other disruption, and minimizes visual change. As previously noted, existing conditions – a pool, deck, and developed terrace/lawn area – is the baseline condition for evaluating impacts.

To offer the broadest possible consideration of hypothetical impacts from any potential resident of “the neighborhood,” the applicant has the following analysis:

### 1. Visual/Aesthetics

The visual impact of this alteration must assess whether this change is both “greater” than baseline conditions and “adverse.” The pool itself will be somewhat larger, with additional hardscaping for its surrounding deck, and the accessory pool building is a new structure. Quantitatively, compared to existing conditions, there will be 620 square feet more pool area, 2,815 square feet more deck area, and a new 1,200 square foot building for equipment and changing rooms. However, from a visual standpoint, these are predominantly ground-level or below-ground-level developments that will create limited new visual impacts on neighboring property. Even the small accessory building proposed for equipment and changing rooms will be barely visible from the surrounding properties, if at all. Where visible, the new building is appropriately designed and scaled for its context.

In addition, with the exception of a new, modest, visually-pleasing accessory building, the pool facilities are a mere modification of existing facilities and therefore should not be considered different enough visually to create greater adverse impact. Reorienting the direction of an existing pool does not introduce any “greater” or new “adverse” impact, and the new small accessory building will not stand out in the context of existing development that includes a vastly larger, 130-year-old, National Register listed clubhouse building.





*Figure 8: Nearest Neighbors to Pool and Deck Alteration*

As seen in Figure 8, the nearest neighbors are those to the east within the Waverley neighborhood, approximately 550 feet away. Eastern properties are separated from the proposed pool development area by dense trees, golf course landscaping, and intervening buildings, including the Clubhouse, Field House, Pro Shop, and parking lot. These residences are unlikely to have views of the altered pool area, and therefore no visual aesthetic impacts.

The properties with the most direct views of the pool area are across the river on the west side of the Willamette River. These properties on the opposite side of the river are in unincorporated Multnomah County, a different jurisdiction, and the nearest of them is over 900 feet away. While these properties may have the most direct view of an altered pool, they already have the same (distant) view of existing pool facilities. The reoriented pool and deck is likely not going to be perceptibly different from existing conditions, and the view of a small accessory building, nearly 1,000 feet across the river, is not likely to be perceived as “adverse” given its context amongst other club development. The proposed alteration and new accessory building are appropriate in scale and design to adjacent development. Views from across the river may also benefit

from new landscaping along the west edge of the pool and deck area, which will soften the visual impact of the new structure.

To the south, the nearest property is approximately 1,500 feet away. It, too, is separated visually by intervening objects: trees, landscaping, the parking lot, and the Field House. As such it is unlikely to have direct views of the altered pool area given the distance and obstructions.

Overall, there are no properties “in the neighborhood” that can be said to have visual or aesthetic impacts that are both “greater” and “adverse” when compared with the baseline conditions of the existing pool and accessory development.

## 2. Natural Resources

The proposed development occurs within the footprint of the existing pool, deck, and open turf lawn area, as shown in site drawings. The entire area of pool and accessory facility construction is already developed, according to County code definitions. This was discussed in greater detail as part of the map boundary verifications recently approved by Clackamas County, the supporting memo for which is included as Appendix G. In short, the definition of “development” in the Water Quality Resource Area chapter includes “Any manmade change defined as structures, ...vegetation removal, filling, or grading in amounts greater than 10 cubic yards” (ZDO 709.03.E). The definition within the Habitat Conservation Area chapter (ZDO 706.03.E) is similar. Based on this definition, the entire impacted area is already developed because of the longstanding presence of structures such as the pool and deck, and regraded and turfed lawn.

On the last point, a manicured turf lawn does not provide significant natural resource value in terms of water quality or habitat conservation. The proposed pool renovation affects a small area of this lawn, but not any undeveloped natural resources. Again, the change in hardscaped area is approximately 2,815 sq. ft. and the pool area is 620 sq. ft. In the context of the whole site, which is a 139-acre golf course property, the increase in footprint in this already-developed area represents a 0.08 percentage increase in square footage that is either pool, deck, or building footprint. The proposal also includes replacement and new landscaping. Existing landscape areas around the current pool area total 1,480 sq. ft. where new landscape surrounding the renovated pool area and accessory building increase landscaping to 3,640 sq. ft. Proposed plantings will all be drought tolerant and native species, building off native species already present on site. As such, the increase in overall landscaping will be a benefit to the site’s natural resources as compared to the open turf lawn it is replacing.

In short, because the footprint of the new pool and accessory development occurs on already-disturbed property, in the same location as the existing pool, and does not have

any direct impact on trees or other natural vegetation in the area, it has no greater adverse impact to the neighborhood on natural resource values than existing development.

### 3. Traffic

As noted earlier, the existing pool and its use are limited to club members and guests. Redevelopment is driven by necessary maintenance and a need to fix an aging facility, not by a desire to expand or intensify the use of the property. The renovated pool will not increase the quantity of members or intensity of use. Accordingly, no increased traffic impact to the neighborhood is anticipated, and there are no changes to parking proposed.

### Conclusion

In short, many surrounding properties are unlikely to have even a distant view of the new pool or its proposed accessory development. This is because of intervening trees, buildings, landscaping, and topography. The pool will not emit noise, odors, glare or other nuisance impacts that are perceptible to “the neighborhood,” certainly not at a level that can be differentiated from that of the existing pool. Because its function is not to increase membership, the pool will not cause increased traffic or neighborhood parking.

There is no record of neighborhood complaints or concerns from the existing pool, and the proposed pool facilities are comparable in size and intensity. Given the existing pool is the baseline condition, an alteration and redevelopment in the same location will not increase the impact from any of these factors, which are limited or non-existent for the existing outdoor pool and deck area. Anticipated incremental adverse impacts to the neighborhood are effectively zero.

2. *The nonconforming use status of the existing use, structure(s), and/or physical improvements is verified pursuant to Subsection 1206.05.*

**Response:** As stated in the findings for subsection ZDO 1206.05, both Waverley Country Club and its pool were lawfully established prior to Clackamas County zoning. Evidence to support the longstanding and continuous use of the pool has been provided in Appendices A and B. These show the age of original pool blueprints, and that the pool has been in consistent use since 2014. The pool never received conditional use approval because it did not need it when it was constructed, which results in the nonconforming condition. This standard for establishing the pool as a nonconforming use and development is met.

3. *The alteration or change will not expand the nonconforming use from one lot of record to another unless:*

- a. *The lot of record on which expansion is proposed and the lot of record on which the nonconforming use currently is established have been part of the same tract continuously since the date the nonconforming use became nonconforming; or*
- b. *The expansion would allow only for facilities necessary to support the nonconforming use, such as driveways, storm water management facilities, and on-site wastewater treatment systems.*

**Response:** The proposed development is contained within the existing lot of record (state tax map 11E26 tax lot 100). This standard is met.

4. *Conditions of approval may be imposed on any alteration of a nonconforming structure or other physical improvements, or a change in the use, permitted under Subsection 1206.07(B), when deemed necessary to ensure the mitigation of any adverse impacts.*

**Response:** The applicant could accept reasonable conditions of approval related to the mitigation of adverse impacts. However, findings for ZDO 1206.07.B detail that there are no anticipated adverse impacts. The applicant does not propose or anticipate any conditions of approval for impact mitigation.

- C. *Alterations to Nonconforming Marijuana Production Premises Not Required by Law:*  
[...]

**Response:** The proposed development does not involve alterations to nonconforming marijuana production premises. This standard does not apply.

## Section 315: Urban Low Density Residential

### 315.01 PURPOSE

*Section 315 is adopted to implement the policies of the Comprehensive Plan for Low Density Residential, Village Standard Lot Residential, Village Small Lot Residential, Village Townhouse, Medium Density Residential, Medium High Density Residential, High Density Residential, Special High Density Residential, Village Apartment, and Regional Center High Density Residential areas.*

### 315.02 APPLICABILITY

*Section 315 applies to land in the Urban Low Density Residential (R-2.5, R-5, R-7, R-8.5, R-10, R-15, R-20, and R-30), Village Standard Lot Residential (VR-5/7), Village Small Lot Residential (VR-4/5), Village Townhouse (VTH), Planned Medium Density Residential (PMD), Medium Density Residential (MR-1), Medium High Density Residential (MR-2), High Density Residential (HDR), Village Apartment (VA), Special High Density Residential (SHD), and*



*Regional Center High Density Residential (RCHDR) Districts, hereinafter collectively referred to as the urban residential zoning districts.*

**Response:** The Waverley Country Club site is mostly within the Open Space Management (OSM) district. However, all proposed development relevant to this application is entirely within the site's Low Density Residential (R-7) zoning area. This section applies.

### 315.03 USES PERMITTED

- A. Uses permitted in each urban residential zoning district are listed in Table 315-1, Permitted Uses in the Urban Residential Zoning Districts. Uses not listed are prohibited, except:*
- 1. In the PMD District, uses similar to one or more of the listed uses for the PMD District may be authorized pursuant to Section 106, Authorizations of Similar Uses; and*
  - 2. In the HDR, SHD, and RCHDR Districts, uses similar to one or more of the listed limited uses for the applicable zoning district may be authorized pursuant to Section 106.*

**Response:** The proposed development is to reconfigure the swimming pool, deck, and outdoor area. This is considered a Recreational Use under the definitions section and ZDO Table 315-1. Within R-7 zoning, non-government owned recreational uses, including country clubs and swimming pools, are listed as conditional uses. If a new country club or swimming pool were proposed on this site, a conditional use review would be required. However, both the use and the development were established long before Clackamas County applied this requirement, which makes them legal nonconforming.

The proposal is not within PMD, HDR, SHD, or RCHDR Districts.

### 315.04 DIMENSIONAL AND BUILDING DESIGN STANDARDS

- A. General: Dimensional and building design standards applicable in the urban residential zoning districts are listed in Tables 315-2, Dimensional and Building Design Standards in the Urban Low Density Residential Zoning Districts; 315-3, Dimensional and Building Design Standards in the VR-4/5, VR-5/7, and VTH Districts; and 315-4, Dimensional Standards in the PMD, MR-1, MR-2, HDR, VA, SHD, and RCHDR Districts. As used in Tables 315-2 through 315-4, numbers in superscript correspond to the notes that follow each table.*
- Modifications: Modifications to the standards in Tables 315-2 through 315-4 are established by Sections 800, Special Use Requirements; 904, Height Exceptions; 1012, Lot Size and Density; 1107, Property Line Adjustments; and 1205, Variances. Except in*

*the HDR, SHD, and RCHDR Districts, modifications to the standards in these tables also are established by Section 903, Setback Exceptions.*

**Response:** The proposed development is in the R-7 zoning district. The following dimensional standards apply to development of pool-related facilities.

*Table 2: Dimensional Standards for R-7 Zoning from ZDO Table 315-2*

| <b>Dimensional Standard</b> | <b>R-7 Requirement</b>     | <b>Proposed</b>  |
|-----------------------------|----------------------------|--|
| Minimum lot size            | 5,600 sq. ft.              | Approx. 15.7 acres within R-7, 139 acres overall (no change) |
| Maximum lot coverage        | 50 percent                 | 0.67 percent of R-7 (.08 percent overall WCC site)           |
| Maximum building height     | 35 feet                    | 20 feet (accessory building)                                 |
| Minimum front setback       | 15 feet, 20 feet to garage | Over 500 feet  |
| Minimum rear setback        | 20 feet                    | 140 feet   |
| Minimum side setback        | 5 feet                     | Over 1,000 feet to both sides                                |

There is no modification to the overall lot size proposed. The lot coverage will only be increased by 4,000 sq. ft. of additional hardscaping, including new family changing rooms and pool equipment room, and 620 sq. ft. of pool area. These increases are small compared with the overall 139-acre site or even the 15.7 acres within the R-7. Within the R-7, lot coverage will be approximately 0.67 percent, and .08 percent of overall 139-acre Waverley Country Club site. The new building will be a maximum of 20 feet in height. Development is set back over 500 feet to the front, 140 feet to the rear, and well over 1,000 feet to both sides. These standards are met and shown in the included land use drawing package.

## **Section 1000: Development Standards**

### **1002 Protection of Natural Features**

#### **1002.01 HILLSIDES**

- A. Development on slopes greater than or equal to 20 percent and less than or equal to 35 percent [...]*
- B. Development on slopes greater than 35 percent [...]*

**Response:** The proposed development is not located on any slope greater than or equal to 20 percent. The standards of this subsection are not applicable.

## 1002.02 DEVELOPMENT RESTRICTION FOLLOWING EXCESSIVE TREE REMOVAL

*Subsection 1002.02 applies to land inside the Portland Metropolitan Urban Growth Boundary, except land specially assessed as forestland on September 28, 2010. [...]*

- B. Excessive Tree Removal: Excessive tree removal is the removal of more than three trees – excluding those identified as exempt in Subsection 1002.02(E) – on a lot of record in a calendar year.*

**Response:** No tree removal is proposed. The standards of this subsection do not apply.

## 1002.03 TREES AND WOODED AREAS

- A. Existing wooded areas, significant clumps or groves of trees and vegetation, consisting of conifers, oaks and large deciduous trees, shall be incorporated in the development plan wherever feasible. The preservation of these natural features shall be balanced with the needs of the development, but shall not preclude development of the subject property, or require a reduction in the number of lots or dwelling units that would otherwise be permitted. Site planning and design techniques which address incorporation of trees and wooded areas in the development plan include, but are not limited to, the following:*

**Response:** The proposed development does not impact any wooded areas, significant clumps or groves of trees and vegetation. The proposal is for a redevelopment of the existing pool area, and as such the site is already cleared of any significant vegetation. The standards of this subsection are not applicable.

## 1002.04 RIVER AND STREAM CORRIDORS

*The following standards shall apply to land that is outside both the Metropolitan Service District Boundary and the Portland Metropolitan Urban Growth Boundary.*

**Response:** The proposed development is inside the Portland Metropolitan Urban Growth Boundary, therefore the standards of this subsection do not apply.

## 1002.05 DEER AND ELK WINTER RANGE

*Development in deer and elk winter range below 3,000 feet in elevation, as identified on Comprehensive Plan Map III-2, Scenic and Distinctive Resource Areas, shall be designed to minimize adverse wildlife impacts*

**Response:** The proposed development is not within deer or elk range per Comprehensive Plan Map III-2, Scenic and Distinctive Resource Areas. This standard does not apply.

## 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.*

**Response:** The proposed pool redevelopment has been configured to avoid impacting vegetated areas, such as those on the Willamette River bank, remaining entirely within already disturbed areas, as seen on Sheet 6. Development has been clustered adjacent to the Clubhouse and Field House and in the general area of the existing pool and deck area.

### 1003 Hazards to Safety

#### 1003.02 STANDARDS AND CRITERIA FOR MASS MOVEMENT HAZARD AREA DEVELOPMENT

- A. No development or grading shall be allowed in areas of land movement, slump or earth flow, or mud or debris flow, unless approved in a Type II application pursuant to Section 1307, Procedures. Unless the criteria for such development as listed in Subsection 1003.02(B) are satisfied in the review of another approved Type II application pursuant to Section 1307, a mass movement hazard area development permit is required for development in areas of land movement, slump or earth flow, or mud or debris flow.*

**Response:** According to the DOGAMI Map OFR O-03-09, Appendix C, the proposed alteration is within an area of medium amplification hazard, low slope instability, and low relative earthquake hazard. The criteria of subsection 1003.02.B is met, as shown below.

*B. Approval Criteria:*

- 1. An engineering geologic study shall be required for development proposed on slopes of twenty (20) percent or greater.*
  - 2. An engineering geologic study shall be required, regardless of the slope of the site proposed for development, unless there is stabilization of the identified hazardous condition based on established and proven engineering techniques which ensure protection of public and private property. Appropriate conditions of approval of development approved under this subsection may be attached by the County.*
  - 3. The engineering geologic study required by Subsections 1003.02(B)(1) and (2) shall establish that the site is stable for the proposed use and development. The study shall include the following:[...]*
- C. Vegetative cover shall be maintained or established for stability and erosion control purposes.*

- D. *Diversion of storm water into these areas shall be prohibited.*
- E. *The principal source of information for determining mass movement hazards is the State Department of Geology and Mineral Industries (DOGAMI) Bulletin 99 and accompanying maps. Approved site-specific engineering geologic studies shall be used to identify the extent and severity of the hazardous conditions on the site, and to update the mass movement hazards data base*

**Response:** The applicant has submitted three geotechnical reports, Appendix D, addressing the proposed development site for the pool and related infrastructure. This study shows that the site is stable for the proposed use and development. Vegetation is being retained on the slopes down to the Willamette, where mass movement is expected. Stormwater will be directed into the expanded on-site infiltration gallery, Sheet 22 (C6), and not to the area of mass movement.

#### 1003.03 STANDARDS FOR FLOOD HAZARD AREAS

- A. *Development proposed in flood hazard areas, in addition to provisions of Section 703, shall be limited to the extent that:*
  - 1. *Clearing, stripping of vegetation and coverage of the site by roads and structures shall be no more than necessary to maintain water quality and meet the provisions of Section 1011.*
  - 2. *Site buildings to minimize alteration of terrain and other natural features.*

**Response:** The proposed renovated pool and accessory development is in a location that has been cleared of vegetation for many decades. It is located on developed ground in the same area as the existing pool. Development does not introduce any new clearing of vegetation other than existing landscaping to be replaced. Site coverage will increase very minimally, amounting to 0.08 percent coverage of the overall Waverley Country Club site. The reorientation of the pool will require some alteration of the terrain, including the excavation, but changes to terrain will be limited by maximizing the use of the existing, relatively flat, disturbed area. Further findings for floodplain management regulated by Section 703 are found in a separate submittal to be reviewed concurrently. These findings have been reviewed by Kpff, the applicant's registered engineers.

#### 1003.04 STANDARDS FOR SOIL HAZARD AREAS

- A. *Appropriate siting and design safeguards shall insure structural stability and proper drainage of foundation and crawl space areas for development on land with any of the following soil conditions: Wet/high water table; high shrink-swell capability; compressible/organic; and shallow depth-to-bedrock.*
- B. *The principal source of information for determining soil hazards is the State DOGAMI Bulletin 99 and accompanying maps. Approved site specific soil studies shall be used to*

*identify the extent and severity of the hazardous conditions on the site, and to update the soil hazards data base accordingly.*

**Response:** The included Geotechnical Reports have identified the site conditions and soil hazards in accordance with DOGAMI information. See Appendix D for geotechnical findings and Appendix B for DOGAMI Map.

#### 1003.05 STANDARDS FOR FIRE HAZARD AREAS

- A. Development in areas with the potential for forest or brush fires shall be designed:*
- 1. To provide adequate water storage and pressure for purposes of maintaining minimum flows for fire protection.*
  - 2. To provide, in cooperation with local fire districts, fire hydrants appropriate to the intensity and type of development.*
  - 3. So that dwellings are not sited in areas subject to extreme fire hazard, such as areas of heavy fuel concentration, draws, etc.*
  - 4. To provide for other methods of fire protection and prevention appropriate to the location and type of development, utilizing techniques recommended by the Oregon State Forestry Department.*

**Response:** The proposed development is not in an area with significant potential for forest or brush fires. The standards of this section do not apply.

#### 1004 Historic Protection

##### 1004.02 STANDARDS

- A. Refer to Section 707 for standards and provisions related to historic/cultural resource designation and County review of any proposed alteration.*
- B. All developments shall be planned, designed, constructed, and maintained to assure protection of any designated historic or cultural resource on or near the site. Restrictions on development may include:*
- 1. Clustering of buildings and incorporation of historic-cultural resources into site design in a manner compatible with the character of such resources.*
  - 2. Limitations on site preparation and grading to avoid disturbances of areas within any historic or archaeological sites, monuments or objects of antiquity.*
  - 3. Provision of adequate setbacks and buffers between the proposed development and the designated resources.*

**Response:** The Waverley Country Club site is within a Historic Landmark overlay. The Clubhouse, which dates to 1913, is listed on the National Register of Historic Places. This is the “designated historic resource.” The existing pool and deck, which was building in the 1930s, are not specifically mentioned in the Oregon Historic Site Record for the Clubhouse. The proposed reorientation of the pool and deck and construction of a new accessory structure will not affect the historic status of the Clubhouse. The pool

and its accessory infrastructure have been designed to complement the historical context of the Waverley site.

Proposed development includes reconfiguring the existing pool and deck area and constructing an accessory building for changing rooms, showers, and pool equipment. The pool, deck, and accessory building are all located in the same area of the site as the existing pool facilities. This reduces visual impacts and site preparation.

The pool and deck are ground-level or below-ground-level improvements that do not change views of the adjacent Clubhouse. The location of the accessory building preserves the primary views from and to the Clubhouse. This accessory building is designed in the same architectural style as the Clubhouse and clustered near it to appear as part of a cohesive development. The new building has the same style and color of lap siding, roofing materials, and architectural details (such as dormers and a trellis) that match the Clubhouse, which is the historic resource. Renderings and materials proposed can be seen in the LU drawing package, Sheet 14 through Sheet 16.

This findings document includes responses to the standards of Section 707.

*C. The County may attach additional conditions with respect to the following design factors in protecting the unique character of historic/cultural resources:*

- 1. Architectural compatibility;*
- 2. Proposed intensity of development;*
- 3. Relationship to designated open space;*
- 4. Vehicular and pedestrian access;*
- 5. Proposed building or structural mass in relation to the designated resource.*

**Response:** The proposed development complements the adjacent historic resource by matching its exterior building materials on the new structure (changing rooms and pool equipment room), clustering development, utilizing the existing developed area to reduce site preparation needs, and orienting the new construction behind the historic building. The site location uses existing pedestrian facilities and creates several new connections around this area of the site as shown on the site plan, Sheet 6. No new parking or vehicular access is proposed. The entirety of the redevelopment is within R-7 zoning, avoiding impact to the adjacent Open Space zoning.

## 1005 Site and Building Design

### 1005.02 GENERAL SITE DESIGN STANDARDS

*The following site design standards apply:*

- A. 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.*

**Response:** The proposed development is on land where the existing pool is located, directly behind the Clubhouse. Existing pedestrian facilities will be used and expanded to circulate around the pool and accessory building. Development does not require any changes to on-site vehicle circulation, parking, or connections to adjoining sites. Nearly all development and building amenities associated with the club are clustered in this area of the property.

*B. 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.*

**Response:** The proposed development is for a pool and deck with a new accessory building for changing rooms and pool equipment. As such, exterior windows are limited, and there is not a functional need for south-facing dimensions. However, the long side of the building has been positioned to be square with the Clubhouse, and is therefore predominantly south-facing. This is displayed on the attached plans and elevation drawings, Sheet 6 through Sheet 11.

*C. Minimum setbacks may be reduced by up to 50 percent as needed to allow improved solar access when solar panels or other active or passive solar use is incorporated into the building plan.*

**Response:** Given the scale of the Waverley Country Club site, no reduction of setbacks is needed or requested. The proposed new development is over 500 feet from the front lot line, 140 feet from the rear lot line, and well over 1,000 feet from both side lot lines.

*D. 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.*

*[...]*

- 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.*

**Response:** The proposed development will connect to the existing on-site walkway system, as shown on Sheet 6. A new path will be provided on the north side of the pool. This path connects west to the open lawn/event area, east to the Clubhouse, south to the pool deck area, and north to the golf course. The proposed deck provides pedestrian circulation around the pool and access to the Clubhouse. It also serves as a connection to family changing rooms and pool facility room.

Existing on-site paths provide circulation for the golf course and the clustered Country Club facilities. This includes the Clubhouse, Field House, Pro Shop, and parking lot. Nothing in the current proposal changes the overall pedestrian connectivity to adjacent land or developments.

Walkways will be concrete paving flanked with landscaping groundcover and shrubs, allowing for drainage, and low-level pathway landscape lighting, as seen on Sheet 12, Sheet 13, and Sheet 25.

- E. *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. [...]*

**Response:** The proposed development is situated to be clustered in the same location as the primary area of Waverley Country Club buildings where existing pool facilities are present. This location is back from the public street frontage at the far east side of the site. None of the current buildings have frontage on Waverly Drive. The only new structure proposed in this development is accessory to pool use. This building contains changing rooms and pool maintenance equipment and, therefore, functionally must be located adjacent to the pool area. It would not be possible to place this kind of accessory building hundreds of feet away from the pool at the site's street frontage. This standard is not applicable to this building.

- F. *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.*

**Response:** The proposed alteration of the pool and deck area does not alter the parking lot, nor is that existing lot greater than three acres in size. This standard does not apply.

- G. *New retail, office, mixed use, and institutional buildings located on major transit streets shall have at least one public entrance facing a major transit street, or street intersecting a major transit street. [...]*
- H. *New retail, office, mixed use, multifamily, and institutional buildings located at a major transit stop shall be set back a maximum of 20 feet from at least one of the following: the major transit stop, the major transit street or an intersecting street, or a pedestrian plaza at the major transit stop or a street intersection. [...]*
- I. *In the PMU District, there shall be no vehicular parking or circulation within the front setback area.*
- J. *In the OC District, the design and siting of structures shall control public access points into office buildings, utilizing a central lobby design, entrance courtyard, internal pedestrian walkway or mall, or similar designs that protect business/professional uses from the disturbances of direct public access.*
- K. *Where a minimum floor area ratio (FAR) is required by the standards of the applicable zoning district [...]*
- L. *The following standards apply in the HDR, RCHDR, and SHD Districts: [...]*

**Response:** The development is not located on major transit streets, at a major transit stop, within the PMU, OC, HDR, RCHDR, or SHD districts. There is no applicable FAR for the zoning district. These standards do not apply.

#### 1005.03 BUILDING DESIGN

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

**Response:** A small structure is proposed containing changing rooms and a pool equipment room, which are accessory to pool use. The new small accessory building is not visible from a public or private street or accessway. The building façade with primary entrances for the changing rooms and the pool equipment room is the south façade. It meets the standards of this section.

- 1. *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.*

**Response:** The pool facility room and family changing rooms have been designed to have a continuous roof structure with two separate masses for the equipment room and the changing rooms, and an open area for pedestrian passage between these two uses. The primary façade is oriented towards the pool, to the south, where changing room entries are proposed.

Three openings divide up this façade including two entries (to the changing rooms) and a pedestrian path between the two building masses, along with a recess for outdoor showers. Roof level windows and dormers, as well as a trellis above the first story, further break up the building mass. This creates visual interest and avoids uninterrupted façades. Elevation drawings are provided on Sheet 8, Sheet 9, and Sheet 11.

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

**Response:** The only building proposed for this development is for the pool equipment and changing rooms. The main entrances display architectural elements described above, with additional access and building elements on all sides of the structure. The facility/equipment room also has an entrance facing west that will only be accessed by Country Club staff. The changing room entrances are distinguishable by their large, open access points, with wood screening for visual interest and privacy, indicating bathrooms and lockers. A trellis above the first floor emphasizes these open entry points. Elevation drawings are shown on Sheet 8, Sheet 9, and Sheet 11.

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

**Response:** The accessory building has been designed to echo the architectural character and details of the adjacent historic Clubhouse, while including design elements to add visual interest. These include a cornice between the first and second story and along the roofline, dormers, windows with mullions, a trellis above the first story, vertical wood slat screen walls, and areas of trained planting to grow up the side of the building and trellis areas. Elevations shown on Sheet 8, Sheet 9, and Sheet 11.

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

**Response:** The proposed structure will be a maximum of 17 feet along the front façade adjacent to the pool, and 20 feet along the back façade facing the golf course 18<sup>th</sup> hole. This building is accessory to pool use and is proportioned to be complementary and incidental to both the pool and deck area and the adjacent Clubhouse. This is demonstrated in renderings shown on Sheet 14 and Sheet 15.

5. *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.*

**Response:** The proposed structure is clearly secondary to the historic Clubhouse, and identifiable by location and design to be the site of changing rooms and equipment rooms. At the same time, its overall design complements the existing architectural style of other buildings on the Waverley campus. Similar themes include white lap siding, asphalt shingle roofs, dormers, trellis, cornicing and landscaping. Given the utilitarian nature of the building uses, its entrances are not ornate. The equipment/facility room access is oriented away from primary views. Building materials were selected as appropriate for architectural compatibility, long term maintenance, and exposure to natural elements at this riverfront location. Architectural renderings are shown on Sheet 14 and Sheet 15.

6. *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.*

**Response:** The pool facility building has a vaulted roof space with dormers to match the style of the adjacent Clubhouse. The upper story of this new building is not occupiable but is instead an over-framed structure built to echo the design of other Waverley campus structures including the historic Clubhouse. Elevations on Sheet 8, Sheet 9, and Sheet 11.

B. Requirements for 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(E) shall have public entries that face streets and are open to the public during all business hours.*

**Response:** The pool equipment/facility room is not intended for club member access, and as such its entry is intentionally to the side, facing west, away from primary views from the Clubhouse, pool, and deck areas. In contrast, the changing rooms have public entries facing the pool, in a typical open doorway style. Wood screening has been added in front of these open doorways for visual interest and to add privacy. The trellis above the first floor is proposed to be 10 feet above grade, which will overhang the changing room entrances. Because Waverley Country Club is a private facility with a large land area that has only a small stub of street frontage, existing and proposed building entries neither face the street nor are open to the public. Renderings of the proposed building are shown on Sheet 14 and Sheet 15.

- C. *The street-facing façade of commercial, mixed-use and institutional buildings sited to comply with 1005.03(E) shall meet the following requirements [...]*

**Response:** None of the façades of the proposed building, which is accessory and adjacent to the pool, face the nearest public street because that frontage is hundreds of feet away on the opposite side of the site. This standard does not apply.

*D. Requirement for 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.*

**Response:** The proposed building has a pitched roof. As shown on Sheets 9 and 10 of the LU drawings pack, building cornices and trellis extend beyond the vertical building plane providing a variety of overhangs ranging from 24 inches to 100 inches. There is no applicable primary street.

*E. Requirements for exterior building materials:*

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

**Response:** The proposed development is designed to be complementary to the architectural design of Waverley Country Club and particularly to the adjacent historic Clubhouse. Painted wood lap siding, asphalt shake roofing, dormers, a trellis, wood windows, and columns have been selected and designed for the pool equipment and changing room building to echo the architectural surroundings. Renderings of the proposed accessory pool building are shown on Sheet 14 and Sheet 15.

2. *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.*

**Response:** Building materials have been selected to match the adjacent historic Clubhouse and as appropriate for maintenance and exposure. Building materials and architectural renderings are shown on Sheet 14 through Sheet 16.

3. *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.*

**Response:** The proposed accessory pool building will have white wood lap siding, as shown on Sheet 11 and Sheet 16. This standard is met.

4. *The surfaces of metal exterior building materials that are subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and the surfaces of metal exterior building materials with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion.*

**Response:** Proposed steel security fencing and steel door will be painted with a factory finish treated to inhibit rust, as shown on Sheet 11 and Sheet 16.

*F. Additional building design requirements for multifamily dwellings and middle housing [...]*

**Response:** The proposal does not include any residential development. The standard does not apply.

*G. Requirements to increase safety and surveillance:*

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

**Response:** The altered pool area and accessory structure are located immediately adjacent to the Clubhouse, an area of high surveillance, clustered with most of the Club facilities. The Clubhouse and Field House have many windows and patio areas facing the new and renovated development area. The clustered nature of the area is shown on the existing aerial plan, Sheet 4.

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

**Response:** The proposal uses the existing well-lit pedestrian circulation system, and provides lighting along the new proposed walkway on the north side of the pool area as well as around the pool deck perimeter. Lighting concealed behind columns and lower-level landscape lighting provide functional lighting levels while minimizing visual clutter. Lighting is shown on Sheet 12 and Sheet 13.

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

**Response:** The proposed development does not alter the existing parking and circulation. Existing parking and circulation come from publicly accessible Southeast Waverly Drive.

4. *Design landscaping to allow for surveillance opportunities.*

**Response:** Landscaping is proposed along the exterior edges of the altered pool and deck area as shown on Sheet 25. Landscaping will not fully screen the deck and pool area, with intentionally selected vegetation heights to maintain visibility from the Clubhouse and Field House and over the lawn seating area to the west of the deck.

5. *Locate mail boxes where they are easily visible and accessible.*

**Response:** No new mailbox is proposed; this standard does not apply.

6. *Limit fences, walls and, except for trees, landscaping between a parking lot and a street to a maximum of 30 inches in height.*

**Response:** No new fencing, walls, or landscaping is proposed between a parking lot and a street, this standard does not apply.

7. *Locate play areas for clear parental monitoring.*

**Response:** No new specific play areas are proposed. The pool facilities include child-friendly areas. The pool is surrounded on three sides by deck which will have seating for ease of parental monitoring. This includes seating opportunities adjacent to the shallow and child-friendly pool area. Pool and deck layout is shown on the site plan, Sheet 6.

A. Solar access requirements:

1. *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.*
2. *Provide overhangs, balconies, or other shading devices to prevent excessive summer heat gains.*
3. *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.*

**Response:** Windows are limited in the new building because its purpose is to store pool equipment and provide a private area for changing rooms and bathrooms. Still, windows that do occur are on the dormers of the roof and are south-facing, as shown on Sheet 8, and will allow for natural light and cooling for the building. A trellis has been provided above the first floor, as shown on Sheet 11, which will allow vegetation shade for further cooling. The pool is only anticipated to be open in the summer months, and the riverside location and open lawn will provide natural cooling with air circulation from breezes.

B. Requirements for compatibility with the intent of the design type or with the surrounding area. For purposes of Subsection 1005.04(I), design types are Centers, Station Communities or Corridor Streets as identified on Comprehensive Plan Map IV-8, Urban Growth Concept; X-CRC-1, Clackamas Regional Center Area Design Plan, Regional Center, Corridors and Station Community; X-SC-1, Sunnyside Corridor Community Plan, Community Plan Area and Corridor Design Type Location; or X-MC-

*1, McLoughlin Corridor Design Plan, Design Plan Area. The intent of these design types is stated in Chapter 4 or 10 of the Comprehensive Plan.*

**Response:** The proposed site is not identified as Center, Station Communities, or Corridor Streets on Comprehensive Plan Map IV-8. The site is not within the Clackamas Regional Center Area Design Plan, Regional Center, Corridors and Station Community; Sunnyside Corridor Community Plan, Community Plan Area and Corridor Design Type Location; or McLoughlin Corridor Design Plan, Design Plan Area. This standard does not apply.

#### 1005.04 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. The 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.*

**Response:** Outdoor lighting is proposed within the pool, on the accessory pool building, around the perimeter of the deck, and in landscaping areas. All outdoor lighting on site is modern but appropriate for the historic context of Waverley Country Club or for its use (such as pool lights and recessed soffit lighting).

Lighting is predominately downlighting concealed behind columns or low, landscape lighting to provide functional lighting levels while minimizing visual clutter. Lighting is directed downwards and shielded where located behind columns, appropriate for providing light for both access and adjacent pedestrian pathways. Lights within the pool are specifically designed for pool use. Lighting around the deck is low, landscape lighting only. Lighting details can be found on Sheet 12 and Sheet 13.

#### 1005.05 ADDITIONAL REQUIREMENTS

*Development shall comply with a minimum of one of the following techniques per 20,000 square feet of site area. Regardless of site size, a minimum of one and a maximum of five techniques are required. Partial site area numbers shall be rounded.*



- A. *Install a solar energy system in the development.*
- B. *Use passive solar heating or cooling techniques to reduce energy consumption. Examples of techniques:[...]*
- C. *Use highly reflective (high albedo) materials on roof surfaces.*
- D. *Place major outdoor use areas such as plazas, playgrounds, gardens, etc. on the south side of buildings.*
- E. *Construct a minimum of 75 percent of walkway area of porous pavement.*
- F. *Construct a minimum of 75 percent of all parking spaces with porous pavement.*
- G. *Provide additional landscaping area at least 10 percent above the requirements for the site pursuant to Table 1009-1. For example, if the minimum area requirement is 20 percent, then 22 percent shall be provided. Credit shall be given for green roofs or other areas of vegetation that exceed the minimum area requirements.*
- H. *Include additional swales in development landscaping, pursuant to Section 1009. Credit shall be given for additional swale(s) that exceed the requirements of Subsection 1009.04(A)(2) by at least 10 percent of area. For example, if 1009.04(A)(2) requires 200 square feet of swale area, then an additional 20 square feet of swale area would be required.*
- I. *Collect rainwater from roofs and/or other impervious surfaces and use it for irrigation.*
- J. *Apply other techniques for onsite storm water treatment identified by the surface water management regulatory authority.*
- K. *Lay out sites and locate buildings and on-site vehicular circulation to create functional open areas such as plazas, courtyards, outdoor recreation areas, miniparks, and accessways that are open to the general public.*
- 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 on-street parking, and/or providing pedestrian amenities that are compatible with the design of the development as well as the neighborhood as a whole.*
- M. *Coordinate development between adjacent uses to provide for a more attractive and lively streetscape, enhance connections, minimize conflicts and provide common-use areas.*
- 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.*
- O. *Provide functional and accessible rooftop gardens.*
- P. *For multifamily dwelling units that face the street, raise first floor units a minimum of two feet above street level.*
- Q. *Provide structured or under-structure parking to meet all or part of the parking need.*
- R. *Provide no more than the minimum number of surface parking spaces set out in Table 1015-2, all of which shall be no greater than the minimum dimensions allowed in Subsection 1015.04(B)(2).*
- S. *Lay out sites or orient structures, to maximize significant vistas.*

- T. *Locate and design structures to protect scenic views or vistas from adjacent properties and public thoroughfares. Setbacks, building height, and bulk should be considered.*
- U. *Utilize rail service opportunities abutting the site.*
- V. *Inside the UGB, a minimum of 75 percent of the street frontage of each lot shall have buildings located at the minimum front yard depth line. If the minimum front yard depth standard is zero, up to 20 feet of additional front yard depth may be provided where plazas, outdoor seating, or other pedestrian amenities are located.*
- W. *Outside the UGB, or for industrial developments, a minimum of 25 percent of the street frontage of each lot shall have buildings located at the minimum front yard depth line. Up to 20 feet of additional front yard depth may be provided where plazas, outdoor seating, or other pedestrian amenities are located.*
- X. *Locate buildings at the minimum side yard setback or within 10 feet of the side setback line, whichever is greater.*

**Response:** Given that the proposed development is merely to alter an existing development, the requirement above is likely not applicable. The proposed new construction will reorient the existing pool and deck and add an accessory structure. Since this proposal does not add any new site area or development, the above requirement is not considered applicable.

Nevertheless, the proposal would meet the standard. Specifically, it meets 1005.05.B by introducing a trellis in front of the new accessory pool building and expanding the trellis in front of the Clubhouse to provide summer shade.

Major outdoor use areas, that is, the newly oriented swimming pool, will be located on the south side of the newly-proposed accessory building, which satisfies the requirement of 1005.05.D.

The site already meets 1005.05.G. Per Table 1009-1, the minimum landscaped area for conditional uses in an R-7 zone is 25 percent. A minimum of 35 percent landscaped area is thus required to meet this additional landscaping standard. The overall site is a golf course with vastly more than 35 percent landscaping. However, even within the R-7 zoned area, which is the most highly developed and impervious part of the site, approximately 45 percent of the area is landscaped, meeting this standard.

The development meets both 1005.05.S and 1005.05.T, by reconfiguring the pool and deck area to protect and emphasize Willamette River views, clustering new development close to existing development, and orienting the accessory building to minimize impact.

## 1005.06 MODIFICATIONS

*Modification of any standard identified in Subsections 1005.03 and 1005.04 may be approved as part of design review if the proposed modification will result in a development that achieves the purposes stated in Subsection 1005.01 as well or better than the requirement listed.*

**Response:** No modifications to any standards are requested as part of this application.

## 1006 Utilities, Street Lights, Water Supply, Sewage Disposal, Surface Water Management, and Erosion Control

### 1006.01 General Standards

- A. The location, design, installation, and maintenance of all utility lines and facilities shall be carried out with minimum feasible disturbance of soil and site consistent with the rules and regulations of the surface water management regulatory authority.*

**Response:** The proposed development is an alteration of an existing use. The proposed development will tie into existing on-site utility lines with new connections and upgrades as required while minimizing soil disturbance. Details on utilities can be found on Sheet 22 (C6) and Sheet 23 (C7).

- B. All development that has a need for electricity, natural gas, and communications services shall install them pursuant to the requirements of the utility district or company serving the development. Except where otherwise prohibited by the utility district or company, all such facilities shall be installed underground.*

**Response:** The proposed development ties into existing underground utility systems. Electricity and natural gas will be coordinated with the relevant utility suppliers. Details on the proposed connection to these utilities can be found on Sheet 22 (C6) and Sheet 23 (C7).

- C. Coordinated installation of necessary water, sanitary sewer, and surface water management and conveyance facilities is required.*

**Response:** The preliminary statements of feasibility included in Appendix E demonstrate coordination with the relevant utility suppliers. Details on utility connections can be found in Civil Sheets Sheet 22 (C6) and Sheet 23 (C7).

- D. Easements shall be provided along lot lines as deemed necessary by the County, special districts, and utility companies. Easements for special purpose uses shall be of a width deemed appropriate by the responsible agency.*

**Response:** As this proposal is for the alteration of existing nonconforming use, no new easements along lot lines are required.

### 1006.02 STREET LIGHTS

*Street lights are required for all development inside the Portland Metropolitan Urban Growth Boundary. The following standards apply [...]:*

**Response:** There are no new roads or intersections proposed in this application that warrant the installation of streetlights. This section does not apply.

#### 1006.03 WATER SUPPLY

*A. Development which has a need for, or will be provided with, public or community water service shall install water service facilities and grant necessary easements pursuant to the requirements of the district or company serving the development.*

**Response:** The proposal is to alter an existing nonconforming use, which will tie into the existing water service on site. New or upgraded connections will be installed as required. Details can be found on Sheet 22 (C6) and Sheet 23 (C7).

*B. Approval of a development that requires public or community water service shall be granted only if the applicant provides a preliminary statement of feasibility from the water system service provider. [...]*

**Response:** The required preliminary statement of feasibility from the Portland Water Bureau is included in Appendix E.

*D. The following standards apply inside the Portland Metropolitan Urban Growth Boundary, Government Camp, Rhododendron, Wemme/Welches, Wildwood/Timberline, and Zigzag Village:*

- 1. Land divisions or other development requiring water service shall not be approved, except as provided in Subsection 1006.03(D)(4), unless they can be served by a public water system in compliance with drinking water standards as determined by the Oregon Health Authority.*
- 2. Development requiring water service within the boundaries of a water service system, created pursuant to ORS Chapters 264, 450, or 451, shall receive service from this system.*  
*[...]*

**Response:** The proposed alteration will tie into the existing water service on site, with connections to be upgraded as necessary. Details can be found on Sheet 22 (C6) and Sheet 23 (C7) and the preliminary statement of feasibility from the Portland Water Bureau is included in Appendix E.

*E. The following standards apply outside the Portland Metropolitan Urban Growth Boundary, Government Camp, Rhododendron, Wemme/Welches, Wildwood/Timberline, and Zigzag Village:*

**Response:** The proposed development within the Portland Metropolitan UGB, these standards do not apply.

#### 1006.04 SANITARY SEWER SERVICE

- A. *All development that has a need for sanitary sewers shall install the facilities pursuant to the requirements of the district or company serving the development.*
- B. *Approval of a development that requires sanitary sewer service shall be granted only if the applicant provides a preliminary statement of feasibility from the sanitary sewage treatment service provider and the collection system service provider.*
  - 1. *The statement shall verify that sanitary sewer capacity in the wastewater treatment system and the sanitary sewage collection system is available to serve the development or can be made available through improvements completed by the developer or the system owner.*
  - 2. *The service provider may require preliminary sanitary sewer system plans and calculations for the proposed development prior to signing a preliminary statement of feasibility.*
  - 3. *The statement shall be dated no more than one year prior to the date a complete land use application is filed and need not reserve sanitary sewer system capacity for the development. [...]*

**Response:** The proposed alteration will tie into the existing sanitary sewer service on site, with the connection to be upgraded as necessary. Sheet 22 (C6) and Sheet 23 (C7) provide details, and the preliminary statement of feasibility from the Portland Bureau of Environmental Services is included in Appendix E.

#### 1006.05 ONSITE WASTEWATER TREATMENT

- A. *All development that requires onsite wastewater treatment shall receive approval for the system from the County prior to submittal of a land use application for development.*

**Response:** The proposal does not include any wastewater treatment on-site. The proposed development is connected to the adjacent city sewer systems.

#### 1006.06 SURFACE WATER MANAGEMENT AND EROSION CONTROL

*The following surface water management and erosion control standards apply:*

- A. *Positive drainage and adequate conveyance of surface water shall be provided from roofs, footings, foundations, and other impervious or near-impervious surfaces to an appropriate discharge point.*

**Response:** Adequate storm drainage to manage runoff is proposed on site. Gutters and downspouts are proposed on the facility building and slot trench drains are proposed on the deck, both leading to an existing and expanded infiltration gallery to handle runoff. Details can be found on Sheet 22 (C6).

- B. The requirements of the surface water management regulatory authority apply. If the County is the surface water management regulatory authority, the surface water management requirements of the Clackamas County Roadway Standards apply.*

**Response:** The proposed development is compliant with the standards of Portland Bureau of Environmental Services, who is the regulatory authority. The preliminary statement of feasibility from BES is included in Appendix E.

- C. Approval of a development shall be granted only if the applicant provides a preliminary statement of feasibility from the surface water management regulatory authority. The statement shall verify that adequate surface water management, treatment and conveyance is available to serve the development or can be made available through improvements completed by the developer or the system owner.*
- 1. The surface water management regulatory authority may require a preliminary surface water management plan and report, natural resource assessment, and buffer analysis prior to signing the preliminary statement of feasibility.*
  - 2. The statement shall be dated no more than one year prior to the date a complete land use application is filed and need not reserve surface water treatment and conveyance system capacity for the development.*

**Response:** The preliminary statement of feasibility from Portland Bureau of Environmental Services is included in Appendix E.

- D. Development shall be planned, designed, constructed, and maintained to:*
- 1. Protect and preserve existing natural drainage channels to the maximum practicable extent;*
  - 2. Protect development from flood hazards;*
  - 3. Provide a system by which water within the development will be controlled without causing damage or harm to the natural environment, or to property or persons within the drainage basin;*
  - 4. Ensure that waters drained from the development are substantially free of pollutants, including sedimentary materials, through such construction and drainage techniques as sedimentation ponds, reseeded, and phasing of grading; and*
  - 5. Ensure that waters are drained from the development in such a manner that will not cause erosion to any greater extent than would occur in the absence of development.*

**Response:** Development has been designed in accordance with the above standards. Details on the proposed storm drainage system can be found on Sheet 22 (C6).

- E. Where culverts cannot provide sufficient capacity without significant environmental degradation, the County may require the watercourse to be bridged or spanned.*

- F. *If a development, or any part thereof, is traversed by any watercourse, channel, stream, creek, gulch, or other natural drainage channel, adequate easements for surface water management purposes shall be provided to the surface water management regulatory authority.*
- G. *Channel obstructions are not allowed, except as approved for the creation of detention, retention, or hydropower facilities approved under this Ordinance. Fences with swing gates may be utilized.*

**Response:** The development does not rely on culverts, and it does not traverse any watercourse, channel, stream, creek, gulch, or other natural drainage channel. These standards do not apply.

- H. *The natural drainage pattern shall not be substantially altered at the periphery of the subject property. Greatly accelerated release of stored water is prohibited. Flow shall not be diverted to lands that have not previously encountered overland flow from the same upland source unless adjacent downstream owners agree.*

**Response:** This proposal does not alter natural drainage patterns. Stormwater runoff is managed by the existing infiltration gallery, which has been expanded to adequate capacity. Details on stormwater are shown on Sheet 22 (C6).

- I. *A surface water management and erosion control plan is required for significant residential, commercial, industrial, and institutional development. [...]*

**Response:** The alteration of the existing pool and deck area, which utilize upgraded existing stormwater management facilities, does not constitute significant institutional development. As such, a surface water management and erosion control plan is not required.

#### 1006.07 PRELIMINARY STATEMENTS OF FEASIBILITY EXCEPTIONS

- A. *A land use application shall be deemed complete and may be approved without the submittal of one or more of the preliminary statements of feasibility required by Subsections 1006.03, 1006.04, and 1006.06 if the applicant demonstrates that a good faith attempt has been made to obtain the statement(s). At a minimum, demonstration of a good faith attempt shall require the applicant to submit the following:*
  - 1. *A statement signed by the applicant indicating that the service provider or surface water management authority has not responded to a request for a preliminary statement of feasibility or has refused to issue one. When the refusal to issue a preliminary statement of feasibility is based upon a finding that adequate service cannot be provided, such refusal shall not qualify for an exception under this subsection; and*

2. *A copy of a letter delivered to the service provider or surface water management authority clearly requesting a preliminary statement of feasibility. The letter shall be dated no less than 30 days prior to the submittal of the land use application.*
- B. *In the absence of evidence in the record to the contrary, it shall be presumed that the failure of a service provider or surface water management authority to respond to a request for a preliminary statement of feasibility constitutes a finding of adequacy of service. This presumption shall be for the purposes of land use application approval only and does not guarantee that service can be provided.*

**Response:** The required preliminary statements are included in Appendix E.

## 1007 Roads and Connectivity

### 1007.01 GENERAL PROVISIONS

- A. *The location, alignment, design, grade, width, and capacity of all roads shall conform to Section 1007, Chapters 5 and 10 of the Comprehensive Plan, and the Clackamas County Roadway Standards. Where conflicts occur between Section 1007, the Comprehensive Plan, and the Clackamas County Roadway Standards, the Comprehensive Plan shall control.*

**Response:** The alteration does not impact any adjacent roads or intersections and will not intensify club use (which is limited by membership), increasing neighborhood traffic levels. This section is not applicable.

## 1009 Landscaping

### 1009.01 GENERAL PROVISIONS

- A. *Landscaping materials shall be selected and sited to produce a hardy and low maintenance landscaped area with an emphasis on fast-growing plants. Selection shall include consideration of soil type and depth, spacing, exposure to sun and wind, slope and contours of the subject property, building walls and overhangs, and compatibility with existing vegetation to be preserved. Notwithstanding the requirement for hardiness, annuals are permitted as provided in Subsection 1009.01(B).*
- B. *A variety of plants, intermixed throughout landscaped areas, shall be provided, as follows:*
  1. *Evergreen and deciduous;*
  2. *Trees, shrubs, and groundcover;*
  3. *Plants of varying textures;*
  4. *Plants of varying widths and heights at maturity; and*
  5. *Plants with seasonal color interest (e.g., foliage, flowering perennials, annuals).*
- C. *The planting of invasive non-native or noxious vegetation shall be prohibited, and existing invasive non-native or noxious vegetation shall be removed.*



- D. *Landscaped areas shall not be used for other purposes, such as storage or display of automobiles, equipment, merchandise, or materials.*
- E. *Landscaping of the unimproved area between a lot line and the improved portion of an adjacent road right-of-way shall be required when there are no immediate plans to develop or otherwise disturb the unimproved area, and one or more of the following apply:*
  - 1. *The subject property is located inside the Portland Metropolitan Urban Growth Boundary;*
  - 2. *Landscaping is necessary to present an appearance consistent with the proposed development as viewed from the road;*
  - 3. *Landscaping is necessary to reduce dust, noise, erosion, or fire hazard; or*
  - 4. *The road is designated as a scenic road on Comprehensive Plan Map 5-1, Scenic Roads.*
- F. *Landscaping shall be used to highlight public entrances to buildings. If – due to the depth of a front setback, a required walkway, or both – there is insufficient area to permit a typical, in-ground landscaping bed between a public entrance and a front lot line, this requirement may be met with trellises, hanging baskets, or planters, any of which shall include plants.*
- G. *Where feasible, landscaping shall be required adjacent to walkways and other areas intended for pedestrian use.*
- H. *Existing significant plants, terrain, and other natural features shall be incorporated into the landscaping design and development if such features are required to be retained by other provisions of this Ordinance or if otherwise feasible.*

**Response:** Existing landscaping is shown on Sheet 24, a preliminary landscape plan for the development area is shown on Sheet 25, and proposed plant species on Sheet 26. This plan shows details in compliance with the above standards. Notes on Sheet 25 include soil and irrigation details. Perimeter landscaping around the pool deck area, accessory pool building, and pedestrian walkway are proposed. A variety of evergreen and deciduous trees, shrubs, and groundcovers are proposed with different textures, widths, and heights. One new tree is proposed for the northwest corner of the site. Refer to Plant Species (Sheet 26) for proposed plants.

The area of proposed development is clear of existing vegetation, except for a small perimeter shrubs around the pool deck area and a hedge between the golf course and the pool area, which will be removed. A new hedge is proposed along the pedestrian path to the north, separating the golf course from the pool area, as well as plantings around the deck and other pedestrian areas. There will be an overall increase in landscaped area on site as a result of the renovation. The vegetated slope along the bank of the river, within the WQRA, will be untouched. Existing trees to the southwest, north, and northeast will be retained.

The proposal does not impact lot lines or adjacent road right of way.

#### 1009.02 MINIMUM AREA STANDARDS

*A. Table 1009-1, Minimum Landscaped Area, establishes the minimum percentage of the area of the subject property that shall be landscaped.*

**Response:** Per Table 1009-1, the minimum landscaped area for conditional uses in an R-7 zone is 25 percent. While this application is for the alteration of the Waverley Country Club pool as a nonconforming use, swimming pools and country clubs are conditional uses within the R-7 zone. It should be noted that the majority of the 139 acre site is zoned Open Space, which has no minimum landscaping requirement.

Waverley Country Club is mostly golf course, which is an active recreational area. Per ZDO 1009.02.A.8, turf lawn that is an active recreational area counts towards the minimum landscaped area. The golf course comprises well over 70 percent of the total site, and even within the sub-area that is zoned R-7 around 45 percent is landscaped. As such, existing and proposed conditions meet this standard.

- 1. The minimum landscaped area shall be calculated after subtracting any public dedications from the area of the subject property.*
- 2. Landscaping in adjacent rights-of-way shall not count toward compliance with the minimum landscaped area.*
- 3. Requirements for surface parking and loading area landscaping, screening and buffering, scenic roads landscaping, landscaping strips, and recreational areas and facilities set forth in Section 1009 apply regardless of whether compliance with those requirements results in landscaping a greater percentage of the subject property than is required by Table 1009-1.*

**Response:** The subject property is primarily a golf course. More than 70 percent of the total site area is landscaped, and around 45 percent of the site's R-7 area is landscaped. This excludes public dedications or landscaping in adjacent ROWs.

- 4. A minimum of 75 percent of the minimum landscaped area required by Table 1009-1 – excluding any area occupied by pedestrian amenities, active recreational areas, or edible gardens – shall be landscaped with native or drought-tolerant plants.*

**Response:** The subject property is primarily a golf course, which is excluded by this standard as an active recreational area. Landscaping makes up well over 45 percent of the site's R-7 area, meeting the minimum landscaped area requirements. All new proposed landscaping is to be native or drought-tolerant plants per Sheet 26.

- 5. Outdoor recreational areas required by Subsection 1009.08(A), as well as outdoor recreational areas in the MRR District, shall count toward the minimum*

*landscaped area required by Table 1009-1, except that impervious surface area exceeding 25 percent of the outdoor recreational area shall be excluded.*

**Response:** No additional outdoor recreational areas are required for this proposal.

6. *Edible gardens may comprise a maximum of 10 percent of the minimum landscaped area required by Table 1009-1.*

**Response:** No edible gardens are proposed or needed to comply with this standard.

7. *Green roofs may comprise a maximum of 25 percent of the minimum landscaped area required by Table 1009-1.*

**Response:** No green roofs are proposed or needed to comply with this standard.

8. *Turf lawn may comprise a maximum of 10 percent of the minimum landscaped area required by Table 1009-1. However, this limitation shall not apply to active recreational areas, provided that no other areas of the subject property are planted in turf lawn, and it shall not apply to cemeteries.*

**Response:** The subject property is 139 acres, the majority of which is a turf golf course with associated landscaping, an active recreational area. As such, the golf course may count towards the minimum landscaped area, which is well over 45 percent of the site's R-7 area. This exceeds the 25 percent minimum in Table 1009-1.

9. *Pedestrian amenities may comprise a maximum of one-third of the minimum landscaped area required by Table 1009-1. However, no more than 15 percent of the minimum landscaped area required by Table 1009-1 and developed with pedestrian amenities shall have an impervious surface.*

**Response:** The subject property is primarily a golf course. Golf course landscaping makes up well over 45 percent of the site's R-7 area. Thus, the requirements of Table 1009-1 are met without relying on pedestrian facilities.

10. *Area occupied by walls, fences, or trellises constructed to comply with Subsections 1009.03 and 1009.04 shall count toward the minimum landscaped area required by Table 1009-1.*

**Response:** The subject property is primarily a golf course. Golf course landscaping makes up well over 45 percent of the site's R-7 area. Thus, the requirements of Table 1009-1 are met without relying on walls, fences, or trellises.

11. *In the PMD, MR-1, MR-2, and HDR Districts, the following may comprise a maximum of 20 percent of the minimum landscaped area required by Table 1009-1: interior courtyards, atriums, solar greenhouses, solariums, roof gardens, indoor recreational areas, and other comparable amenities.*

**Response:** The proposed alteration is not in the PMD, MR-1, MR-2, or HDR Districts, these standards do not apply.

*12. In the RCHDR and SHD Districts, the minimum landscaped area required by Table 1009-1 shall be met with shared outdoor surface areas, including the following: [...]*

**Response:** The proposed alteration is not in the RCHDR or SHD Districts, these standards do not apply.

*B. Exceptions: Notwithstanding Table 1009-1:*

*1. If a commercial, industrial, or institutional development is lawfully nonconforming with regard to compliance with the minimum landscaped area standard, less than 5,000 square feet of building floor space may be added without bringing the subject property into full compliance with the standard, as follows: [...]*

**Response:** The proposal is not seeking an exception because the subject property is primarily a golf course which easily meets the 25 percent minimum standard for R-7 of Table 1009-1.

*2. In the RTC District in Government Camp, [...]*

**Response:** The proposal is not within the RTC District in Government Camp, this standard does not apply.

#### 1009.03 SURFACE PARKING AND LOADING AREA LANDSCAPING

*Surface parking and loading areas shall be landscaped as follows:*

*A. Surface parking areas that include more than 15 parking spaces shall comply with the following landscaping requirements [...]*

**Response:** The proposed alteration of the existing pool and deck area does not include any changes to parking. The standards of this subsection do not apply.

#### 1009.04 SCREENING AND BUFFERING

*A. 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.*

**Response:** The proposal does not include any service areas and facilities, storage areas, ground-mounted rainwater collection facilities, parking lots, or any other use within the Ordinance. No screening or buffering is required and the standards of this subsection do not apply.

#### 1009.05 SCENIC ROADS

*In the RA-1, RA-2, RRFF-5, FF-10, FU-10, MRR, and HR Districts, buildings in developments adjacent to roads designated as scenic roads on Comprehensive Plan Map 5-1, Scenic Roads, shall be set back a sufficient distance from the right-of-way to permit a landscaped or natural buffer zone.*

**Response:** The proposal is not within any of the identified districts and does not impact any scenic roads, this subsection does not apply.

#### 1009.06 LANDSCAPING STRIPS

- A. In the BP and LI Districts, a landscaping strip a minimum of 15 feet wide shall be provided abutting front lot lines.*
- B. In the GI District, a landscaping strip a minimum of 10 feet wide shall be provided abutting front lot lines.*
- C. In all other zoning districts, except SCMU, a landscaping strip a minimum of five feet wide shall be provided abutting front lot lines. (See Subsection 1005.09(L) for additional SCMU landscaping requirements.) [...]*

**Response:** The proposed alteration of the pool area does not impact the front lot line, which is on the east side of the property on SE Waverly Street. This subsection does not apply.

#### 1009.07 FENCES AND WALLS

- A. Fences and walls shall be of a material, color, and design complementary to the development.*

**Response:** Proposed fencing around the pool area is to be thin profile black metal vertical slat fencing. Fencing is modern in style but low profile, which is unintrusive to the overall historic feel of the development area. Fencing around the pool area is required to meet Oregon Health Authority standards for safety.

- B. In the BP and LI Districts, the minimum front setback for fences and walls is 15 feet.*
- C. In the GI District, the minimum front setback for fences and walls is 10 feet.*

**Response:** The proposal is not within the BP, LI, or GI districts. These standards do not apply.

#### 1009.08 RECREATIONAL AREAS AND FACILITIES

- A. *An outdoor recreational area shall be provided in developments of duplexes, triplexes, quadplexes, or multifamily dwellings in the MR-1, MR-2, and HDR Districts, and in developments of triplexes, quadplexes, or multifamily dwellings, including mixed-use developments that include these uses, in the SCMU District, as follows: [...]*

**Response:** The proposal is not within MR-1, MR-2, or HDR Districts and does not involve residential development. The provisions of this subsection do not apply.

- B. *In the SHD and RCHDR Districts, a residential development shall [...]*

**Response:** The proposal is not within the SHD or RCHDR Districts. The provisions of this subsection do not apply.

#### 1009.09 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.*

**Response:** Per the Preliminary Landscape Plan, Sheet 25, regraded areas will be re-vegetated with suitable plants to ensure erosion control. Netting will be provided on sloped areas where ground cover is being established.

#### 1009.10 PLANTING AND MAINTENANCE

- A. *Impervious weed barriers (e.g. plastic sheeting) are prohibited.*  
B. *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, bikeways, accessways, and other vehicular use areas shall be pruned to maintain a minimum of 15 feet below the lowest hanging branches.*  
C. *Plants shall be of a type that, at maturity, typically does not interfere with above- or below-ground utilities or paved surfaces.*  
D. *Plants shall be installed to current nursery industry standards.*  
E. *Plants shall be properly guyed and staked to current nursery industry standards as necessary. Stakes and guys shall not interfere with vehicular or pedestrian traffic, shall be loosened as needed to prevent girdling of trunks, and shall be removed as soon as sufficient trunk strength develops, typically one year after planting.*  
F. *Landscaping materials shall be guaranteed for a period of one year from the date of installation. The developer shall either submit a signed maintenance contract for the one-year period 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.*  
G. *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.*

- H. When planted, deciduous trees shall be fully branched, have a minimum caliper of two inches, and have a minimum height of eight feet.*
- I. When planted, evergreen trees shall be fully branched, have a minimum height of eight feet, and have only one leader.*
- J. Shrubs shall be supplied in minimum one-gallon containers or eight-inch burlap balls with a minimum spread of 12 inches.*
- K. 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.*
- L. 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 1009.02. Areas under tree drip lines count as ground coverage.*
- M. 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:*
  - 1. An automatic irrigation controller shall be required for irrigation scheduling.*
  - 2. The system shall be designed to prevent runoff, low head drainage, overspray, or other similar conditions where irrigation water flows onto non-targeted areas, such as adjacent property, non-irrigated areas, hardscapes, roadways, or structures.*
  - 3. In mulched planting areas, the use of low volume irrigation is required to maximize water infiltration into the root zone.*
  - 4. Narrow or irregularly shaped areas, including turf lawn, less than eight feet in width in any direction shall be irrigated with subsurface or low volume irrigation.*
  - 5. Overhead sprinkler irrigation is prohibited within two feet of any impervious surface unless:*
    - a. The landscaped area is adjacent to permeable surfacing and no runoff occurs; or*
    - b. The adjacent impervious surfaces are designed and constructed to drain entirely to landscaping; or*
    - c. The irrigation designer specifies an alternative design or technology that complies with Subsection 1009.10(M)(2).*
- N. Appropriate methods of plant care and landscaping maintenance shall be provided by the property owner. Pruning shall be done to current nursery industry standards.*

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

**Response:** Waverley Country Club is primarily a golf course, which is a managed landscape. New proposed landscaping is shown on the preliminary landscape plan and includes both established plant species currently on the property and introduces new species including varied grass lawn areas, evergreen and deciduous shrubs, groundcover, vines, and one new heritage tree. Proposed plant species are found on Sheet 26 of the drawing set. The new area to be landscaped is minor in comparison to the rest of the 139-acre site and can easily be managed by the Club's groundskeeping and maintenance staff. Planting and maintenance will meet the above standards.

## 1010 Signs

### 1010.01 PURPOSE

*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.*

**Response:** No signs regulated by ZDO 1010 are proposed with this development.

## 1011 Open Space and Parks

### 1011.01 AREA OF APPLICATION

*A. Section 1011 applies to areas generally indicated as Open Space on Comprehensive Plan Map IV-6, North Urban Area Land Use Plan Map, or on the Mt. Hood Community Plan Map when one or more of the following open space resources is present: [...]*

**Response:** While the Waverley Country Club site is mostly within Open Space zoning, the proposed pool renovation and construction project is contained within an area of low-density residential zoning on the Comprehensive Map IV-6 North Urban Area Land Use Plan Map, which is where the majority of the country club developments are clustered. As such the standards of this subsection do not apply.

## 1015 Parking and Loading

### 1015.01 GENERAL STANDARDS

*A. Inside the Portland Metropolitan Urban Growth Boundary (UGB), parking, loading, and maneuvering areas shall be hard-surfaced, unless a permeable surface is required for surface water management pursuant to the regulations of the surface water management authority or in order to comply with Subsection 1006.06.*

**Response:** The nonconforming use alteration of the existing pool and deck area does not propose any new or adjusted parking. The redevelopment of the pool area will not change demand for parking or increase club membership. As such minimum parking



requirements are unaffected. Waverley Country Club will continue to provide sufficient parking for its club membership and overall usage. This requirement does not apply.

## 1021 Solid Waste and Recyclable Material Collection

### 1021.01 APPLICABILITY

*Section 1021 applies to:*

- A. Multifamily dwellings; and*
- B. Institutional, commercial, and industrial developments.*

**Response:** The proposed development is institutional; as per ZDO 202, institutional use includes "...swimming pools and other recreational facilities open to the public or a membership group..." However, the redevelopment of the pool area will not change Waverley Country Club's overall solid waste and recyclable material collection process, which is compliant with these standards. Therefore, this section is not applicable.

## Section 700: Special Districts

### 705 Willamette River Greenway (WRG)

#### 705.03 AREA OF APPLICATION

*Section 705 applies to development, change of use, or intensification of use on lands and water within the Willamette River Greenway, except:*

- A. A change of use of a building or other structure which does not substantially alter or affect the land or water upon which it is situated;*
- B. Landscaping, driveway construction, modifications of existing structures, and the construction or placement of subsidiary structures or facilities which are usual and necessary to the use and enjoyment of existing improvements; [...]*

**Response:** The proposal is for the modification of an existing structure and developed area, the pool facilities and managed lawn, which are usual and necessary to the enjoyment of the overall country club. The proposal is entirely contained to already developed area, where the existing pool, deck, and turf lawn are located. This proposal will have no substantial alterations or effects on the land. While it appears that the proposal qualifies the exceptions of this standard, in the event the exceptions are not considered applicable, findings for this section have been included.

#### 705.04 STANDARDS FOR INTENSIFICATION, CHANGE OF USE, OR DEVELOPMENT WITHIN THE WILLAMETTE RIVER GREENWAY

*All intensification, change of use, or development shall require a Willamette River Greenway (WRG) permit. A WRG permit requires review as a Type II application pursuant to Section 1307 and shall be subject to the following standards and criteria:*

*A. The request is consistent with the purposes stated in Subsection 705.01.*

**Response:** The proposal is consistent with the purposes stated in ZDO 705.01, which includes a statement about the recreational, scenic, natural, and economic qualities of lands along the Willamette River. This redevelopment of an existing pool and deck area complements the preservation of these recreational qualities, offers opportunities for scenic appreciation of the riverfront, and supports economic uses of riverfront property. By using the existing developed area of the site, this project minimizes site disruption and impacts to the Greenway.

*B. Where necessary, public access has been provided by appropriate legal means to and along the river.*

**Response:** The proposed redevelopment of the pool, deck, and new accessory structure does not change existing public access. No new public access to the river is proposed.

*C. The request will provide the maximum possible landscaped area, open space, or vegetation between the activity and the river. The depth of this area need not exceed 150 feet.*

**Response:** The proposed development maintains landscaped area between the pool and the river. “The activity” of the recreational use of the country club site is not being expanded, though the development on the 139-acre property is being modified, specifically to reorient the pool, change the deck area, and add an accessory building for pool equipment and changing rooms. Downslope from the reoriented pool and new accessory building, there will continue to be landscaped area and open space to the top of bank. New landscaping, a strip of lawn, and the vegetated riverbank will be enhanced or maintained in their current condition as shown on the site plan. Disturbance to the vegetated bank has been avoided. The nearest point of the reoriented development is located approximately 150 feet from the mean low water line, as identified on Sheet 6.

*D. The request will result in the preservation of a buffer or filter strip of natural vegetation along the river bank. The depth of this vegetative buffer or filter strip need not exceed 150 feet, and shall be determined by consideration of the following:*

- 1. The character of the use or development;*
- 2. The width of the river;*
- 3. Steepness of the terrain;*
- 4. Type and stability of the soil; and*
- 5. The type and density of the existing vegetation.*

**Response:** Proposed development maintains the existing vegetated banks, with all of its natural vegetation. This creates approximately 90 feet of buffer from the water’s edge.

- E. *Structures shall observe a minimum setback between 100 and 150 feet from the mean low water level. The setback shall be determined by evaluation of the criteria stated in Subsection 705.04. Residential lots of record and water dependent uses unable to meet this requirement shall be exempt from this setback.*

**Response:** As noted, the nearest point of the pool area is approximately 150 feet from mean low water level as shown on Sheet 6, this standard is met.

- F. *The maximum height of a dwelling or a structure accessory to a dwelling shall be 35 feet.*

**Response:** No dwelling or dwelling accessory structure is proposed.

- G. *Private noncommercial docks and boathouses shall be subject to the following standards, in addition to the other standards in Subsection 705.04: [...]*

**Response:** The proposal is not for a private dock or boathouse. These standards do not apply.

#### 705.05 PROHIBITED USES

*The following uses are prohibited in the Willamette River Greenway (WRG):*

- A. *Low head hydroelectric dam facilities, which adversely impact fisheries or the scenic and water quality of the river; and*
- B. *Private noncommercial docks and moorages in the limited use rural portions of the WRG identified on Comprehensive Plan Map III-1e, Willamette River Greenway Design Plan.*

**Response:** No prohibited uses are part of this proposal. The standards of this subsection are met.

#### 705.06 SUBMITTAL REQUIREMENTS

*In addition to the submittal requirements identified in Subsection 1307.07(C), an application for a Willamette River Greenway permit shall include:*

- A. *A site plan showing existing vegetation and development, and locations of proposed development or activity;*
- B. *Elevations of any proposed structures;*
- C. *Exterior materials list for any proposed structures, including type and colors of siding and roofing; and*
- D. *Cross section of any area within the vegetative buffer or filter strip where grading, filling, or excavating will occur.*

**Response:** Sheets 8 through 11 of the drawing set include elevations and exterior materials, and Sheet 25 shows proposed development in relation to existing and proposed vegetation. No grading is proposed within the vegetative buffer or filter strip. The submittal requirements are met.

## 706 Habitat Conservation Area District (HCAD)

### 706.02 AREA OF APPLICATION

- A. *Section 706 applies in the Habitat Conservation Area District (HCAD). The HCAD applies to all parcels containing a Habitat Conservation Area (HCA). The HCAD also applies to any area that is less than 100 feet outside the boundary of an HCA even if the area is not located on the same parcel as the HCA. HCAs are identified on maps adopted by reference in Chapter 3 of the Comprehensive Plan (hereinafter referred to as the HCA Map) and are categorized as High, Moderate, or Low HCA. Notwithstanding the HCA Map, however, Section 706 does not apply to areas that are outside both the Metropolitan Service District Boundary and the Portland Metropolitan Urban Growth Boundary.*
- B. *An applicant may dispute the location of an HCA by submitting an application for HCA Map Verification pursuant to Subsection 706.06(B) or by applying for a Comprehensive Plan amendment to modify the HCA Map. HCA Map Verification does not amend the Comprehensive Plan.*
- C. *Development within an HCA in accordance with the provisions of Section 706 shall not result in removal of such developed areas from the HCA and shall not change the applicable HCA category.*

**Response:** The previous land use case on this site showed that the edge of the HCA is located at the top of bank, and the areas landward of that line are part of the longstanding golf course and recreational use of the site, highly disturbed, and therefore qualify as development according to County definitions. As a result the proposed development is entirely outside of the HCA, and this overlay does not apply to the proposal. The HCA boundary has been depicted on the site plan.

## 707 Historic Landmark (HL), Historic District (HD), and Historic Corridor (HC)

### 707.02 APPLICABILITY

- A. *Section 707 applies to designated Historic Landmarks, Historic Districts, and Historic Corridors.*
- B. *Historic Landmark: A site, structure, or object may be zoned Historic Landmark if it is listed on the National Register of Historic Places, or if it is rated as significant under the County's procedure for evaluating historic resources under the specific architectural, environmental, and historic association criteria. [...]*

**Response:** The proposed alteration of the pool and deck area at Waverley Country Club is within a Historic Landmark overlay. The reason behind this overlay is the status of the Clubhouse, which is on the National Register of Historic Places. The Waverley Country Club has been in operation at this site since 1896 and its presence has strong historical context. The standards of this section apply.

#### 707.04 USES PERMITTED

- A. Primary Uses: *A Historic Landmark or properties within a Historic District or Historic Corridor may be used for any use which is allowed in the underlying zoning district, including home occupations, provided such use is not detrimental to the preservation of the historic resource, subject to the specific requirements for the use, and all other requirements of Section 707.*

**Response:** The pool and country club uses are legal and nonconforming. However, under current regulations, both country clubs and swimming pools are allowed conditionally within the R-7 zoning district, and are therefore allowed within the Historic Landmark overlay. As discussed below and shown on the drawings, the proposed development does not make any physical changes to the designated historic resource, the Clubhouse building.

#### 707.06 THE REVIEW PROCESS

*Subsection 707.06 applies to all Historic Landmarks, properties within Historic Districts and Historic Corridors, and contributing resources therein.*

- A. Designation and Zoning: *Comprehensive Plan designation and zoning of a Historic Landmark, Historic District, or Historic Corridor [...]*
- B. Application Requirements: *In addition to the submittal requirements identified in Subsection 1307.07(C), applications for alteration and development shall include [...]*

**Response:** The proposal does not establish or alter a Historic Landmark, District, or Corridor. These standards do not apply.

- C. Alteration and Development:
1. Maintenance: *The normal responsibilities of the property owner to care, repair, and replace with like materials shall be reviewed as a Type I application pursuant to Section 1307. [...]*

**Response:** The proposal is not for the maintenance of a Historic Landmark building or the grounds.

2. Minor Alterations: *Minor alterations shall be reviewed as Type II applications pursuant to Section 1307. In addition, the review authority may consult with the Historic Review Board, or any member thereof, in applying the provisions of Subsection 707.06(C)(2). An alteration shall be considered minor when the result of the proposed action is to restore portions of the exterior to the original historic appearance while performing repairs, such as: [...]*

**Response:** The proposal is not a minor alteration as it does not directly affect the Clubhouse or restore its exterior.

3. Major Alterations: Major alterations shall be reviewed as Type II applications pursuant to Section 1307. Approval of an application for a major alteration shall be subject to the following criteria for rehabilitation:

**Response:** While the development site is within the Historic Landmark overlay, the proposal does not involve a major alteration of the historic landmark. While the pool renovation and new accessory structure may qualify as a major alteration to the site within the overlay, the proposed changes do not directly affect the Clubhouse building. The Oregon Historic Site Record form makes no specific mention of the pool or deck. Altering the existing deck and pool area will not impact the Clubhouse and has been designed to be compatible with the historic context of this adjacent structure.

- a. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

**Response:** The pool and deck area have existed on site since the 1930s and are part of the overall historic use of the Country Club. The alteration of the pool and deck area, which will stay in the same general area as the existing facilities, will not change the Club's use or the adjacent Clubhouse's characteristics. The altered pool facilities will be complementary to the site and its environment, designed to enhance the Waverley Country Club context. See Sheet 8 to Sheet 16 for details on matching materials and coloring, and renderings of the alteration.

- b. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

**Response:** No historic materials are proposed to be removed. While the alteration will reorient the pool area, incorporate modern design elements, and add a small accessory pool building, it will not change the fundamental character of this area of the property from existing conditions. The outdoor recreational space will continue to be defined by the adjacent historic Clubhouse and Field House, views of the Willamette, and the surrounding open areas that include the golf course. The proposed alteration is compatible with the existing historic context while modernizing infrastructure.

- c. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

**Response:** The proposal will not add features to create a false sense of historical development. While the proposal uses matching materials to complement the architectural style of surrounding buildings, it also incorporates modified features and

design, such as an infinity edge, to differentiate the new pool area from its historic surroundings. See Sheets 14 and 15 for the rendering of the alteration.

- d. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
- e. *Distinctive features, finished, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
- f. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
- g. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the least damaging or gentlest means possible.*
- h. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

**Response:** No existing historic buildings, archaeological resources, or historic features on site are directly affected. Chemical or physical treatments are not proposed for any historic materials. The development will alter the pool and deck within the existing pool area with a design compatible with the historical context.

- i. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

**Response:** The proposal is compatible with the site's existing historical context and does not destroy any existing historical materials. The altered pool will be in the same area as the existing pool facilities, which maintains the cluster of development and reduces visual change. The new accessory pool building is small in comparison to the Clubhouse and Field House, which is appropriate for its use. Despite small increases in hardscape and pool area over existing conditions, an appropriate balance of softscaping and landscaping is maintained.

The new accessory pool building is proposed to be white wood lap siding and asphalt roofing, color and style to match the adjacent Clubhouse. Architectural features of the new building complement surrounding context, including the addition of dormers on

the roof and a trellis overhanging the first story. At the same time, the proposed alteration is differentiated from the historic features by utilizing modern design elements such as thin profile metal slat fencing, vertical painted wood slat screening, and an infinity pool edge. While the development will result in visual changes to the site, it also preserves the historic integrity of Waverley Country Club while offering an aesthetically improved, safety-compliant, and better-functioning pool facility. Renderings of the alteration in context and other architectural design elements can be found in Sheets 14 and 15.

- j. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property, including historic plant materials, and its environment would be unimpaired.*

**Response:** The proposed alteration will not permanently impact the integrity of the historic property. The proposal does not directly affect any historic assets on site because it merely reorients the pool area and adds a small accessory building. The alteration could theoretically be removed while maintaining the historic environment, as the Clubhouse, Field House, and overall site layout will remain the same.

- 4. New Construction: Applications for proposed structures on a Historic Landmark site, or within a Historic District or Historic Corridor shall be reviewed as Type II applications pursuant to Section 1307. Approval of an application shall be subject to the following criteria:
  - a. The design of the proposed structure is compatible with the design of the landmark building(s) on the site or in the district or corridor considering scale, style, height, and architectural detail, materials, and colors.*
  - b. The location and orientation of the new structure on the site is consistent with the typical location and orientation of similar structures on the site or within the district or corridor, considering setbacks, distances between structures, location of entrances, and similar siting considerations.*
  - c. Changes to yard areas including planters, fences, ponds, walkways and landscape materials should be compatible with the overall historic setting.*
  - d. Scale of commercial use: Individual permitted uses shall be of a scale appropriate to serve properties surrounding the historic overlay.*

**Response:** The proposed Type II application is for the alteration of the pool area with a new small accessory building. For the purposes of this response, all three elements (pool, deck, accessory building) will be considered new “structures” on the site.



As previously detailed, the pool and deck are merely reoriented, in a similar location as the existing pool and deck areas. The new accessory building for changing rooms and pool equipment will use similar colors and materials to complement the adjacent historic resource, the Clubhouse. This includes the use of white wood lap siding, asphalt roofing, dormers, trellis, and columns. Further, throughout the developed area, other complimentary design elements are included, such as thin profile vertical slat metal fencing and vertical wood slat screen walls. See Sheets 14 to 16 for materials, colors, and renderings. Again, new fencing is thin profile vertical slat metal fencing and walkways are concrete, which are modern but compatible with the existing Country Club yard area.

The proposed alteration is within the same area as the existing pool, deck, and lawn, with an altered orientation to better utilize the overall outdoor space adjacent to the Willamette River. It is appropriately clustered with the developed area of the Country Club and scaled for the adjacent Clubhouse and overall historical context. See Sheet 6 for the site plan. The proposed landscaping is compatible with existing landscaping throughout the developed area of the golf course. See Sheet 25 for the preliminary landscaping plan.

5. *Maximum Building Floor Space: Commercial uses approved pursuant to Subsection 707.04(B)(2) are subject to the following standards: [...]*

**Response:** The proposal is not pursuant to Subsection 707.04(B)(2), these standards do not apply.

6. *Partitions and Subdivisions: [...]*

**Response:** The proposal is not for a partition or subdivision. These standards do not apply.

7. *Modifications to Certain Regulations: Regulations pertaining to signs, fence and wall provisions, general provisions regarding height, yards, area, lot width, frontage, depth, coverage, number of off-street parking spaces required, and regulations prescribing setbacks may be modified, if the modifications:*
- a. *Are necessary to preserve the historic character, appearance or integrity of the proposed Historic Landmark, Historic District or Historic Corridor; and*
  - b. *Are in accordance with the purposes of the zoning and sign regulations.*

**Response:** No modification to regulations for signs, fence and wall provisions, or general provisions are requested to preserve historic character.

- D. *Moving or Demolition of a Historic Landmark or Contributing Resource: [...]*

**Response:** The proposal is not to move or demolish a Historic Landmark or Contributing Resource. These standards do not apply.

## 709 Water Quality Resource Area District (WQRAD)

### 709.01 PURPOSE

*Section 709 is adopted to implement the policies of the Comprehensive Plan for Water Quality Resource Areas.*

### 709.02 AREA OF APPLICATION

*H. Section 709 applies in the Water Quality Resource Area District (WQRAD). The WQRAD applies to all parcels containing a Water Quality Resource Area (WQRA), provided that such parcels are inside the Metropolitan Service District Boundary or the Portland Metropolitan Urban Growth Boundary and outside the boundaries of both Clackamas County Service District No. 1 and Surface Water Management Agency of Clackamas County. WQRAs are protected water resources and adjacent vegetated corridors as established by Section 709. Protected water resources are classified as primary or secondary.*

**Response:** The proposed development is located within the 50-foot buffer for the Water Quality Resource Area, as shown on the site plan, as well as the Portland Metropolitan Urban Growth Boundary. It is outside of the Clackamas County Service District No. 1 and Surface Water Management Agency service areas per Clackamas County Water Environment Services map. As such, the standards of this section apply.

### 709.04 EXEMPT USES

*The following uses and activities are exempt from the requirements of Section 709, except that if the use or activity requires a building or grading permit, a Construction Management Plan shall be required pursuant to Subsection 709.06(A): [...]*

*L. Additions, alterations, rehabilitation, or replacement of existing structures, roadways, driveways, accessory uses, and other development that do not increase existing structural footprints in the WQRA where the disturbed portion of the WQRA is restored and vegetation is replaced with native vegetation; [...]*

**Response:** The development is an exempt use because it is an “alteration” of the existing pool and deck area on an already developed site. The existing pool and deck will be replaced and oriented to make better use of the Waverley Country Club lawn space. A small pool building is proposed containing changing rooms and a facilities room. This new structure is either an “addition” to the existing “accessory uses” or “other development” on the country club site, per subsection 709.04.L above. The new building is accessory to the pool use because it would not exist separate from the pool and has no other utility except as a structure that supports pool-related activities. The

development is within the 50-foot WQRA buffer, but does not extend into the vegetated bank.

Critically, while it is within the WQRA buffer, the entire footprint of the proposal is already developed. This area has the existing pool, deck, and open turf lawn. Per ZDO 709.03.E, development is “Any manmade change defined as structures, roads, utilities, mining, dredging, paving, vegetation removal, filling, or grading in amounts greater than 10 cubic yards.” The pool and deck are manmade structures. The lawn had its natural vegetation removed and replaced with manicured turf more than 100 years ago, when it was graded/filled to be level for outdoor use. The proposed alteration will be within this existing developed area. Thus, proposed development does not increase structural footprint of development that occurs within the WQRA.

This view is strengthened by the HCA and WQRA Map Verification Memo, Appendix G, and its approval by the County in the recent HCA Map Verification (Z0379-24) and WQRA Boundary Verifications (Z0380-24). Professional Wetland Scientists and biologists with Pacific Habitat Services completed this memo. The memo agrees that the entirety of the site is considered developed, including club facilities, driveways, paths, and “leveled outdoor entertainment areas” due to the need for vegetation cover removal and fill/grading.

Manicured turf lawn is not considered vegetation in the sense of water quality considerations, as it is a highly maintained surface that does not occur natively. As such, any disturbed lawn will be maintained as an enhanced turf lawn for the Country Club’s use. Again, the proposed development will not impact the vegetated banks leading to the Willamette River within the WQRA which contains a low to moderate function vegetative community.

As such, the proposal is exempt from the requirements of section 709.

## **Section 1100: Development Review Process**

### **1102 Design Review**

#### **1102.01 PURPOSE AND APPLICABILITY**

*Section 1102 is adopted to provide standards, criteria, and procedures under which design review may be approved.*

*A. Design review is required for:*

*1. Development, redevelopment, expansions, and improvements in:*

- a. Commercial zoning districts;*
- b. Industrial zoning districts;*
- c. HDR, MR-1, MR-2, MRR, PMD, RCHDR, SHD, VA, and VTH Districts;*

2. *Institutional uses in Urban Low Density Residential, VR-4/5, and VR-5/7 Districts;*
3. *Townhouses and institutional uses in the HR District; and*
4. *Other uses as required by the Planning Director, the Hearings Officer, or the Board of County Commissioners.*

**Response:** The site is an institutional use, as per ZDO 202 "...swimming pools and other recreational facilities open to the public or a membership group..." It is located in a Urban Low Density Residential zone (R-7). As such, it meets the standard under subsection A.2 and design review is required.

#### 1102.02 SUBMITTAL REQUIREMENTS

*In addition to the submittal requirements identified in Subsection 1307.07(C), an application for design review shall include:*

- A. *A narrative describing the proposed use;*

**Response:** Part 1 of this findings document includes a proposal narrative.

- B. *An engineering geologic study, if required pursuant to Section 1002, Protection of Natural Features, or 1003, Hazards to Safety*

**Response:** Geotechnical Reports are included as part of this application, Appendix D.

- C. *Preliminary statements of feasibility, if required pursuant to Section 1006, Utilities, Street Lights, Water Supply, Sewage Disposal, Surface Water Management, and Erosion Control;*

**Response:** Preliminary statements of feasibility are included for water, sewer, and surface water management, Appendix E.

- D. *A transportation impact study, if required pursuant to Section 1007, Roads and Connectivity;*

**Response:** The proposed development will not create any new travel demand, nor does it propose any changes to transportation infrastructure. A transportation impact study is not required.

- E. *Calculations demonstrating compliance with Section 1012, Lot Size and Density, if applicable;*

**Response:** As an institutional use, per ZDO 202, the country club property is not required to comply with Section 1012. Thus, this requirement does not apply.

- F. *A vicinity map showing the location of the subject property in relation to adjacent properties, roads, bikeways, pedestrian access, utility access, and manmade or natural site features that cross the boundaries of the subject property;*

**Response:** A vicinity map on Sheet 3 of the LU drawing package includes all the information required.

- G. *An existing conditions map, drawn to a scale of not less than one inch equals 50 feet, showing:*

1. *Contour lines at two-foot intervals for slopes of 20 percent or less within an urban growth boundary; contour lines at five-foot intervals for slopes exceeding 20 percent within an urban growth boundary; contour lines at 10foot intervals outside an urban growth boundary; source of contour information.*
2. *Slope analysis designating portions of the site according to the following slope ranges and identifying the total land area in each category: zero to 20 percent, greater than 20 percent to 35 percent, greater than 35 percent to 50 percent, and greater than 50 percent;*
3. *Drainage;*
4. *Potential hazards to safety, including areas identified as mass movement, flood, soil, or fire hazards pursuant to Section 1003;*
5. *Natural features, such as rivers, streams, wetlands, underground springs, wildlife habitat, earth mounds, and large rock outcroppings;*
6. *Wooded areas, significant clumps or groves of trees, and specimen conifers, oaks, and other large deciduous trees. Where the site is heavily wooded, an aerial photograph, at a scale of not more than 1 inch equals 400 feet, may be submitted and only those trees that will be affected by the proposed development need be sited accurately;*
7. *Overlay zoning districts regulated by Section 700, Special Districts;*
8. *Noise sources;*
9. *Sun and wind exposure;*
10. *Significant views;*
11. *Structures, impervious surfaces, utilities, onsite wastewater treatment systems, landscaping, driveways and easements (e.g., access, utility, storm drainage). Note whether these will remain or be removed and provide dimensions of driveways and easements; and*
12. *All of the following that are on or adjacent to the subject property, including dimensions and, if applicable, names: existing roads, platted unconstructed roads, railroad rights-of-way, bikeways, curbs, sidewalks, pedestrian pathways, accessways, and trails.*

**Response:** The application includes an existing conditions site plan, Sheet 5, and a civil existing conditions site plan, Sheet 18 (C2), which includes the necessary information to meet the requirements of this standard.

*H. A proposed site plan, drawn to a scale of not less than one inch equals 50 feet, showing:*

- 1. The subject property, including contiguous property under the same ownership as the subject property, and adjacent properties;*
- 2. Property lines and dimensions for the subject property. Indicate any proposed changes to these;*
- 3. Natural features to be retained;*
- 4. Location, dimensions, and names of all existing or platted roads or other public ways, easements, and railroad rights-of-way on or adjacent to the subject property;*
- 5. The location of at least one temporary benchmark and spot elevations;*
- 6. Location and dimensions of structures, impervious surfaces, and utilities, whether proposed or existing and intended to be retained. For phased developments, include future buildings;*
- 7. Approximate location and size of storm drainage facilities;*
- 8. Relation to transit; parking and loading areas, including dimensions and number of individual parking and loading spaces and drive aisles; bicycle racks; walkways; and pedestrian crossings;*
- 9. Orientation of structures showing windows and doors;*
- 10. Location and type of lighting;*
- 11. Service areas for waste disposal, recycling, loading, and delivery;*
- 12. Location of mail boxes;*
- 13. Freestanding signs; and*
- 14. Pedestrian amenities;*

**Response:** The application includes a proposed site plan on Sheet 6, a lighting plan on Sheet 12, a proposed grading plan on Sheet 19 (C3), and a proposed utility plan on Sheet 6 (C6), which includes the necessary information to meet the requirements of this standard.

*I. A grading plan, drawn to a scale of not less than one inch equals 50 feet, showing location and extent of proposed grading, general contour lines, slope ratios, slope stabilization proposals, and natural resources protection consistent with Sections 1002 and 1003;*

**Response:** The LU drawing package includes a site grading plan, Sheet 19 (C3), and grading profiles, Sheet 20 (C4), with all the required information to meet this standard.

*J. Architectural drawings, including:*

1. Building elevations, including any building signs. Identify the dimensions, area, color, materials, and means of illumination of such signs. Identify and show dimensions of any electronic message center or other changeable copy sign areas;
2. Building sections;
3. Floor plans;
4. Color and type of building materials; and
5. Elevation of freestanding sign(s). Identify the dimensions – including total height and height between bottom of sign and ground, area, color, materials, and means of illumination. Identify and show dimensions of any electronic message center or other changeable copy sign areas; and 6. Gross floor area, in square feet, of each structure; floor area ratio if a minimum floor area ratio standard applies; and number of dwelling units;

**Response:** The application for altering the Waverley Country Club pool and deck area includes architectural drawings, Sheets 6 through 16, which contain all the required information to meet this standard.

- K. *A general landscaping plan, drawn to a scale of not less than one inch equals 50 feet, showing the elements required on the proposed site plan and:*
1. Existing plants and groups of plants proposed;
  2. Description of soil conditions; plans for soil treatment such as stockpiling of topsoil or addition of soil amendments; and plant selection requirements relating to soil conditions;
  3. Erosion controls, including plant materials and soil stabilization, if any;
  4. Irrigation system;
  5. Landscape-related structures such as fences, terraces, decks, patios, shelters and play areas; and
  6. Open space and recreational areas and facilities, if applicable.

**Response:** The application includes a existing landscaping and preliminary landscape plan, Sheet 24 through Sheet 26, containing all the required information to meet this standard.

- L. *A transportation improvement plan that includes proposed cross-sections for roads to be constructed or improved, including widths of travel lanes, bikeways, sidewalks, curbs, pedestrian pathways, and landscape strips. Identify proposed landscape plan for landscape strips, including street tree type, size and location. Identify proposed dedication of right-of-way*

**Response:** The proposed development does not impact roadways or intersection. No transportation improvement plan has been provided, the standards of this section do not apply.

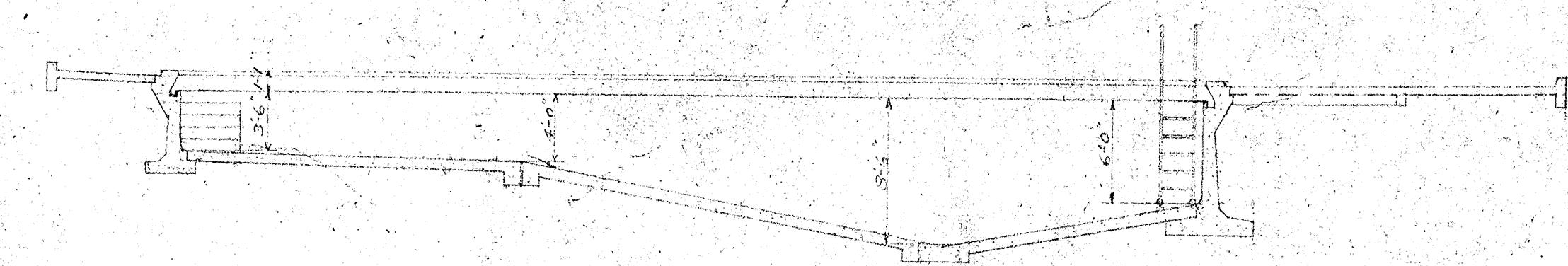
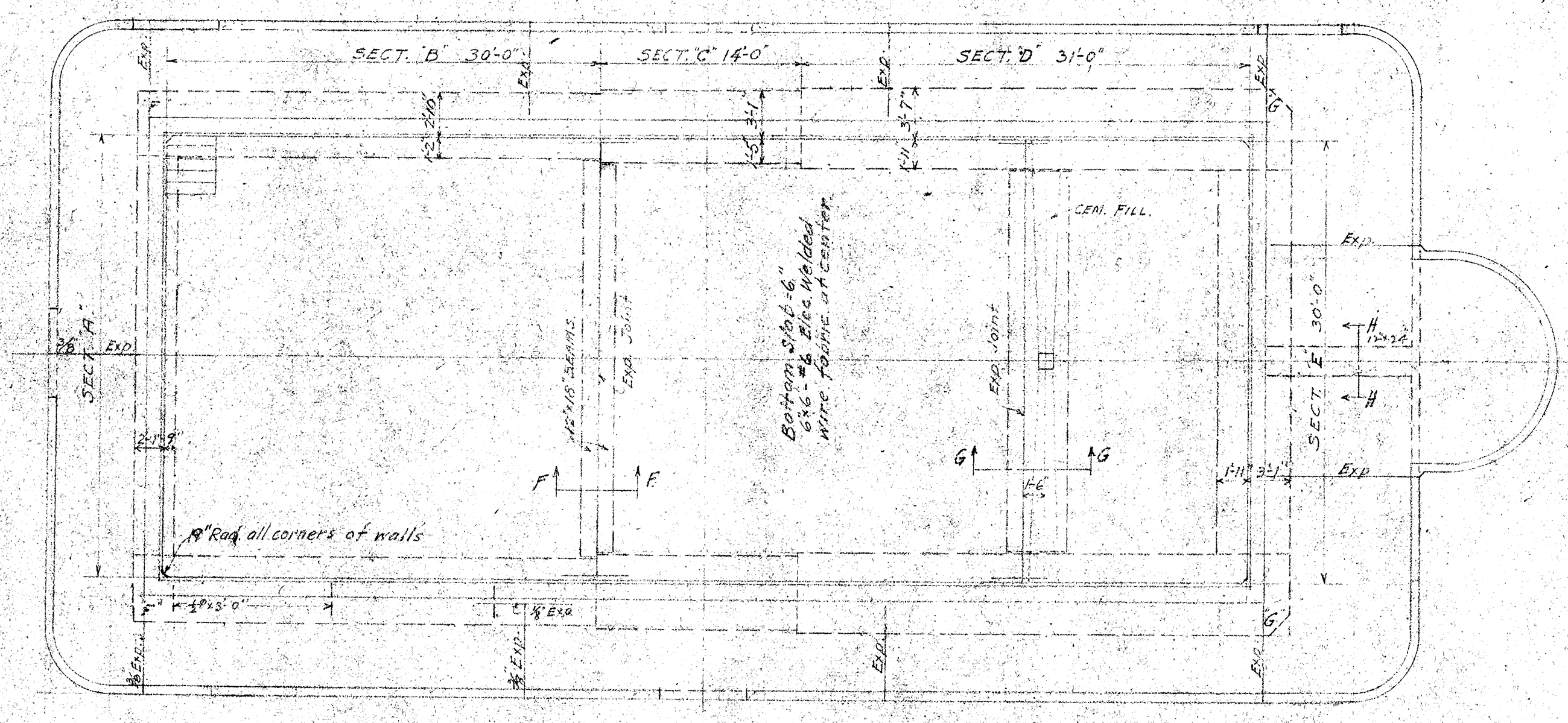
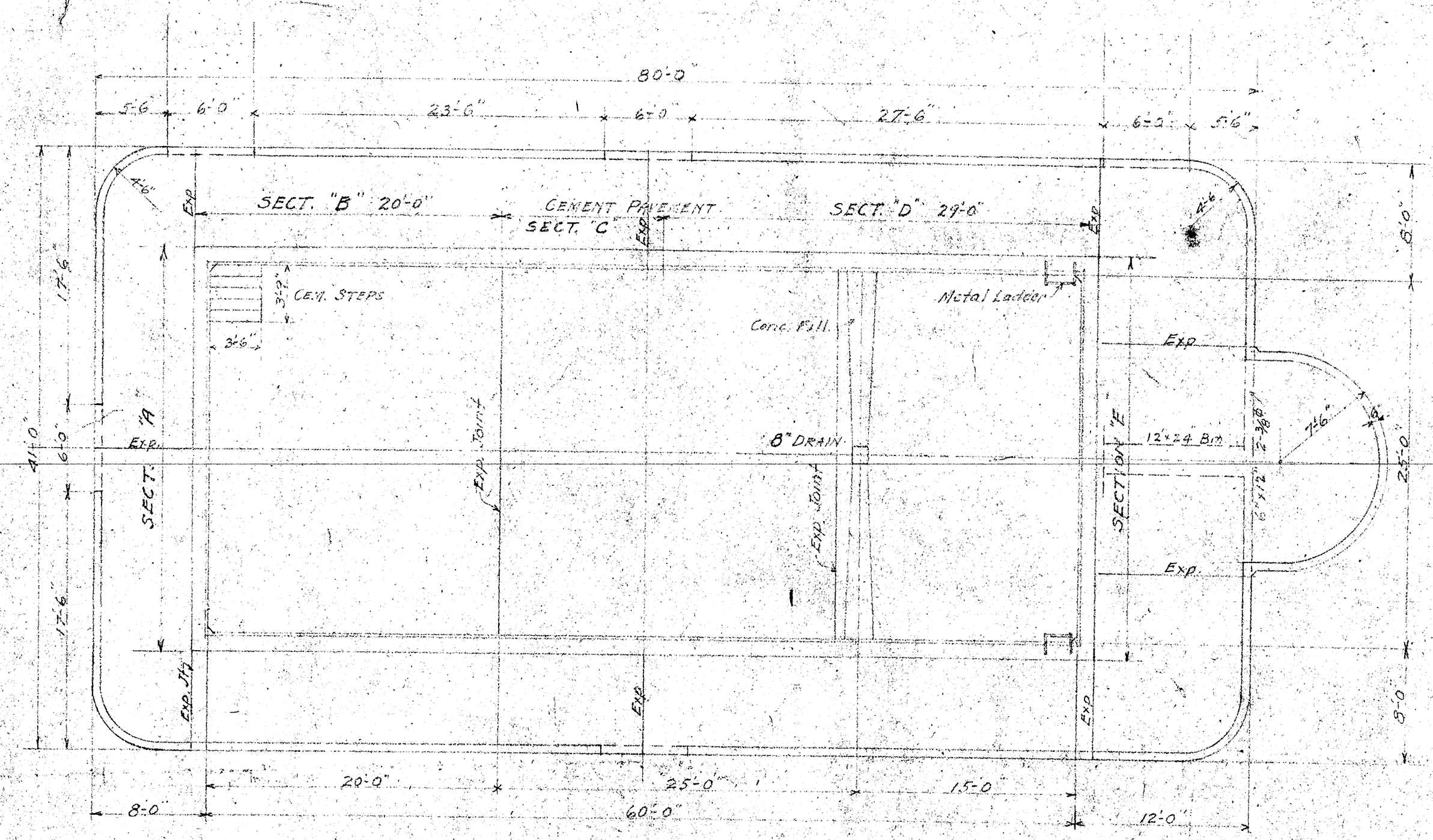
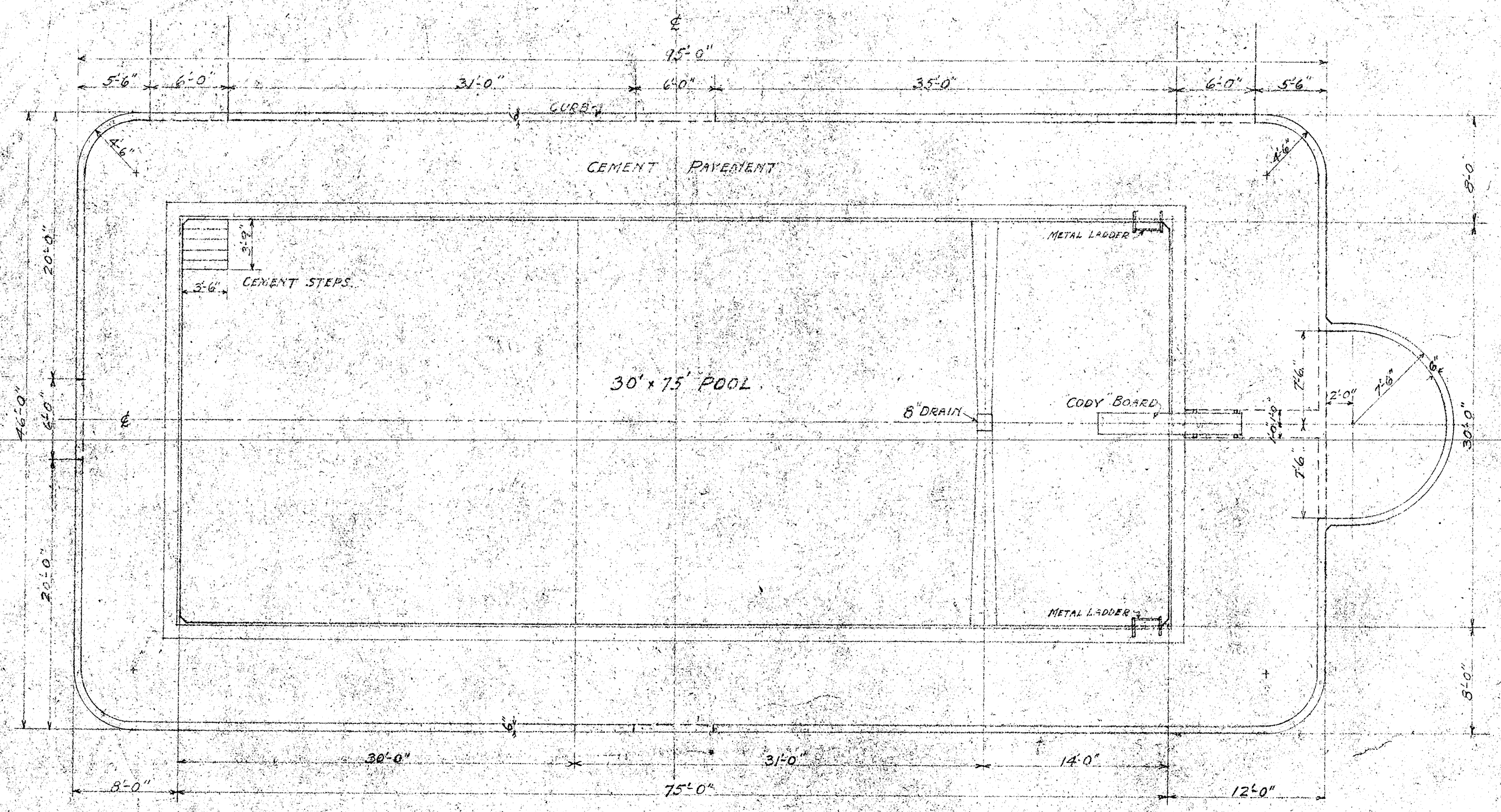
## 1102.03 APPROVAL CRITERIA

*Design review requires review as a Type II application pursuant to Section 1307, Procedures, and shall be subject to the following standards and criteria:*

- A. The proposed development shall be subject to Section 1000, Development Standards, and the standards of the applicable zoning district.*
- B. As part of design review in the PMU and RCO Districts, a master plan shall be required if the proposed development does not meet the minimum floor area ratio for the entire site (where phased compliance is permitted by Table 510-2, Dimensional Standards in the Urban Commercial and Mixed-Use Zoning Districts) or if compliance with Table 510-3: Site-Specific Requirements for the PMU District, is not being achieved for the entire PMU site. The master plan shall demonstrate that it is feasible to achieve full compliance with a future phase of development that is not reliant upon adding additional stories to existing or proposed structures or demolishing structures built after the PMU or RCO District was applied to the subject property.*
- C. As part of design review of development of any portion of the OA District, a master plan shall be required for the subject property and all contiguous lots with a Comprehensive Plan land use designation of Office Apartment. The master plan shall include a plan for consolidation of motor vehicle accesses for the entire Office Apartment site that complies with the access targets of Comprehensive Plan Map X-SC-5, Sunnyside Corridor Community Plan Sunnyside Road Access Management Targets.*

**Response:** This document contains findings related to Sections 1000 and 315 which apply to the R7 zoning district. The proposed development is not within the PMU, RCO, or any portion of the OA district, so ZDO 1102.03.B and C do not apply.

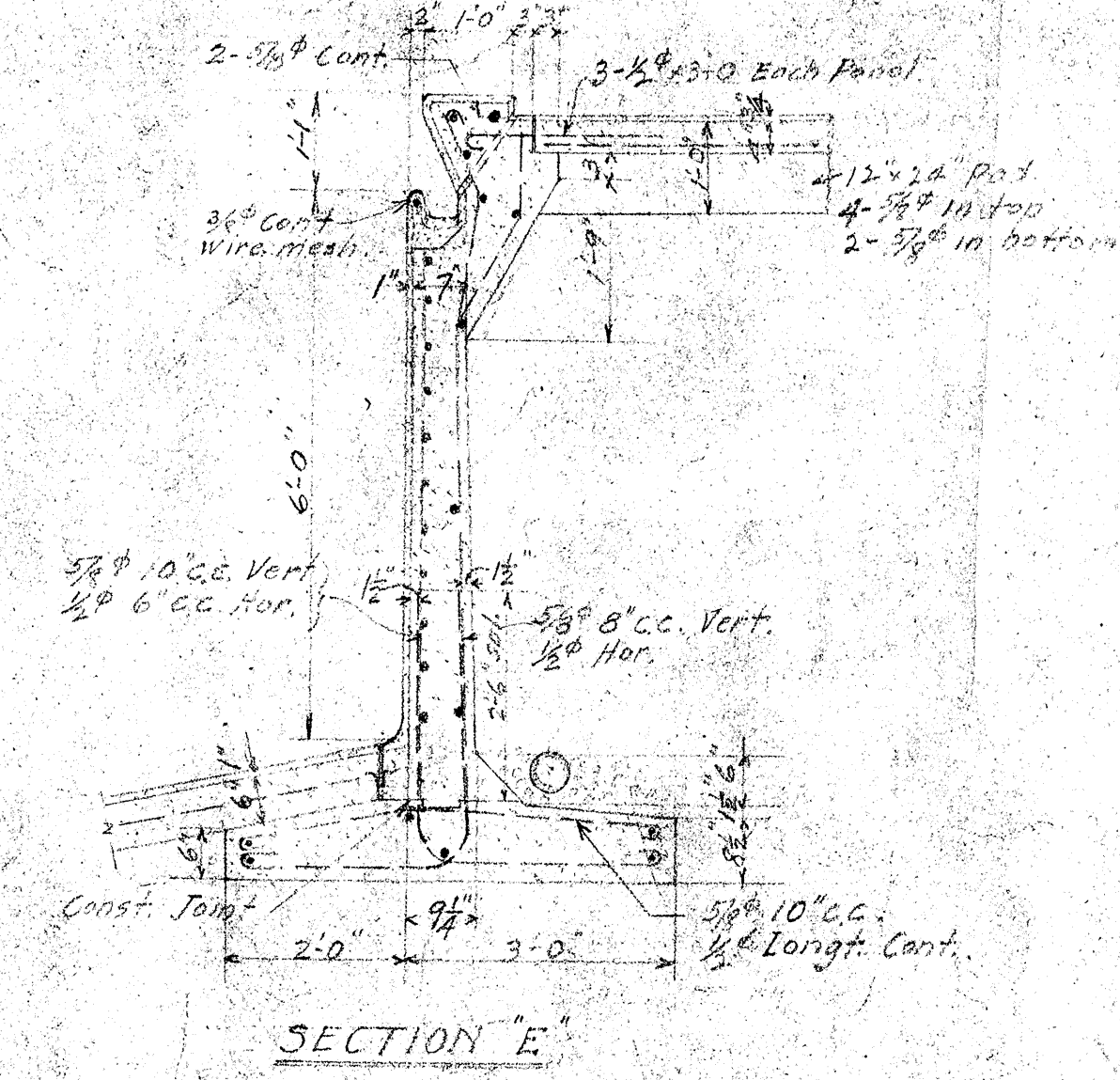
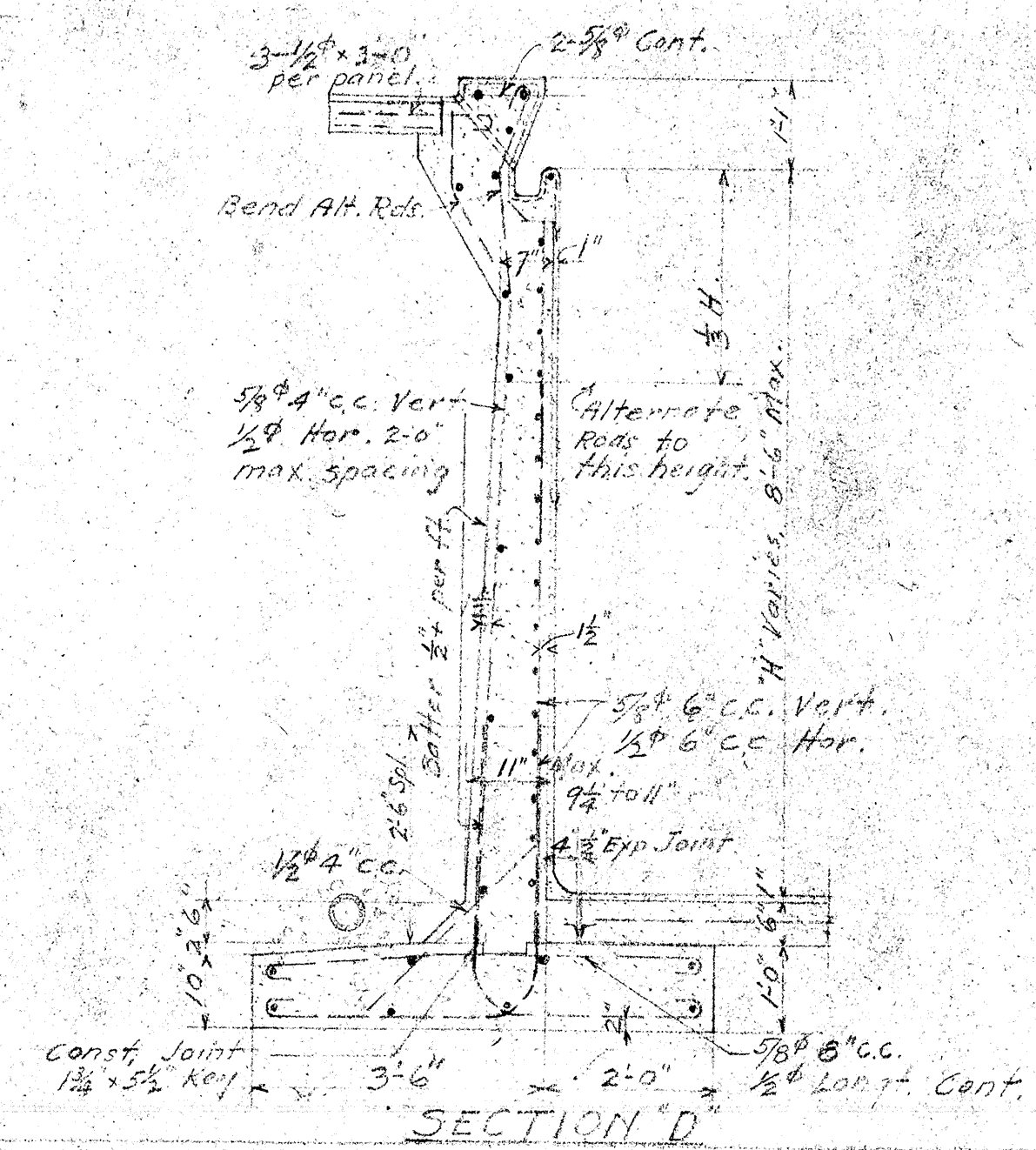
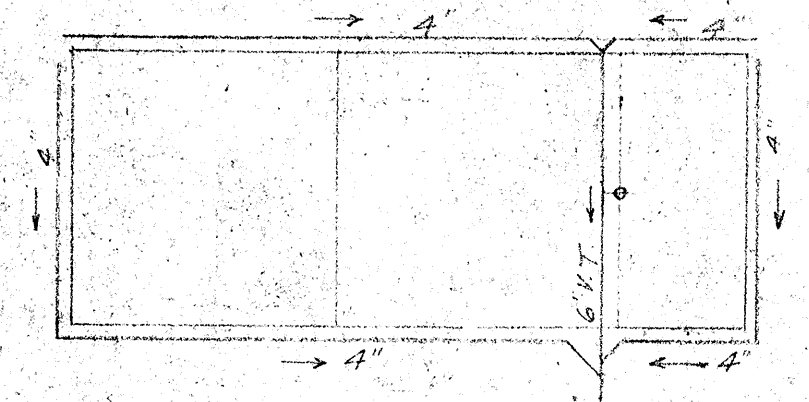
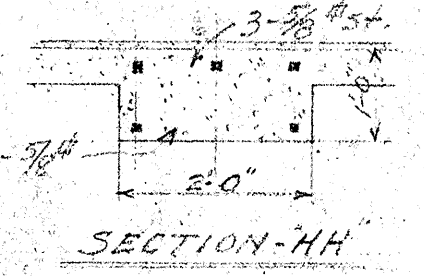
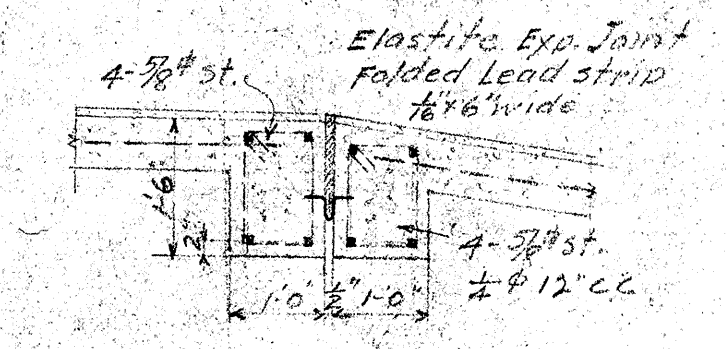
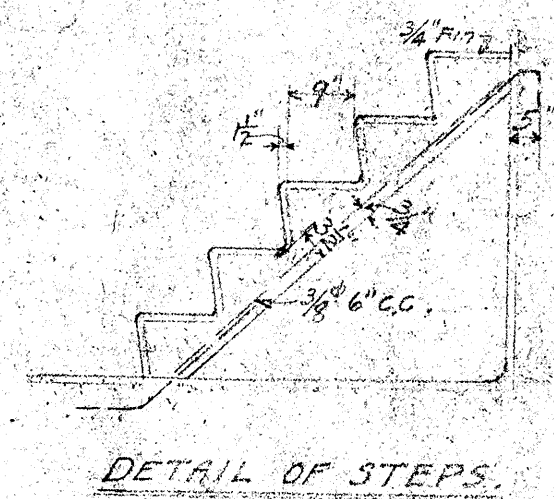
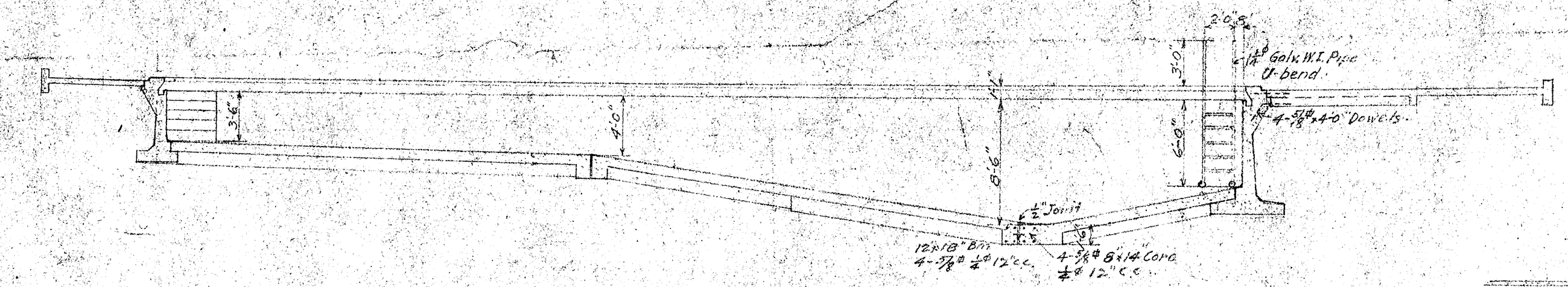
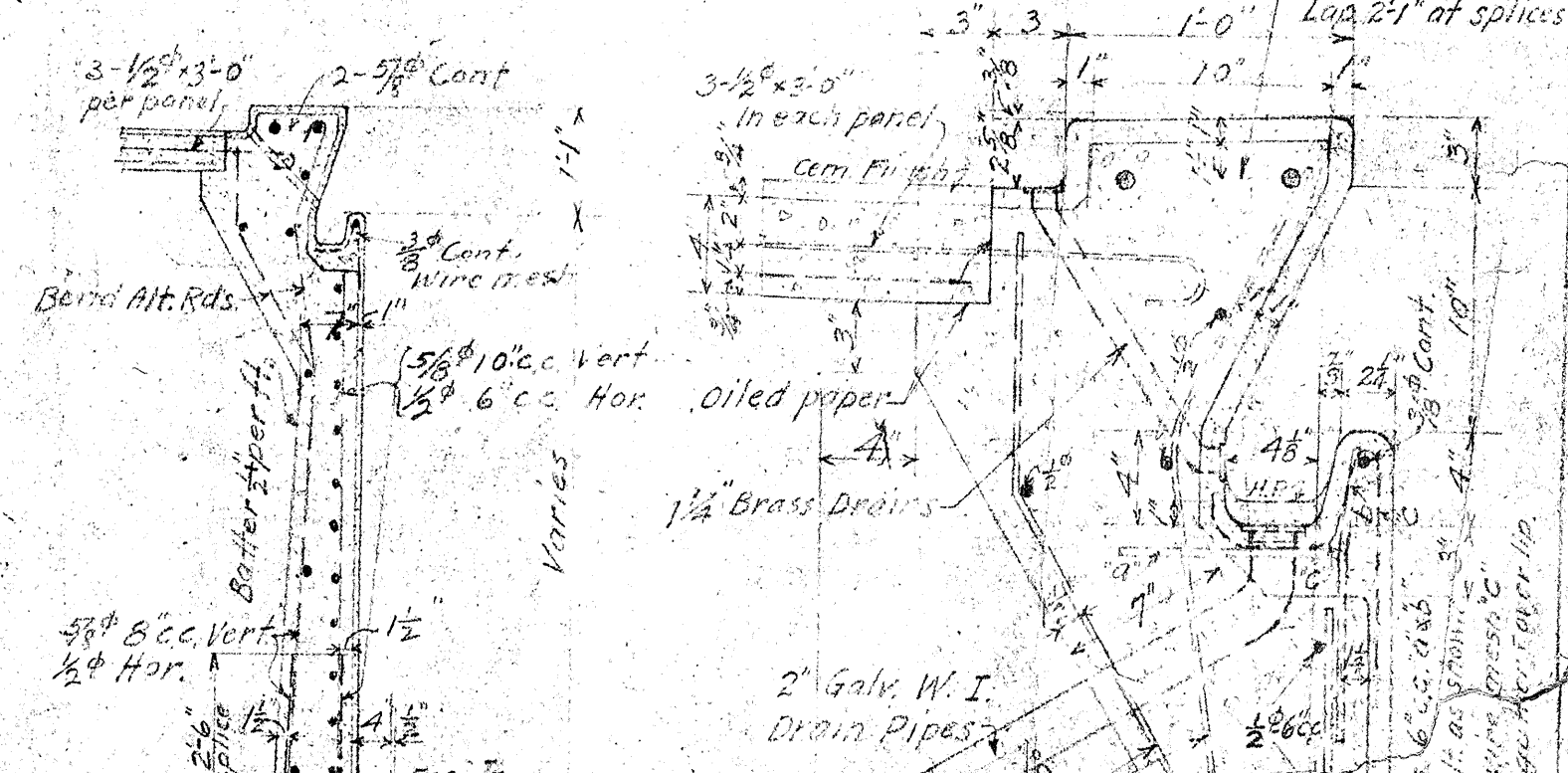
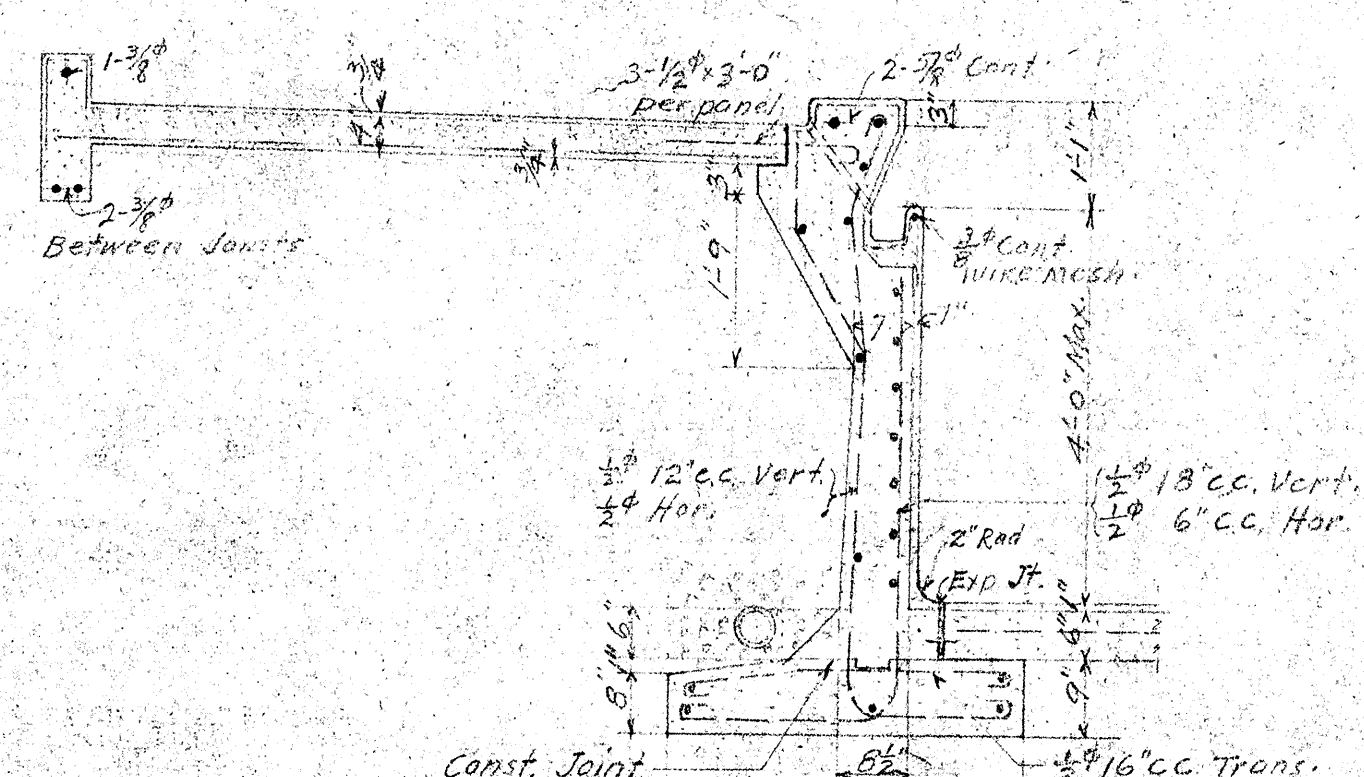
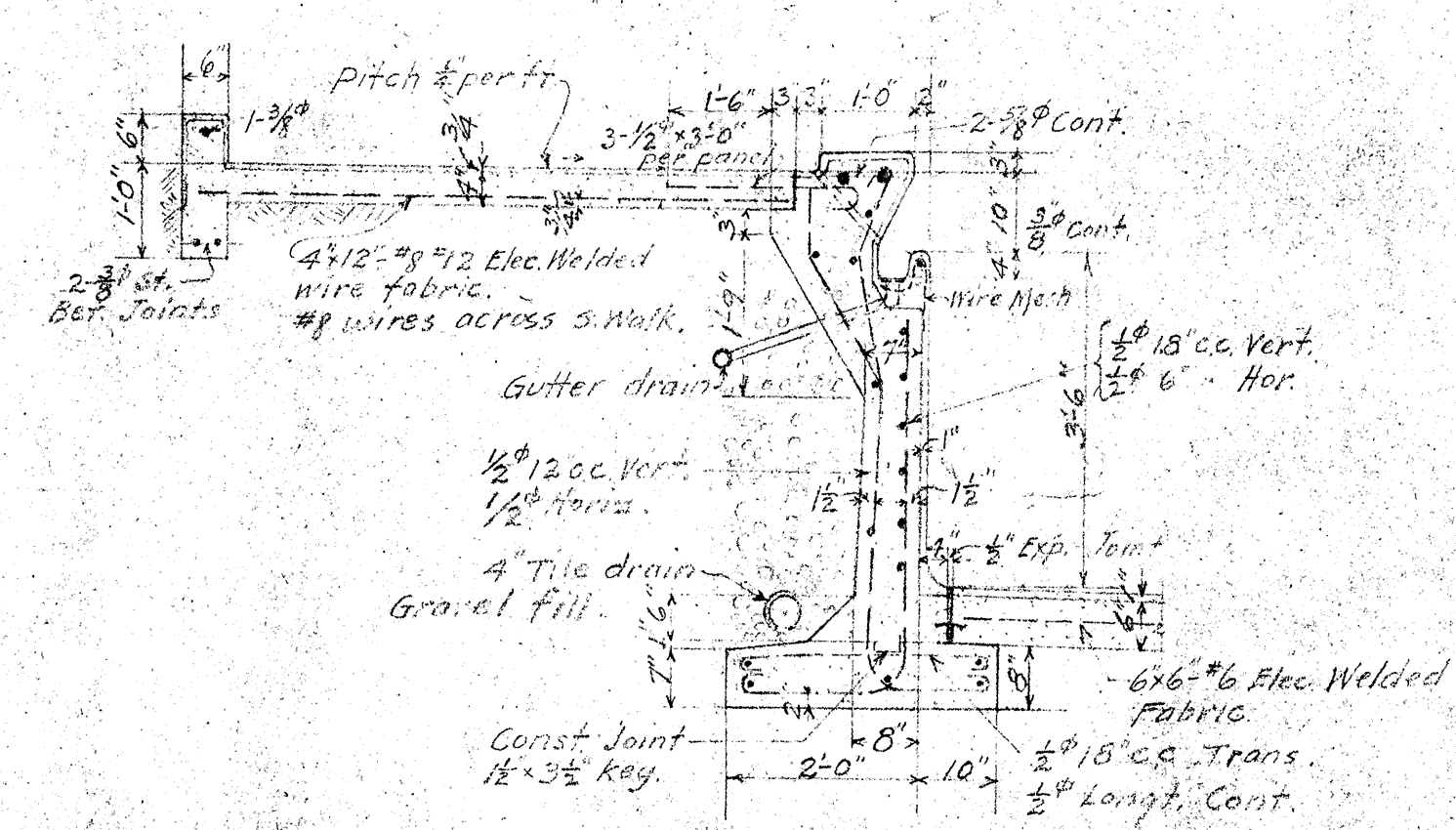




**NOTES.**

Do not run water in pool until back fill is in and settled. Keep pool full at times of extreme high water in river. Bottom of tank is not designed for back pressure. For concrete mix see Specifications. Lap continuous rebar 4 diameters at splices and corners. Submit duplicate prints of Reinf. Details for approval.

ALTERNATE DESIGN - 25' x 60' POOL



DETAILS OF GUTTER AND RECESS RIM

Scale 1/2" = 1'-0"

| TANK DETAILS.                     |                    |       |
|-----------------------------------|--------------------|-------|
| C.O.D.                            | SCALE 1/2" = 1'-0" | SHEET |
| 2701                              | DATE 3-15-27       | 1-51  |
| REVISION                          |                    |       |
| WAYFAIR COUNTRY CLUB              |                    |       |
| ADDENDUM                          |                    |       |
| MORRIS H. WHITEHOUSE & ASSOCIATES |                    |       |
| PORTLAND, ORE.                    |                    |       |

BLOOD & WILLIAMS  
CONSULTING ENGINEERS  
RACINE, WIS.



## EQUIPMENT LIST

| pc.# | no. req'd.   | Description  | Make             |
|------|--------------|--|------------------|
| 1    | 2            | Main drain outlet with 2" pipe outlet & hydro relief valve   | Swimquip         |
| 2    | 206 lin. ft. | Paddock " I F R S " integral flow recirculation system, this includes gutter, return, surface skimmers ( 4 ) coping and convector box with baskets.  | Paddock          |
| 3    | 4            | Lights, 500 watt, with niche, conduit & 'J' boxes  | Swimquip         |
| 4    | 2            | Grab rails and recessed steps  | Swimquip         |
| 5    | 1            | Stair rail, 5' stainless steel   | Swimquip         |
| 6    | 2            | Eye bolts for safety line  | Paddock          |
| 7    | 1            | Safety line , hooks and floats   | Swimquip         |
| 8    | 1            | Filter system, 2PMC36 fiberglass tanks with cast iron dial valve and brass inserts, high rate sand Pump, 5 hp, 3 phase 230/460 volt all bronze with 6 " hair & lint strainer pot all bronze model CHJ3 | Jacuzzi          |
| 9    | 1            | Flow meter, F-300 3" range gpm 70/240  | Sta-Rite         |
| 10   | 1            | Chlorinator, Gas Wallace & Tiernan use existing one To be relocated as shown on plans.   | Blue-White W & T |
| 12   | 1            | Soda Ash Feeder, use existing one  | Paddock          |
| 14   | 2            | 2" inlet fittings for vacuum and pool sweep  | Swimquip         |
| 15   | 1            | 12' diving board with 2 year warranty with 3/4 meter cantilever standard including step and side hand rails & mounting jig   | S.R.Smith        |
| 16   | 1            | Pool Sweep Pump and pool sweep   | Arneson          |
| 17   | 1            | Fill spout 2" G.I. pipe  |                  |

## MATERIAL LIST

- 21 Gunite structure, see details sht. 2 & 5 of drawings  
 22 Depth no's on deck and on inside of coping  
 23 Interior finish, white cement ~~pool~~ pool mix, troweled to a smooth slip resistant ~~finish~~ finish  
 24 Black ceramic tile line at 4'10" depth on bottom and side walls of pool
- Misc. Equipment: Test kit Taylor NO. H, 1-Life Hook and 16' pole, 1-Life ring & rope  
 1-Wall brush & pole, 1-Leaf rake & pole, 1-Vacuum with 2" hose 50'  
 Pool rule signs existing.

Drawing no. 565-74

# Anthony

CONST. CO

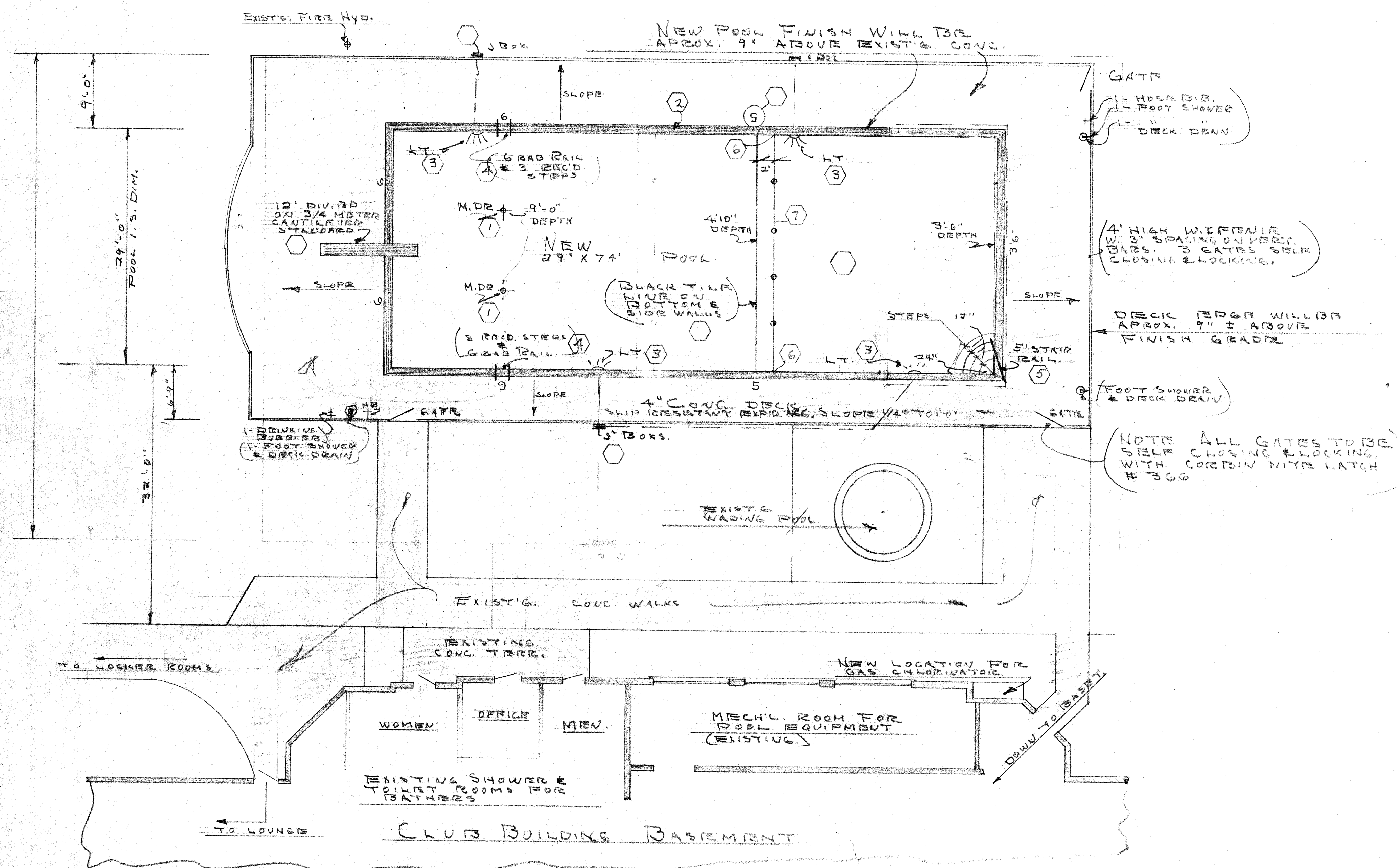
## Swimming Pools

10430 S.W. CENTURY OAK DRIVE

TIGARD, OREGON 97223

202-0771 639-4663

644-0246



PLAN       $1/8" = 1'-0"$

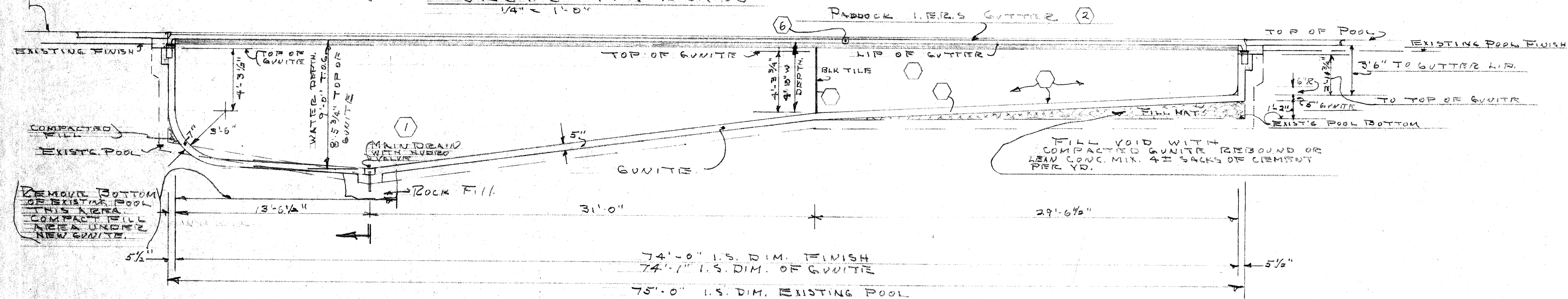
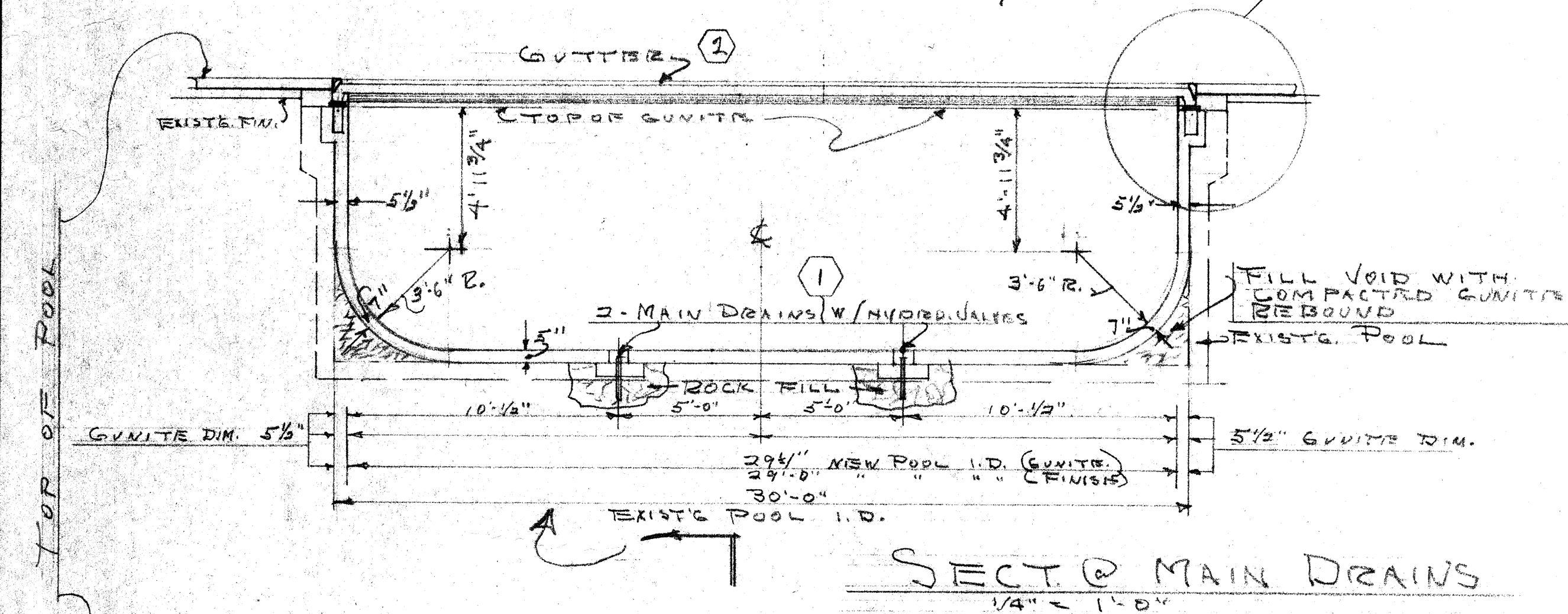
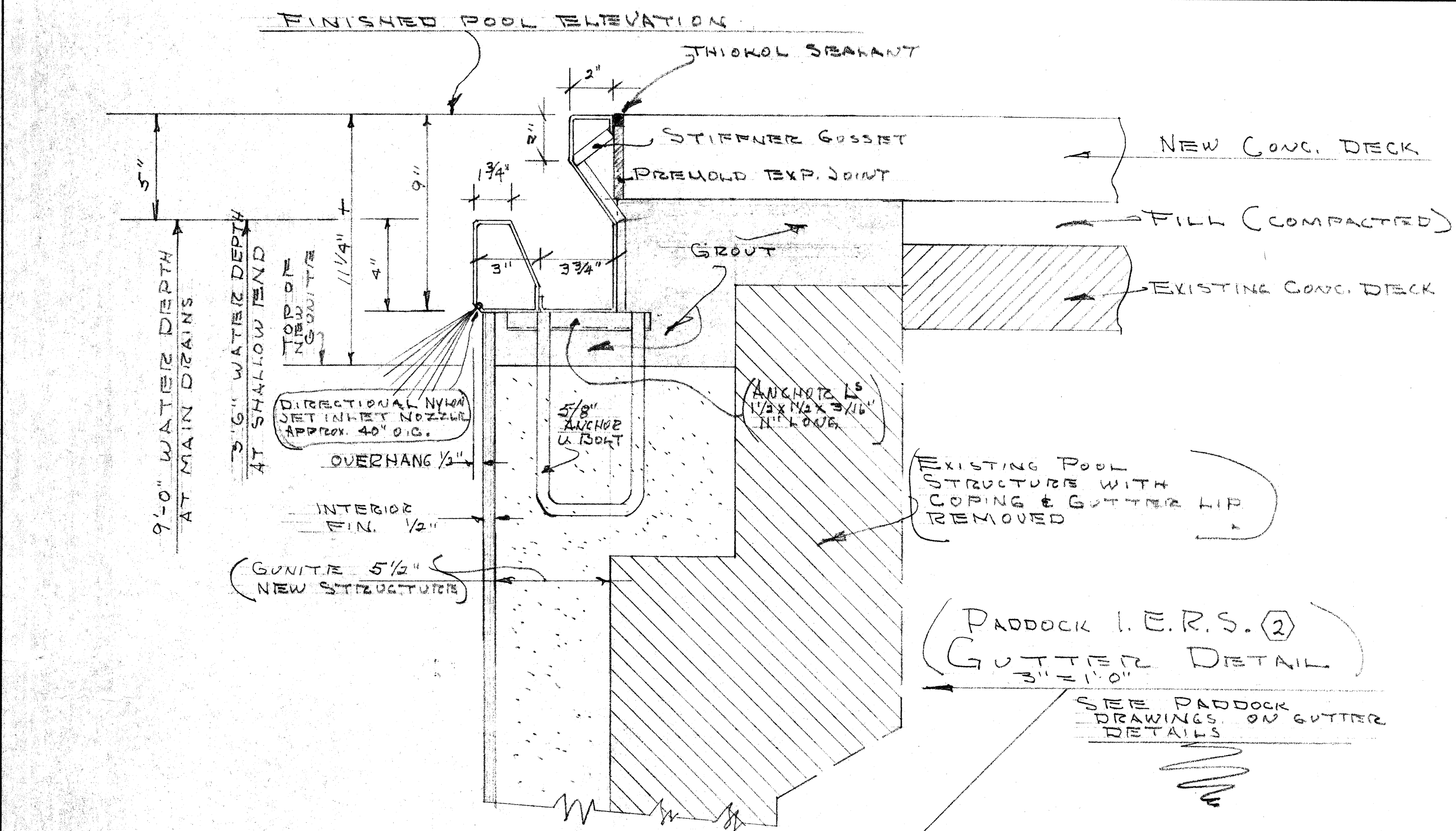
*Anthony*  
CONST. CO  
Swimming Pools

10430 S.W. CENTURY OAK DRIVE  
TIGARD, OREGON 97223  
~~292-0771~~ 639-4663  
644-0246

641-0246  
Anthony  
CONST. CO  
Swimming Pools  
19282 N.W. Rock Creek Blvd.  
Portland, Oregon 97220  
202-0771 202-2011  
645-1405

|   |                          |
|---|--------------------------|
| 28' x 60' SWIMMING POOL<br><del>POOL</del>                                |                          |
| WAVERTLEY COUNTRY CLUB  |                          |
| SCALE: 1/8" = 1'-0"   | APPROVED BY              |
| DATE: 5-10-74   | DRAWN BY:<br>L. S. B.    |
| OWNER<br>WAVERTLEY COUNTRY CLUB<br>1100 S.E. WAVERTLEY DR. MILW. OR 97223 | 654-6541                 |
|   | DRAWING NUMBER<br>565-74 |



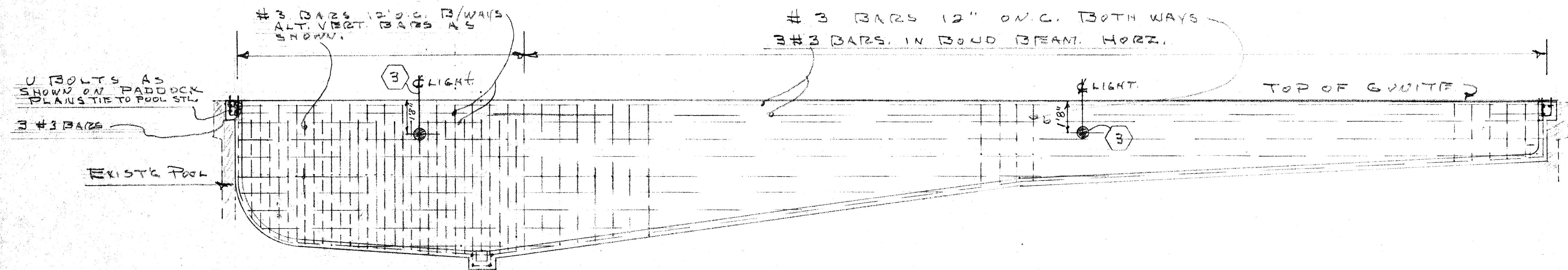


*Anthony*  
CONST. CO  
Swimming Pools

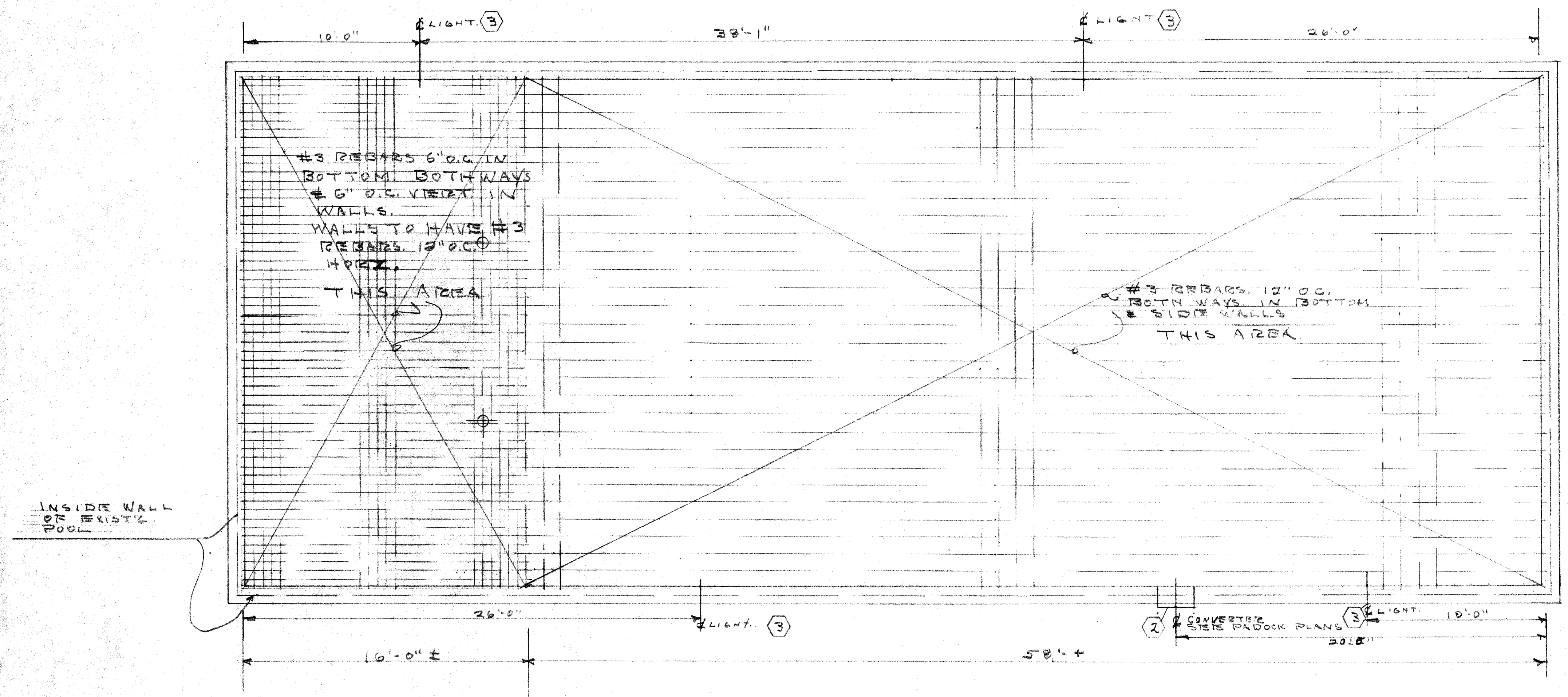
10430 S.W. CENTURY OAK DRIVE  
TIGARD, OREGON 97223  
~~202-0771~~ 639-4663  
644-0246

|   |  |              |             |                          |
|---|--|--------------|-------------|--------------------------|
| 28' x 74' SWIMMING POOL<br>FOR<br>WATERLEY COUNTRY CLUB |  | SCALE: NOTED | APPROVED BY | DRAWN BY                 |
| DATE: 5-10-74   |  |              |             | L.S.B.                   |
| OWNER:<br>WATERLEY COUNTRY CLUB                         |  | 654 - 6521   |             |                          |
| 1100 S.E. WATERLEY DR. MILK, ORR. 97222                 |  |              |             |                          |
|   |  |              |             | DRAWING NUMBER<br>565-74 |





SECTION @ A  
1/4" = 1'-0"

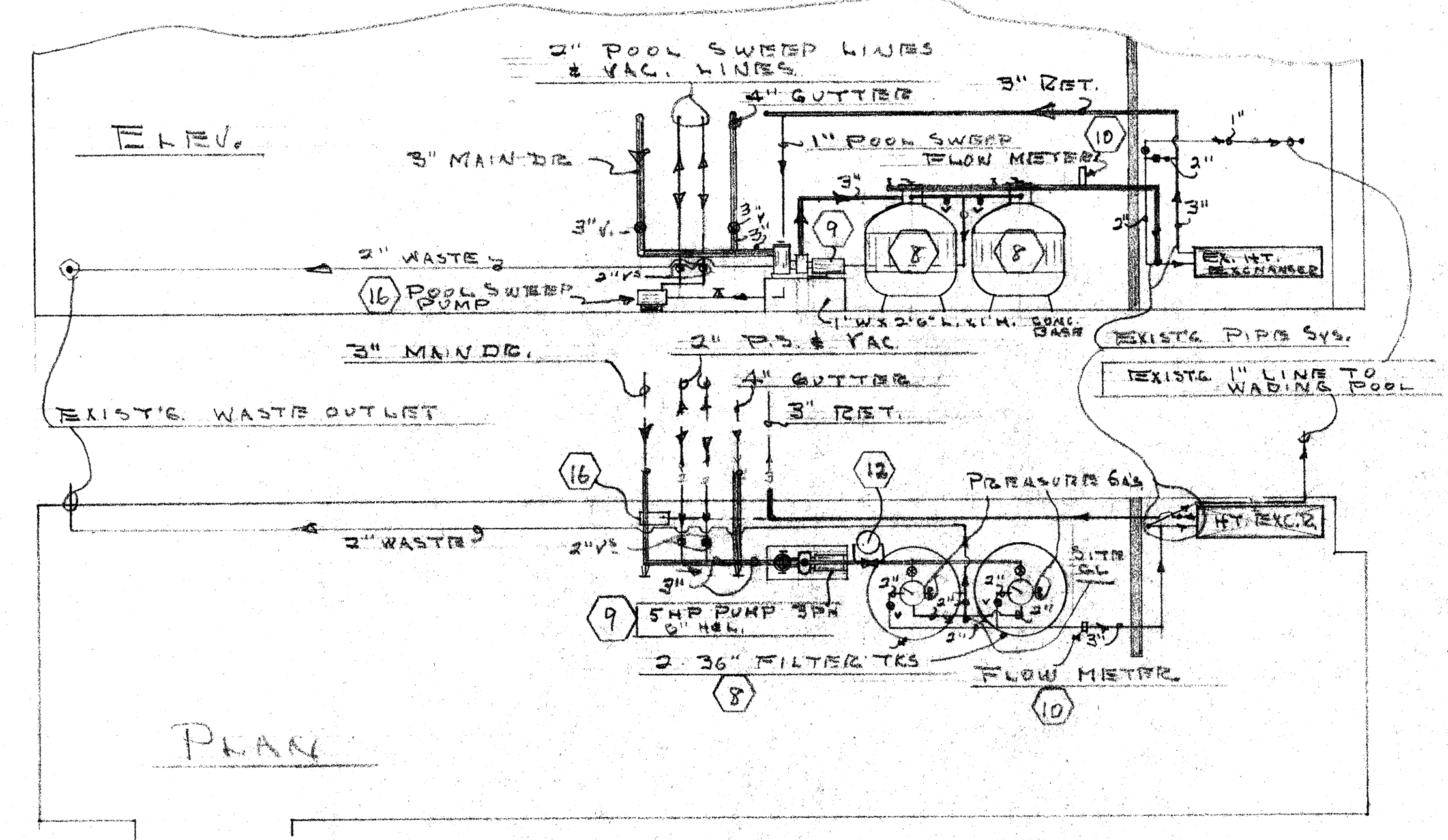
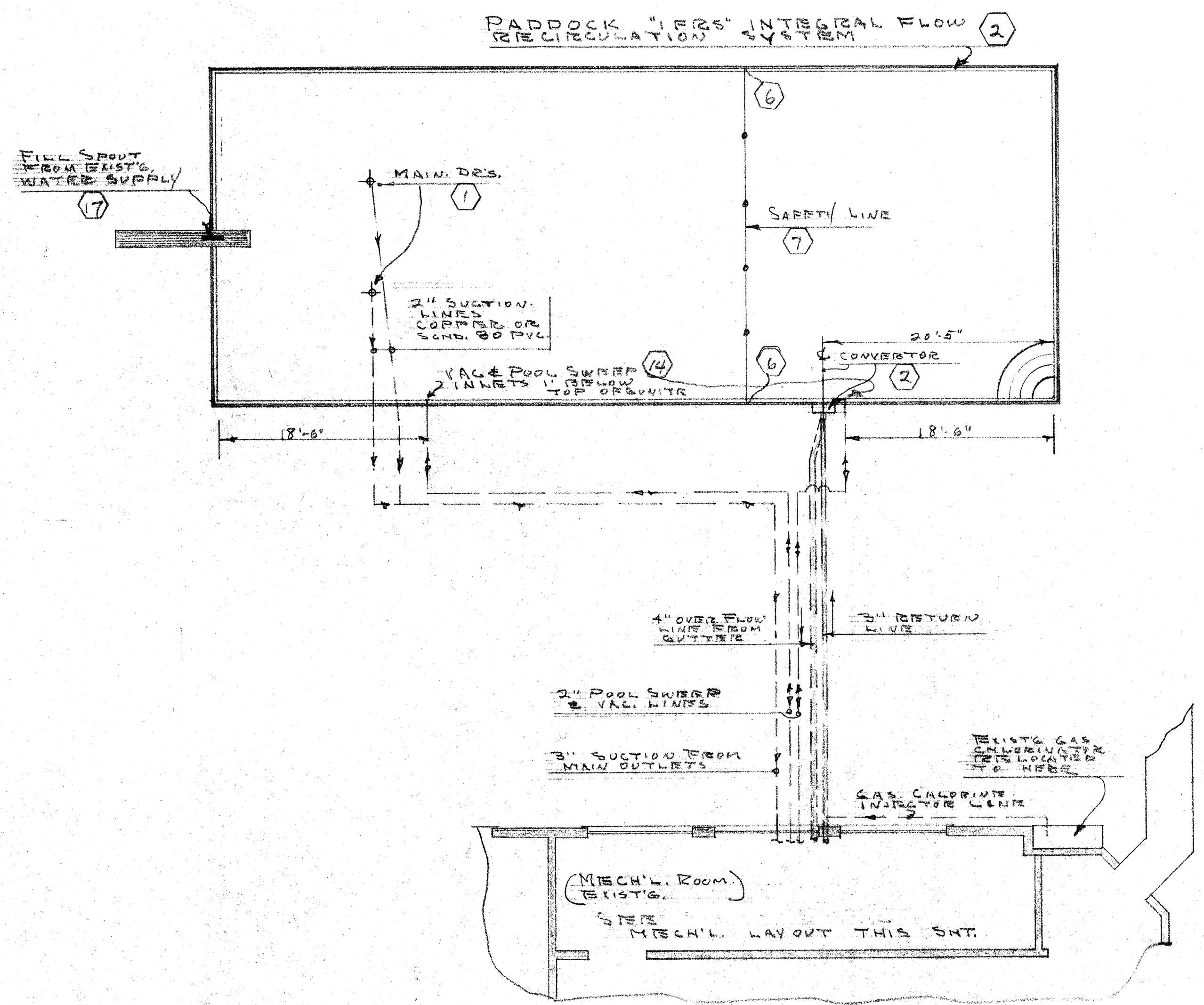


ALL STEEL TO BE IN CENTER OF NEW GUNITED  
STEEL SCHEDULE  
1/4" = 1'-0"  
PLAN

**Anthony**  
CONST. CO.  
**Swimming Pools**  
10430 S.W. CENTURY OAK DRIVE  
TIGARD, OREGON 97223  
503-639-4663  
644-0246

|                                       |               |                          |                    |
|---------------------------------------|---------------|--------------------------|--------------------|
| SWIMMING POOL<br>FOR<br>WAVERLEY C.C. |               | DRAWING NUMBER<br>565-74 |                    |
| SCALE: NOTED                          | DATE: 5-10-74 | APPROVED BY              | DRAWN BY<br>L.S.B. |

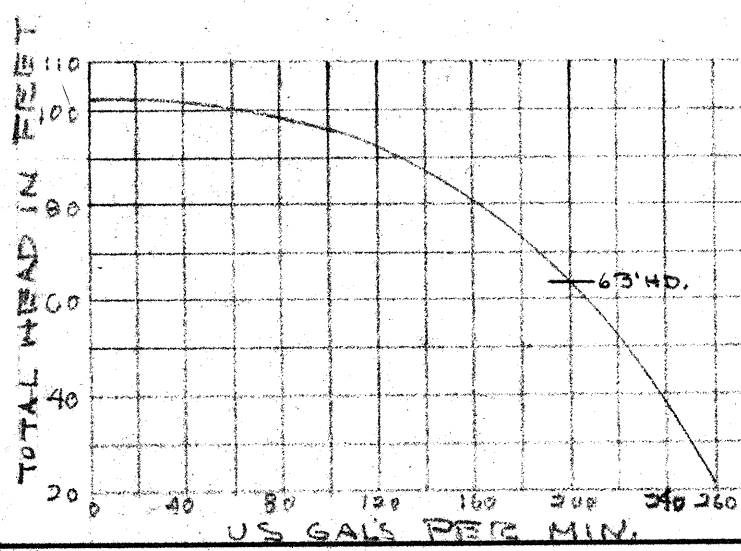




PLAN & ELEV.  
POOL MECH'L.  
1/4" = 1'-0"

PIPE SCHEMATIC  
1/8" = 1'-0"

PUMP PERFORMANCE  
STAR-ITE 5HP 35PH 230/460 VOLT.  
MODEL CH3 - 6" H&L ALL BRONZE

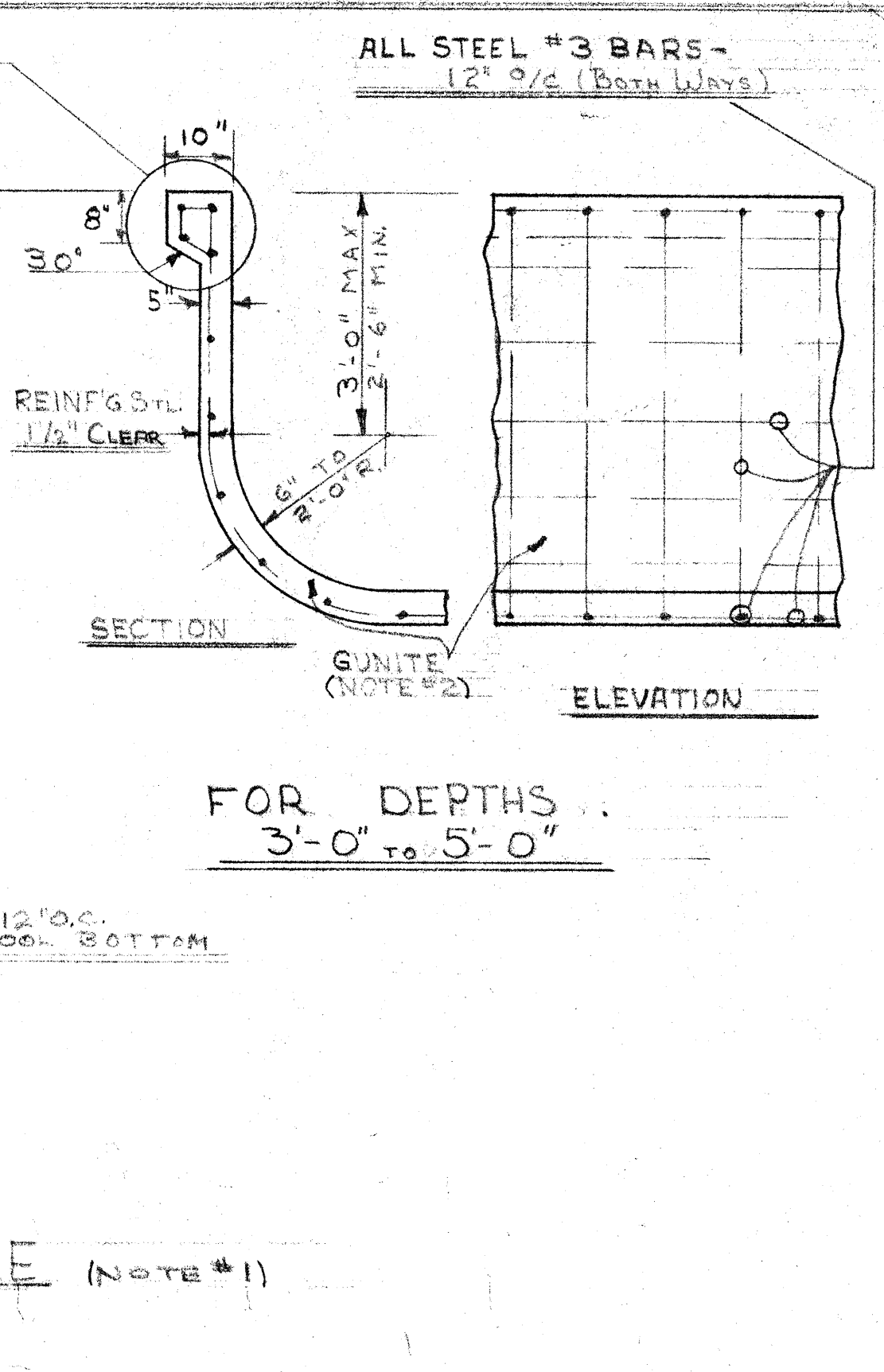
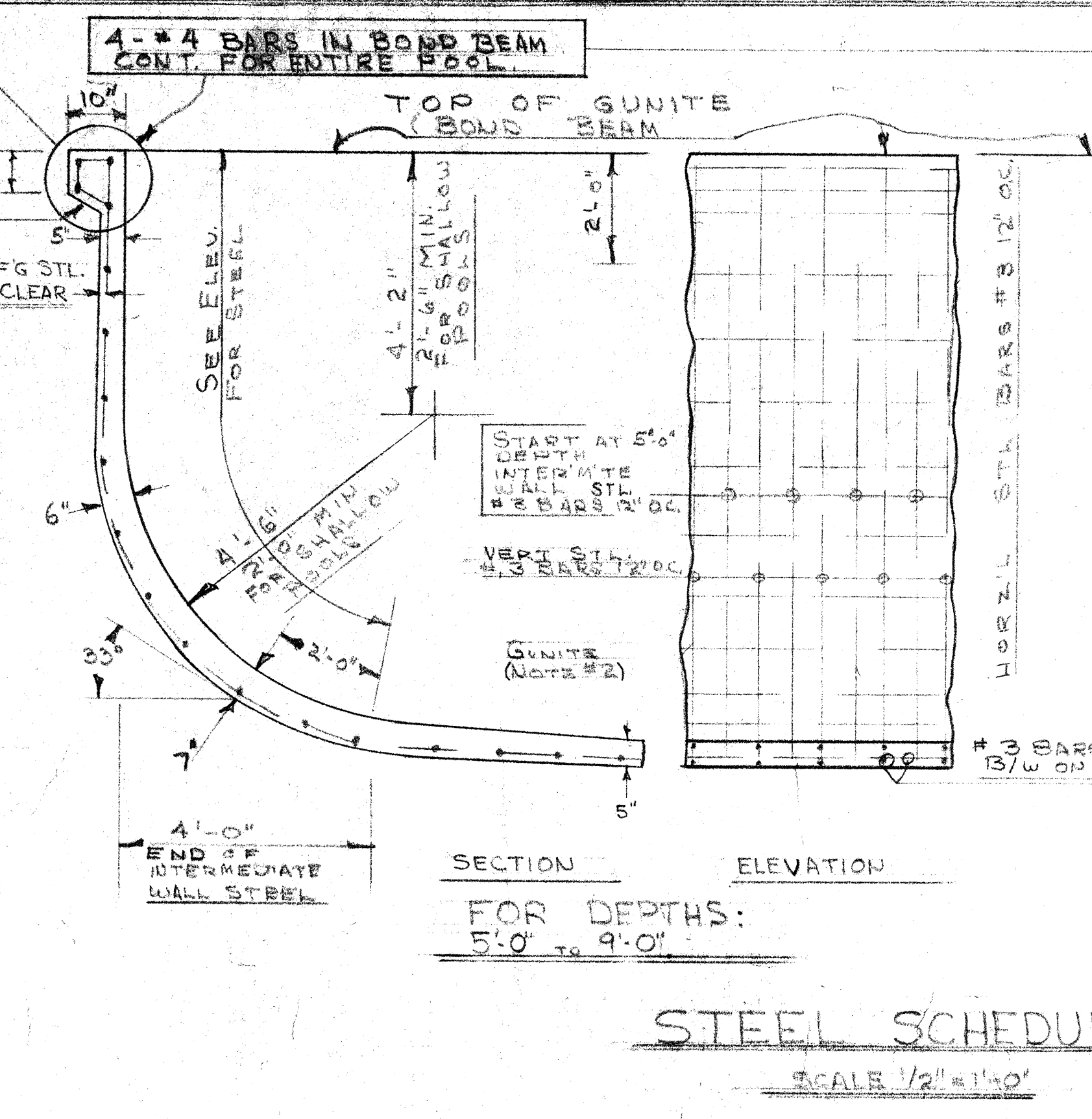
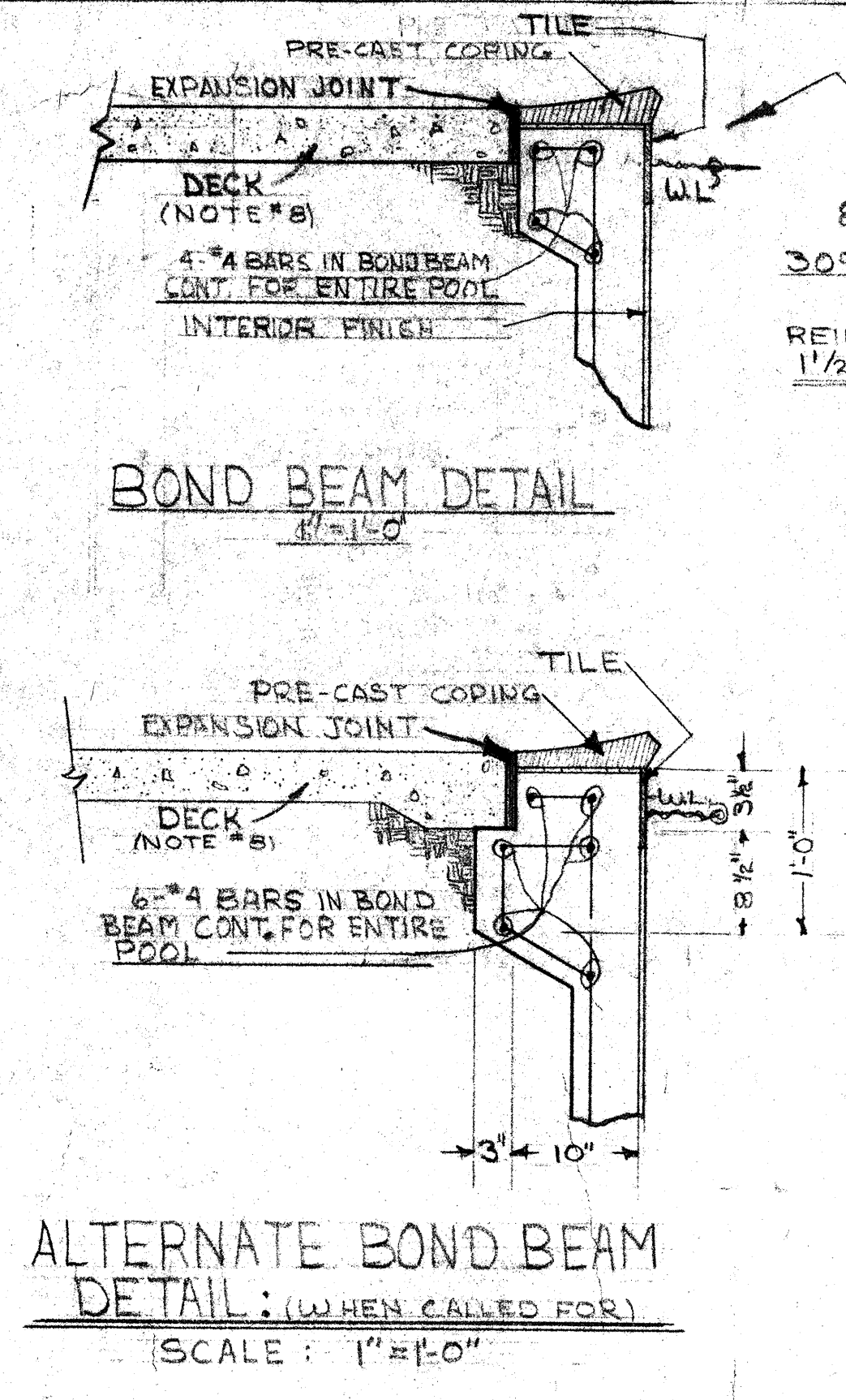
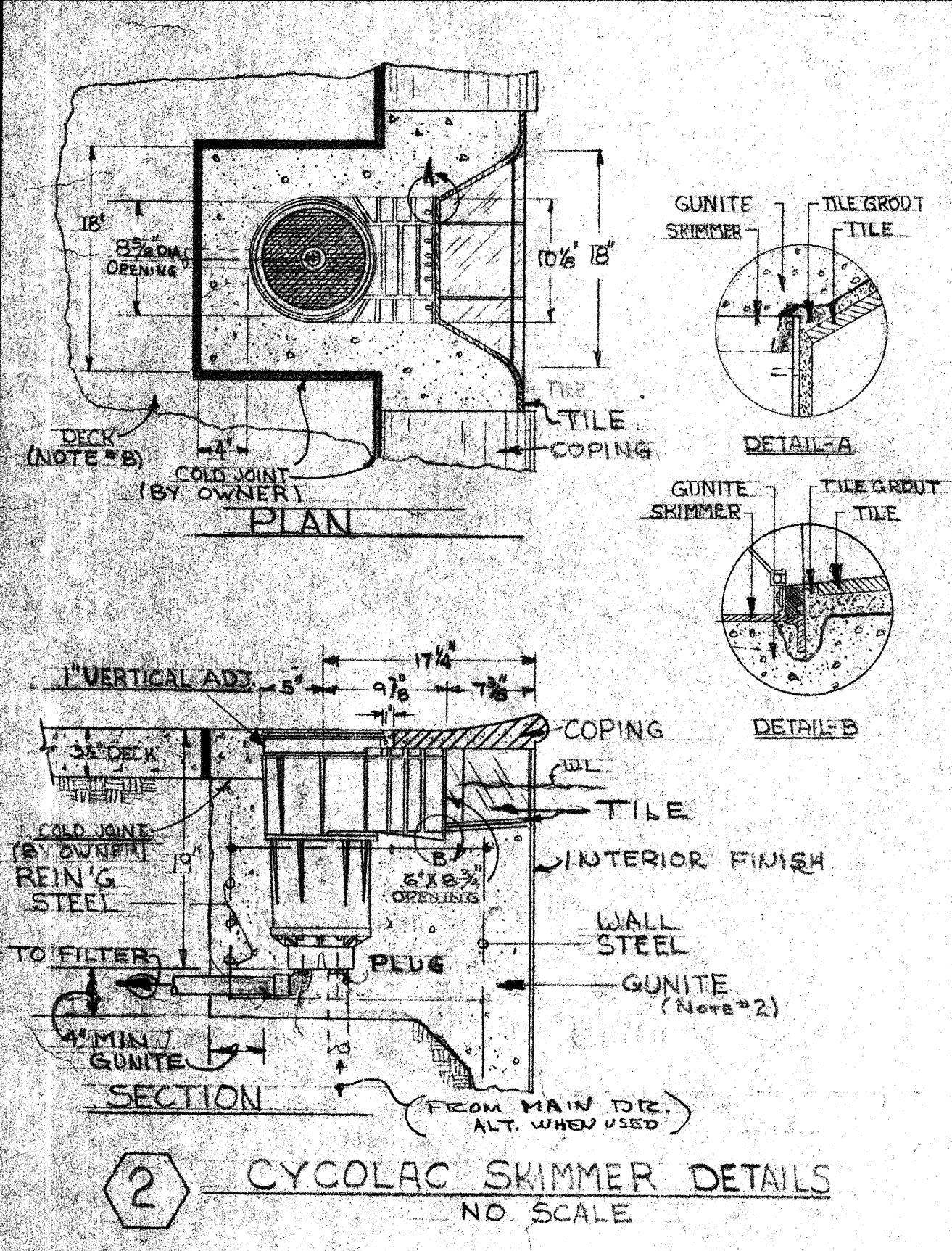
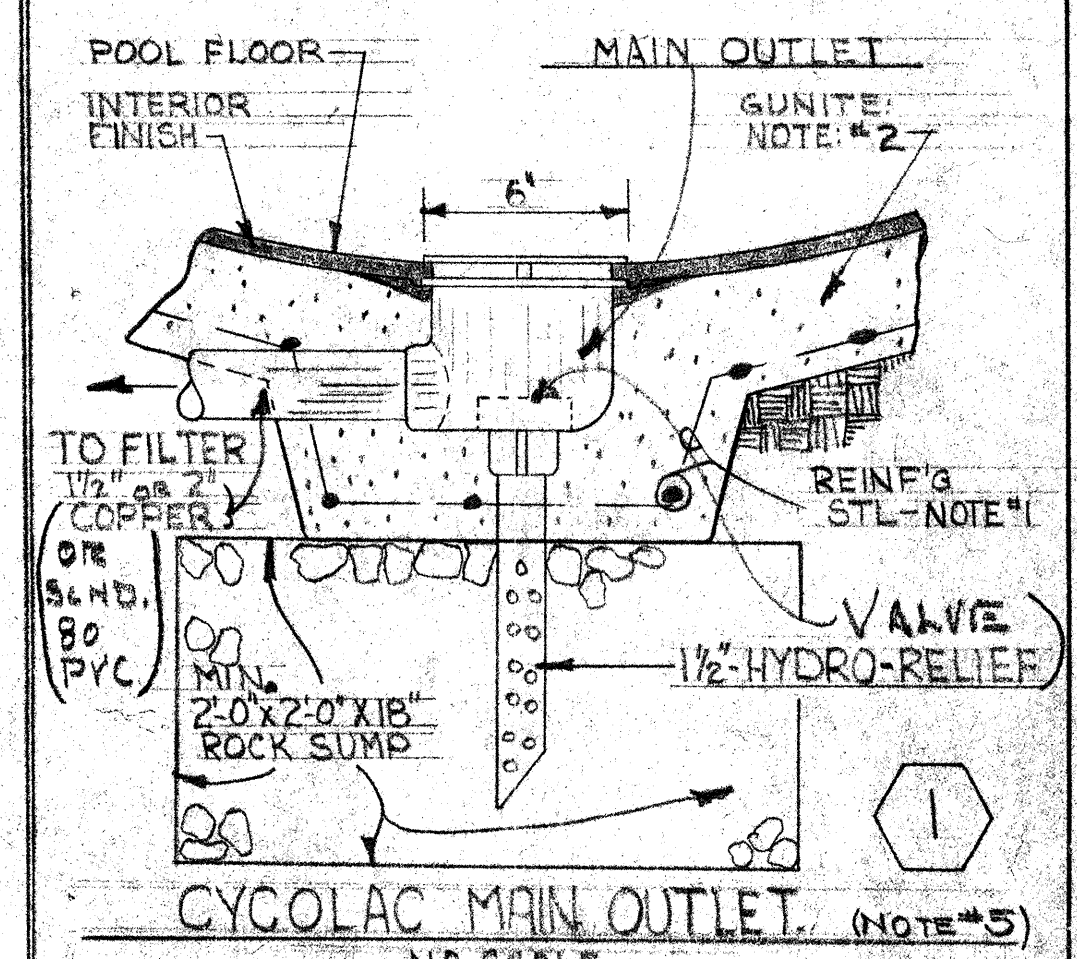
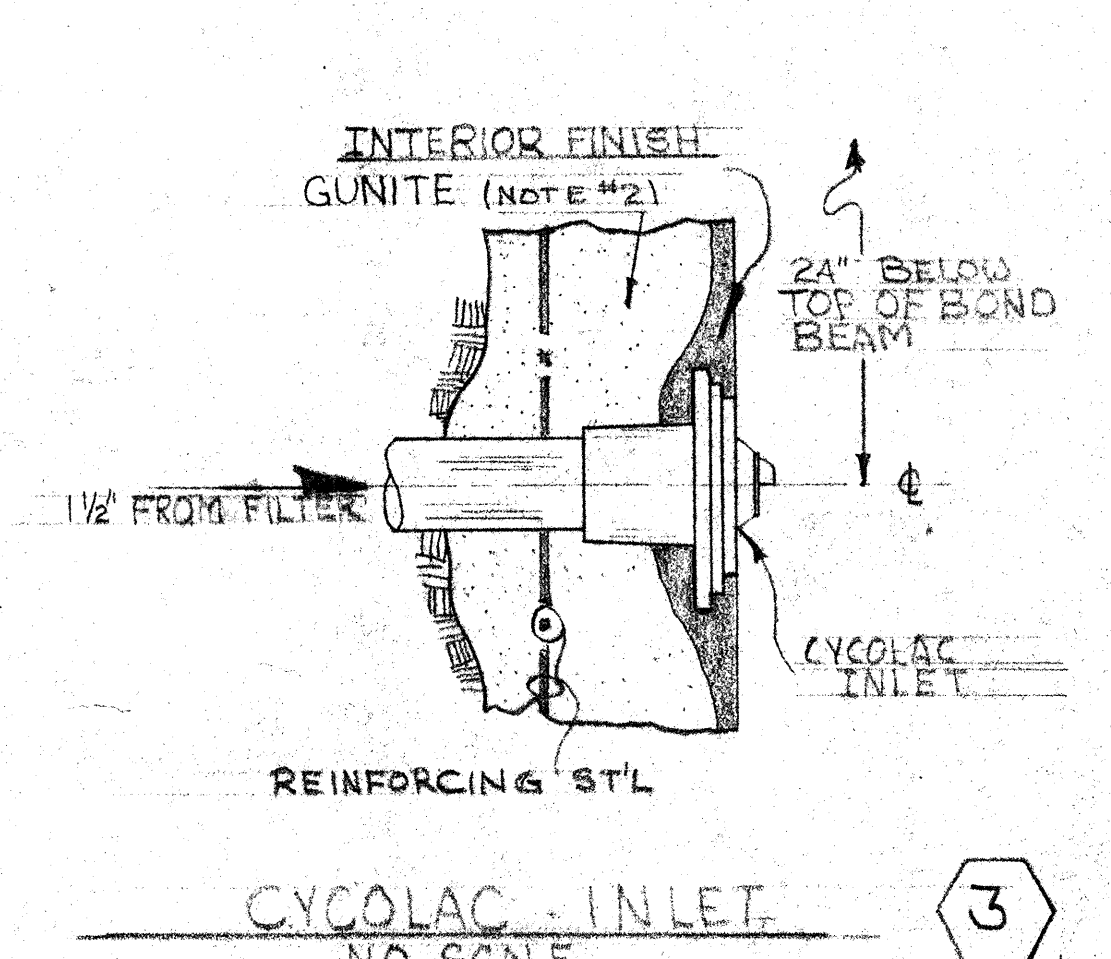
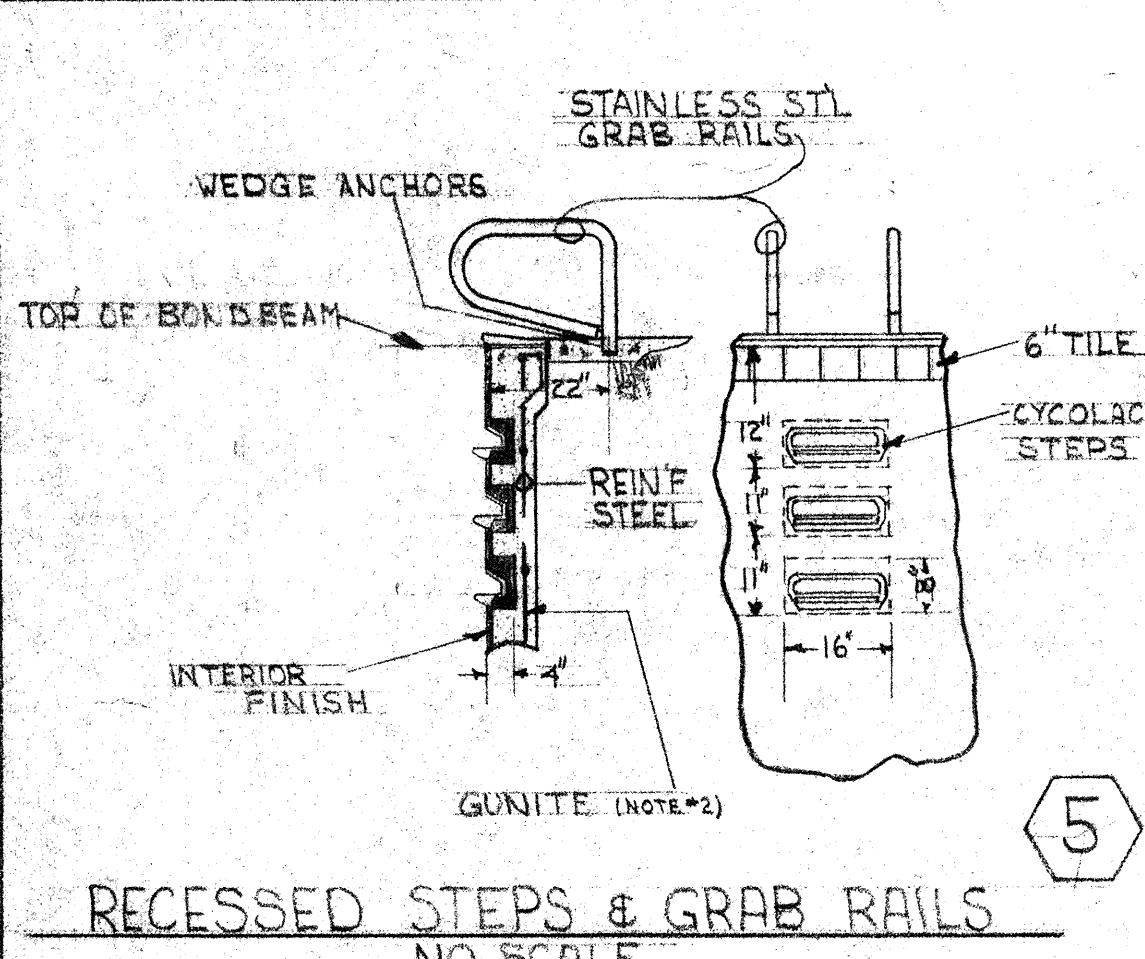
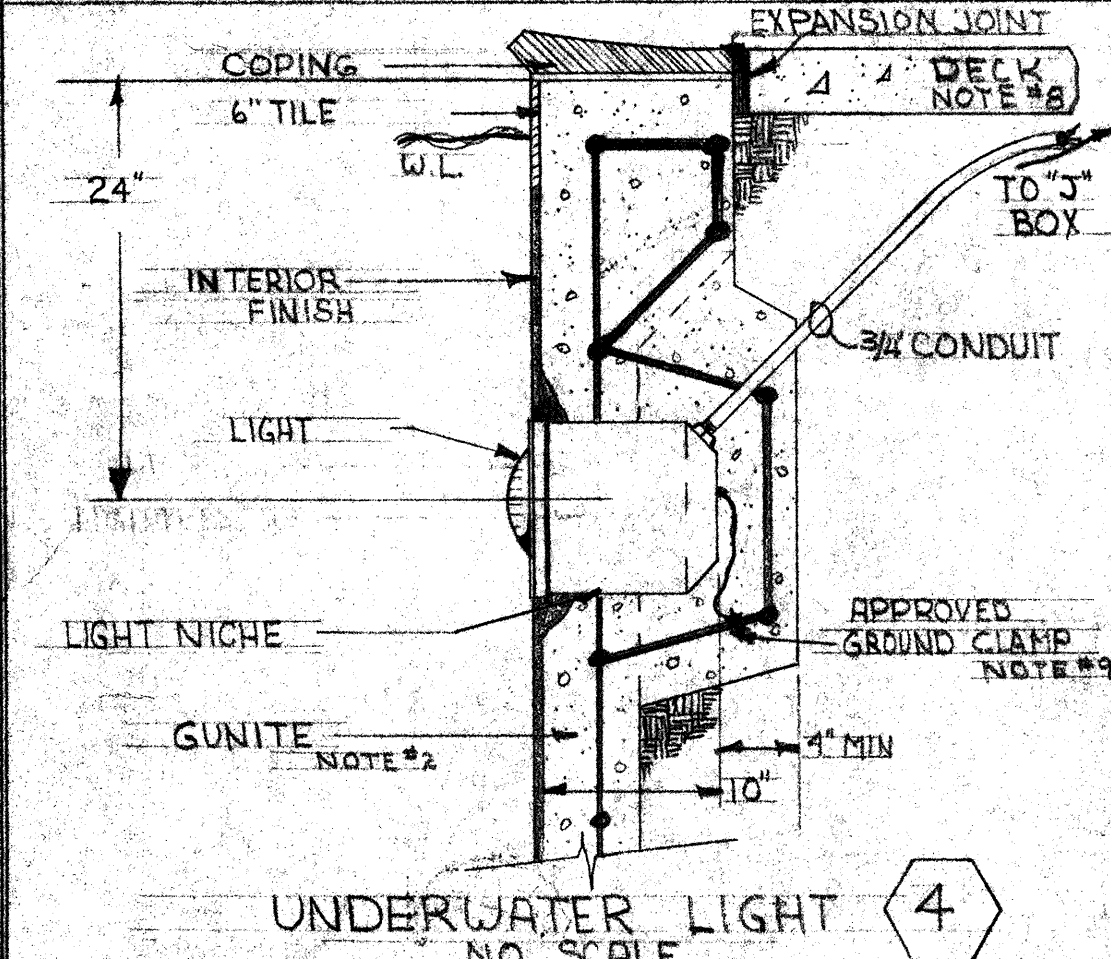
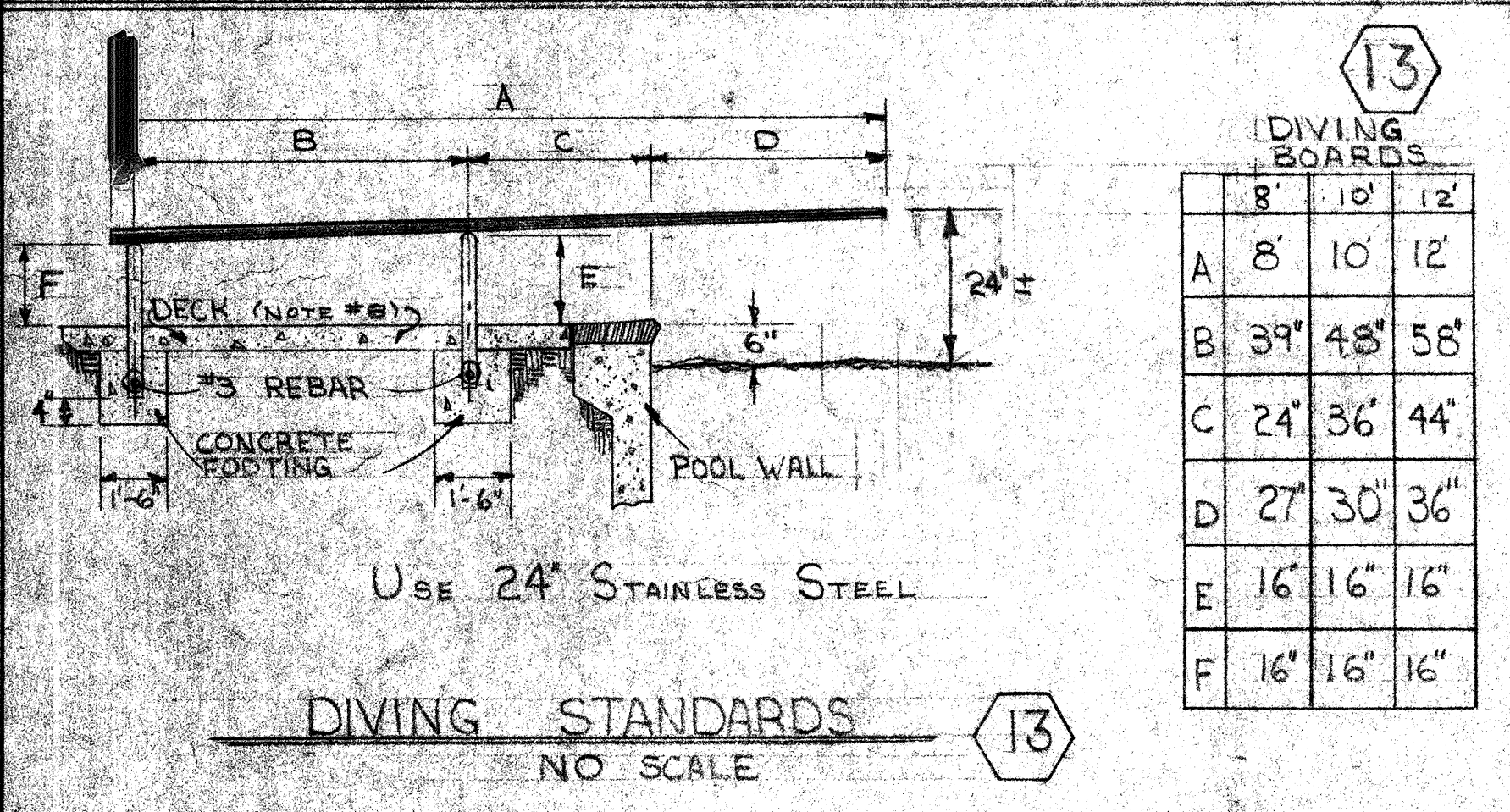
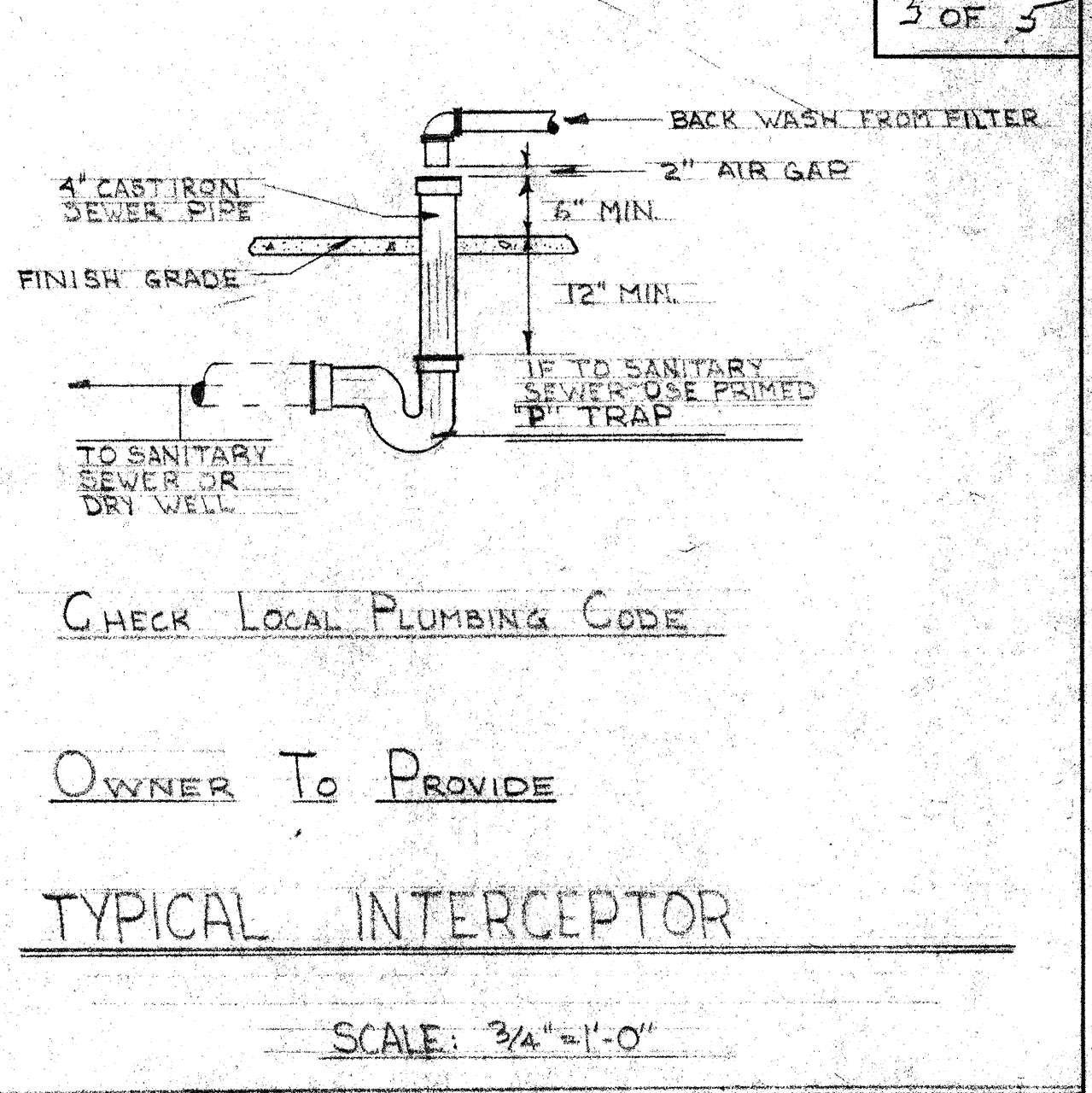
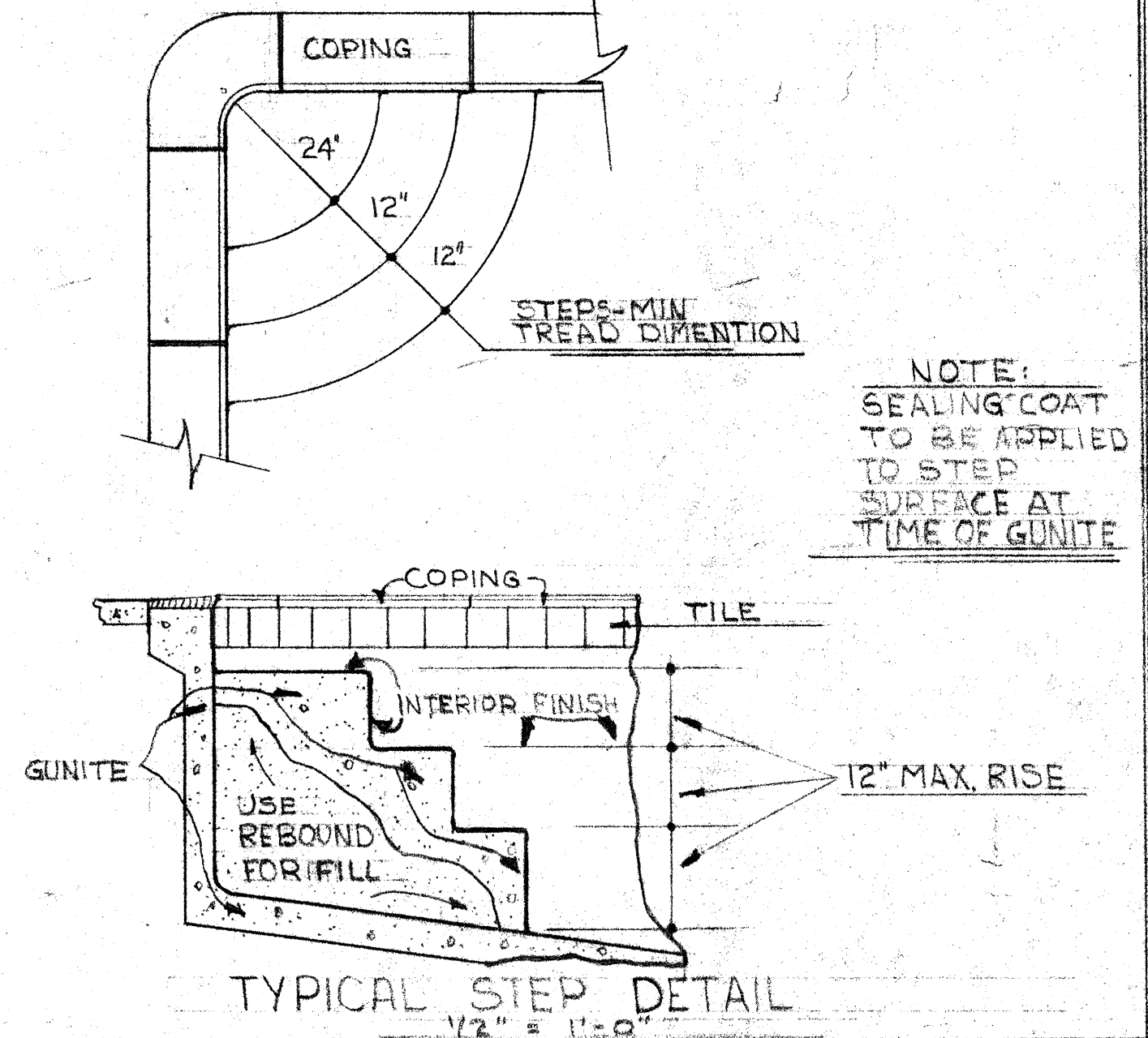
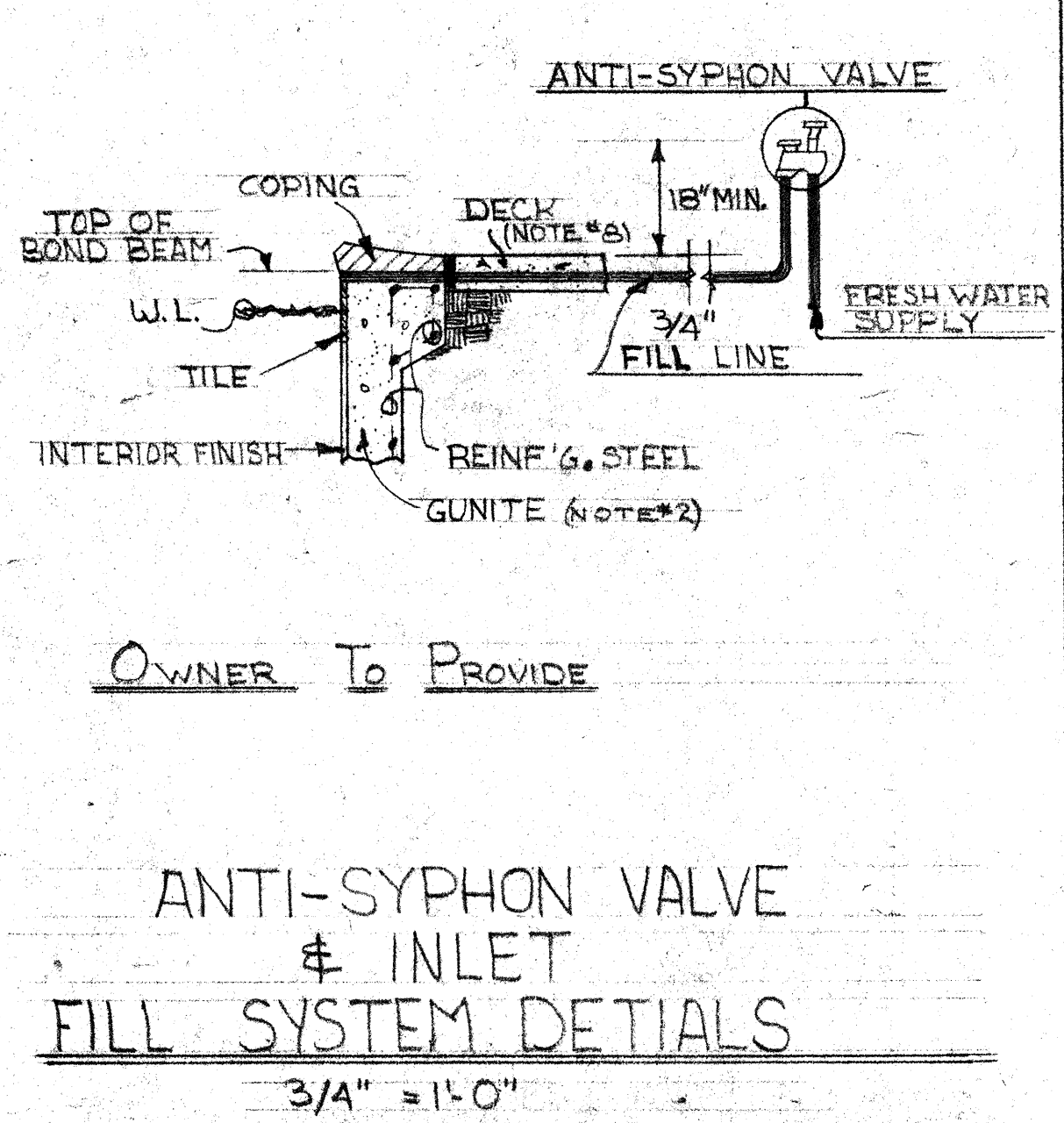
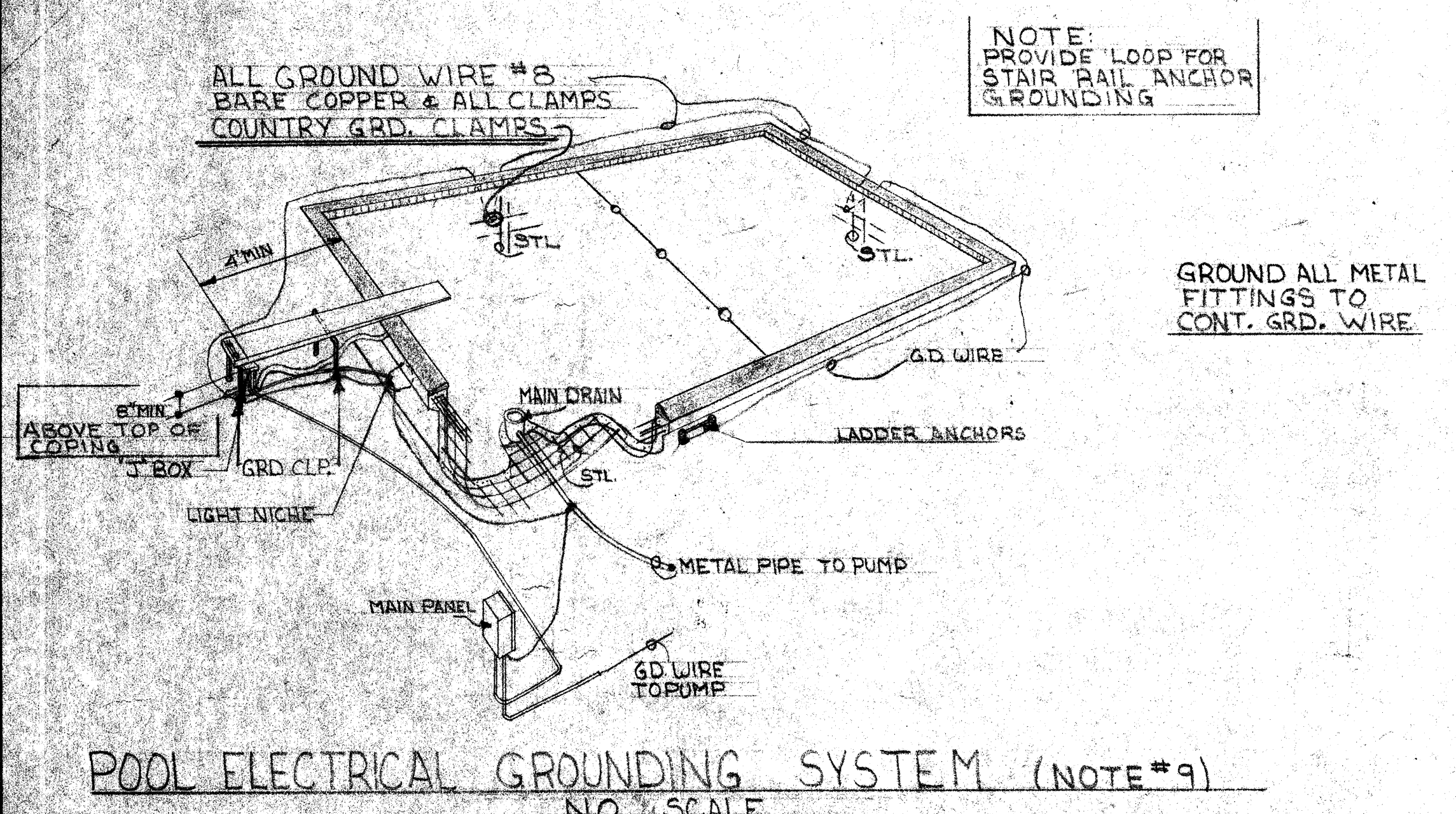


POOL DATA  
AREA = 2146 SQ. FT. - PERIMETER = 206 LMF  
VOLUME = 96,000 GALS. 8HR T/O = 200 GPM.  
FILTER T/O RATE = 212 GPM @ 10.760 GPM.  
PUMP T/O RATE = 200 GPM @ 65 T.O.N.  
WATER SOURCE: CITY OF MILWAUKEE, WIS.  
WASTE WATER TO EXISTING SYSTEM

|   |                  |
|---|------------------|
| SWIMMING POOL<br>FOR<br>WATERLEY COUNTRY CLUB |                  |
| SCALE: 1/4" = 1'-0"                           | APPROVED BY      |
| DATE: 5-10-74                                 | DRAWN BY: L.S.B. |
| DRAWING NUMBER: 565-74                        |                  |

Anthony  
CONST. CO.  
Swimming Pools  
10430 S.W. CENTURY OAK DRIVE  
INGARD, OREGON 97223  
282-6722 639-4663  
644-0246





NOTES:

1. REINFORCING BARS TO MEET A-15-39 & ASTM STANDARDS. LAP ALL BARS 24" MIN.
2. GUNITE GRADE "A" 1-4 1/2 MIX, 3 GAL/SACK WATER. CONTENT, 1/CONT. INSPECTION NOT REQUIRED. 2500 P.S.I. IN 28 DAYS.
3. MAX. FILL ADJACENT TO POOL 3'-0"
4. FOOTINGS FOR WALLS & B.D.S. SHALL BE A MIN. OF 3'-0" AT SHALLOW END & 5'-0" AT DEEP END OF POOL.
5. INSTALL HYDRO-STATIC RELIEF VALVE AT POINT OF MAX. DEPTH. MAX. DEVIATION OF POOL PLAN & DEPTH SHALL BE + OR - 5%.
6. THIS DESIGN CAN BE USED FOR POOLS OF ANY SHAPE OR SIZE.
7. CONCRETE DECKING SHALL HAVE MIN. 1/4" TO 1" SLOPE AWAY FROM POOL.
8. GROUND POOL IN ACCORDANCE WITH NAT. ELEC. CODE.

**CAUTION**

DO NOT REMOVE WATER FROM POOL AT ANY TIME.

IF WATER MUST BE REMOVED CONTACT POOL BUILDER FOR INSTRUCTIONS. BEFORE REMOVAL OF ANY WATER, MAKE SURE THAT HYDRO-RELIEF VALVE IS WORKING.

STANDARD DETAILS FOR SWIMMING POOLS

SCALE: NOTED

APPROVED BY

DATE: 11/27/70

DRAWN BY B.W.B.

THIS DRAWING PROPERTY OF: ANTHONY CONST. CO.

4385 N.W. MALIBU AVENUE

PORTLAND, OREGON 97229

DRAWING NUMBER: DET. 71



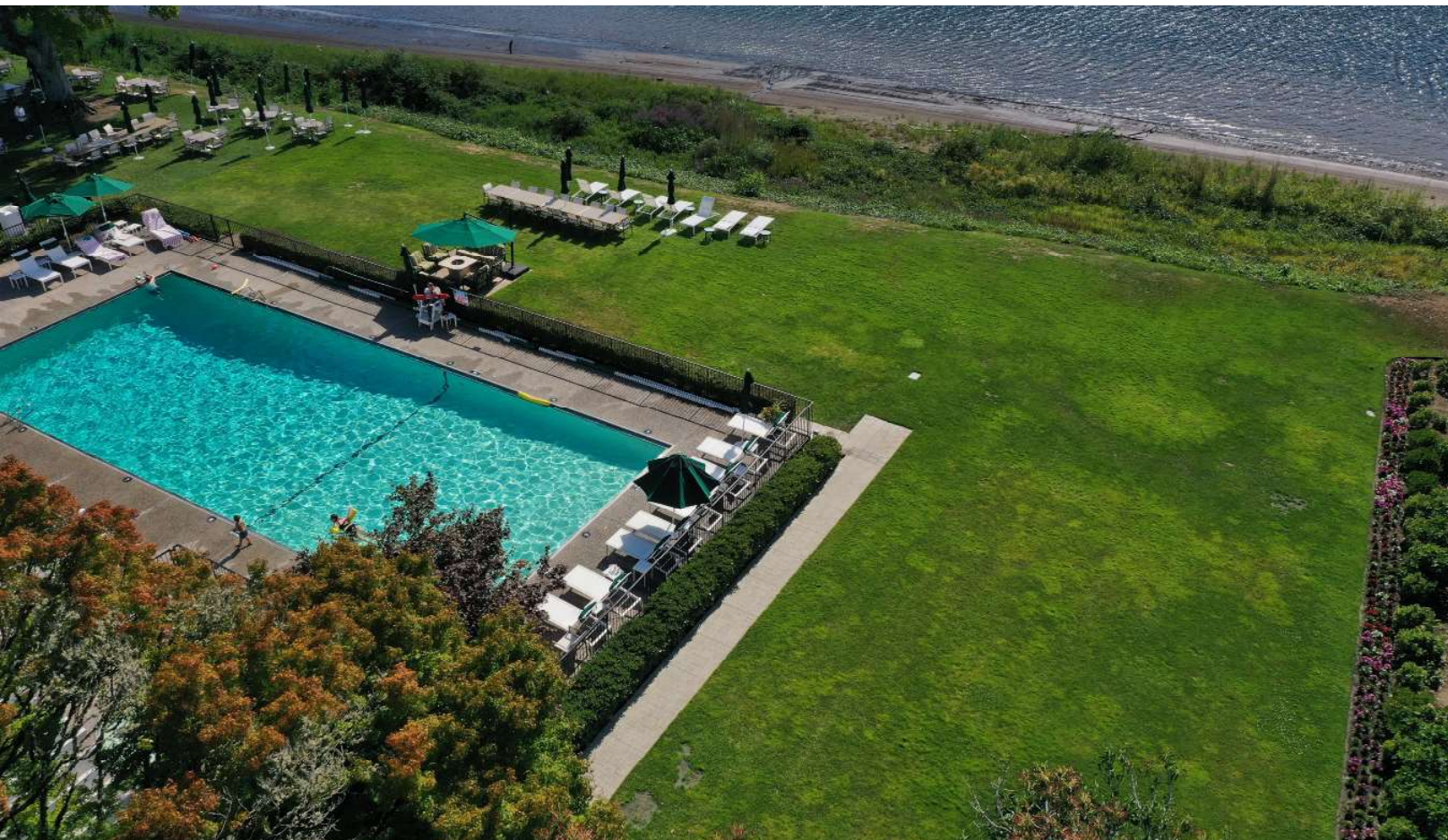
# Waverley Country Club

Land Use Application Exhibits

**14 February 2025**

GBD



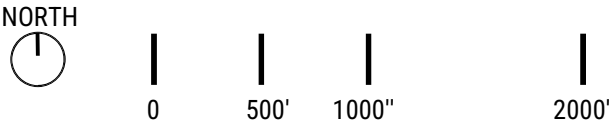


EXISTING IMAGES (AERIALS)





VICINITY MAP







EXISTING AERIAL PLAN

NOT TO SCALE



# EXISTING CONDITIONS

## GENERAL NOTES

Existing Conditions with approved  
linework from Type II LU Permit:  
- Z0379-24-HDA &  
- Z0380-24-WQRA

## REFERENCE NOTES

1. Established Open Lawn  
(Developed Area)

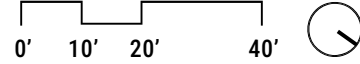
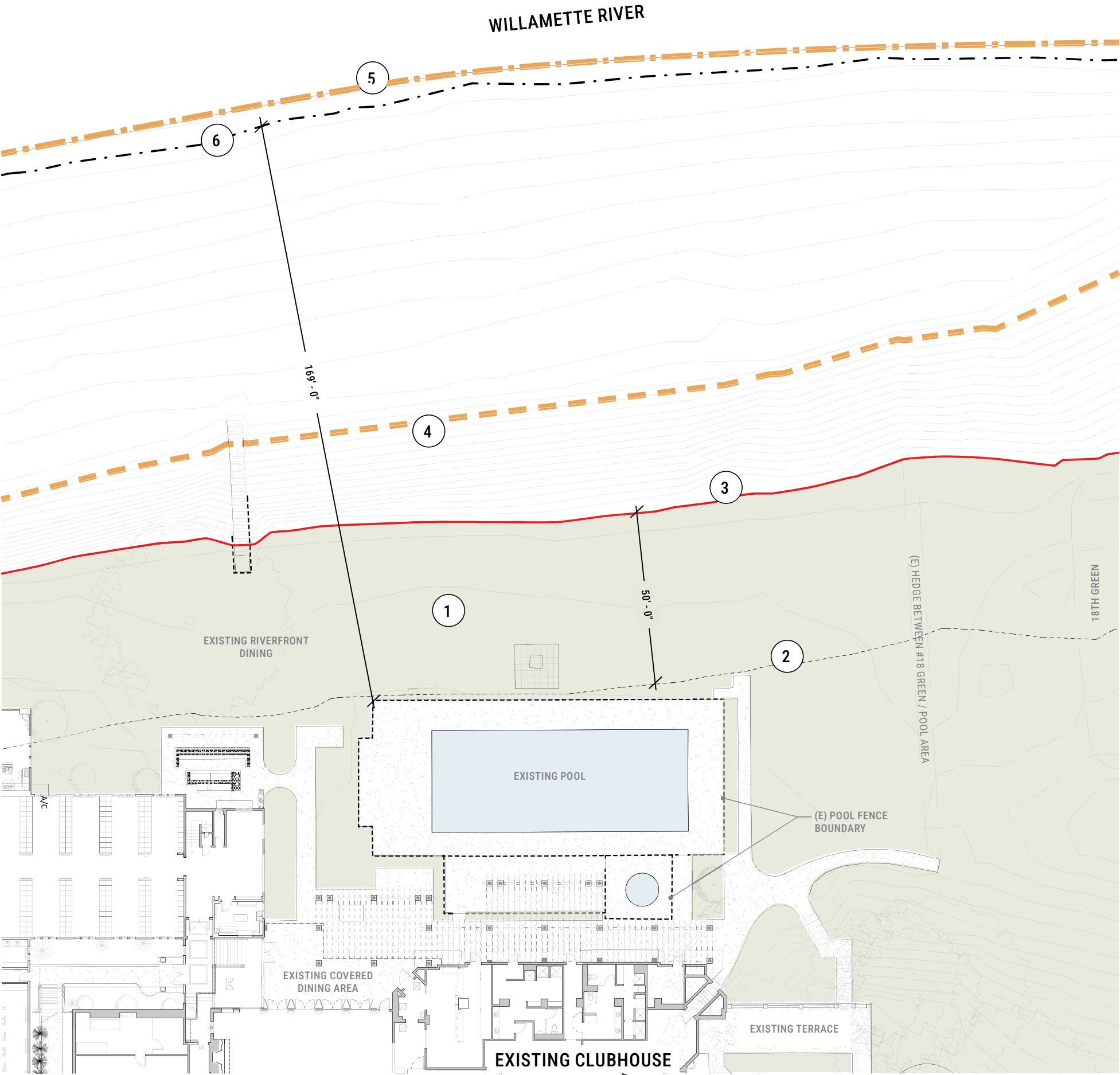
2. WQRA 50' Setback Area

3. Approved HCA & WQRA  
"Top of Bank" Line

4. Ordinary High Water

5. Mean Low Water

6. Property Line



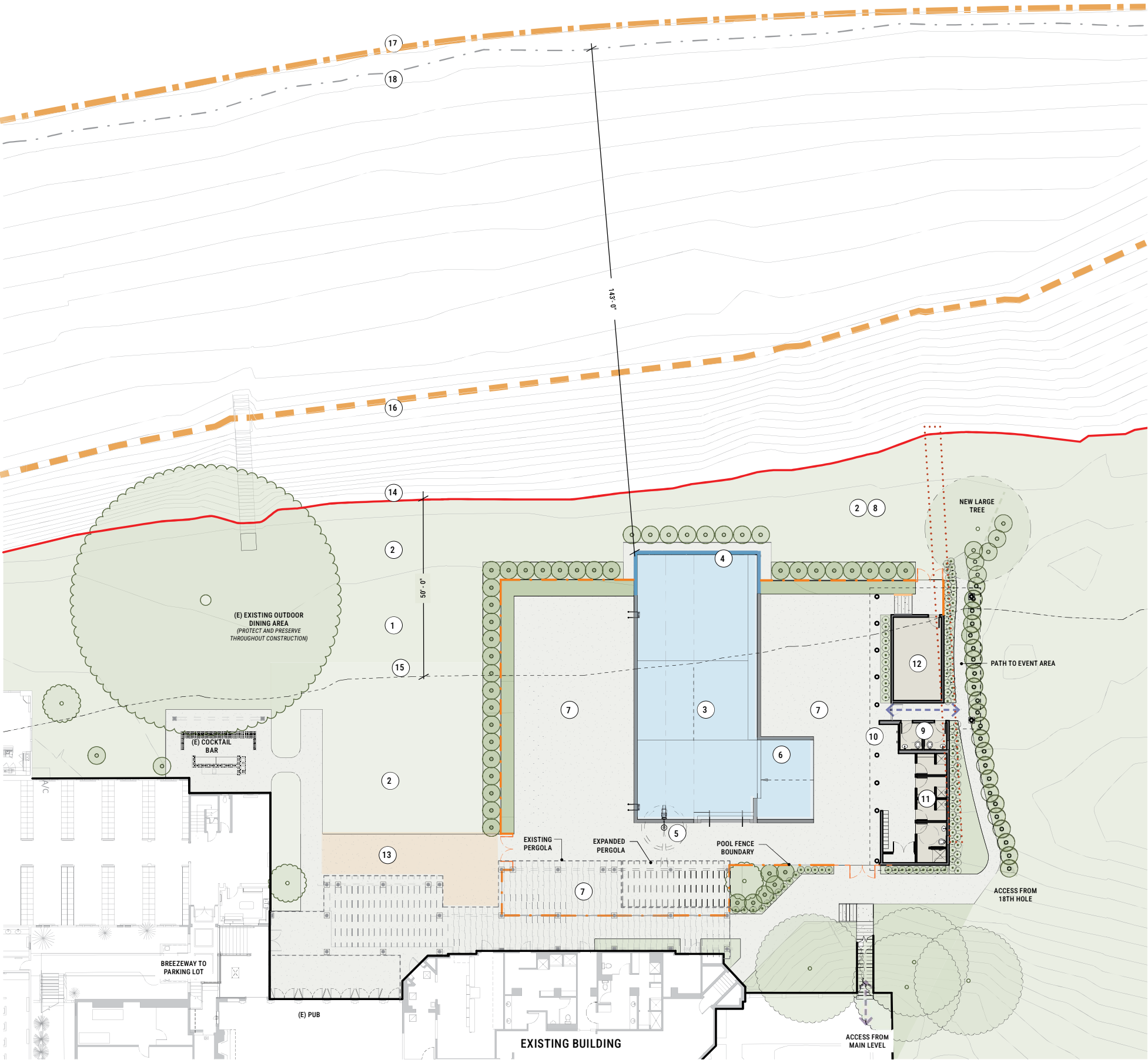
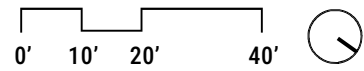
# POOL - PROPOSED DESIGN

## GENERAL NOTES

- Updated pool, pool deck, new changing rooms and equipment room (new building), and site improvements as proposed.
- Added Pool Deck area (2,815 SF concrete deck proposed)
  - New Pool Building (restroom, changing, and equipment rooms)
  - Larger Pool (+623 SF)
  - Site Grading Revisions
  - Added and Replaced Landscaping

## REFERENCE NOTES

1. Existing Lawn for Riverside Dining
2. Open Lawn
3. New Pool
4. Infinity Edge
5. ADA pool lift
6. Pool shallows
7. Pool Deck Areas
8. Lawn Event (tent) Area
9. ADA accessible single-use restrooms
10. Outdoor shower
11. Family changing rooms and lockers
12. Pool equipment room
13. Expanded Pub Dining
14. HCA Boundary
15. WQRA 50' Setback
16. Ordinary High Water
17. Mean Low Water
18. Property Line





# PROPOSED DESIGN

## GENERAL NOTES

Updated pool, pool deck, new changing rooms and equipment room (new building), and site improvements as proposed.

- Added Pool Deck area (2,815 SF concrete deck proposed)
- New Pool Building (restroom, changing, and equipment rooms)
- Larger Pool (+623 SF)
- Site Grading Revisions
- Added and Replaced Landscaping

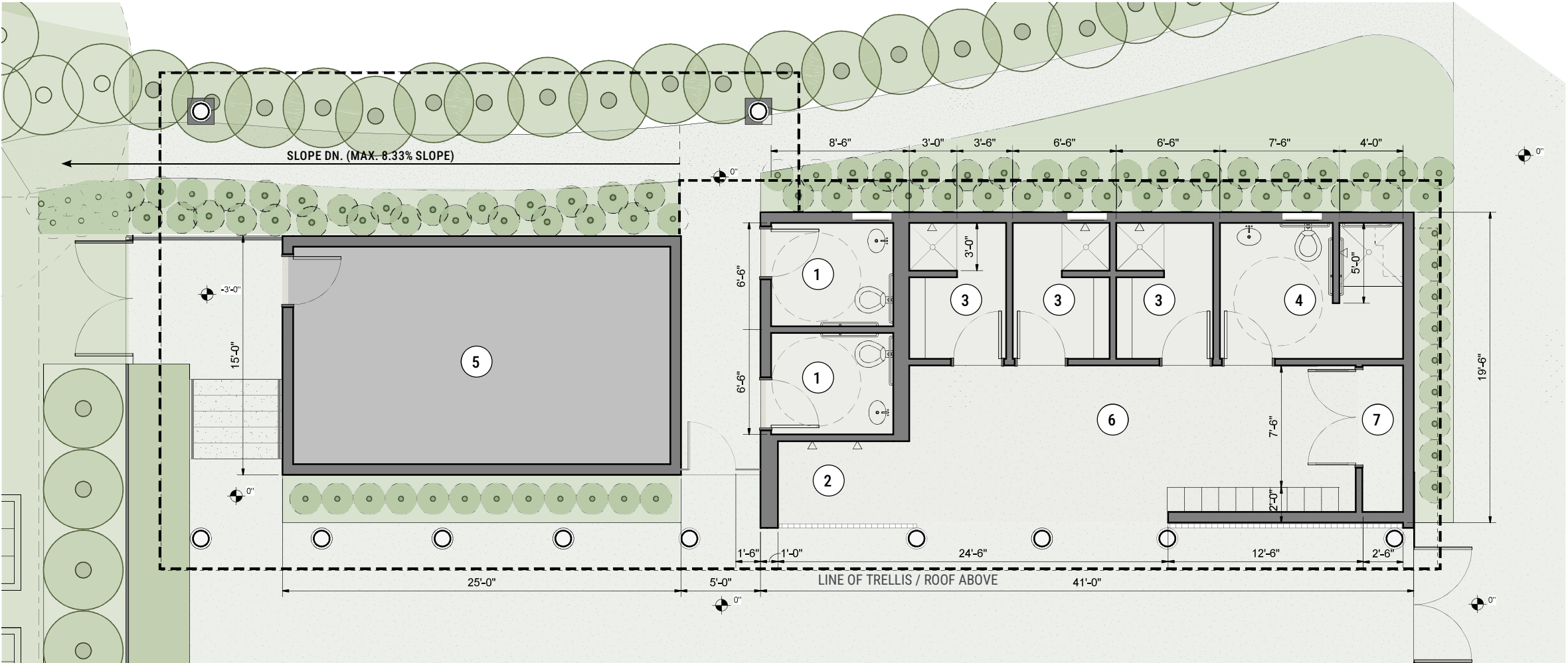




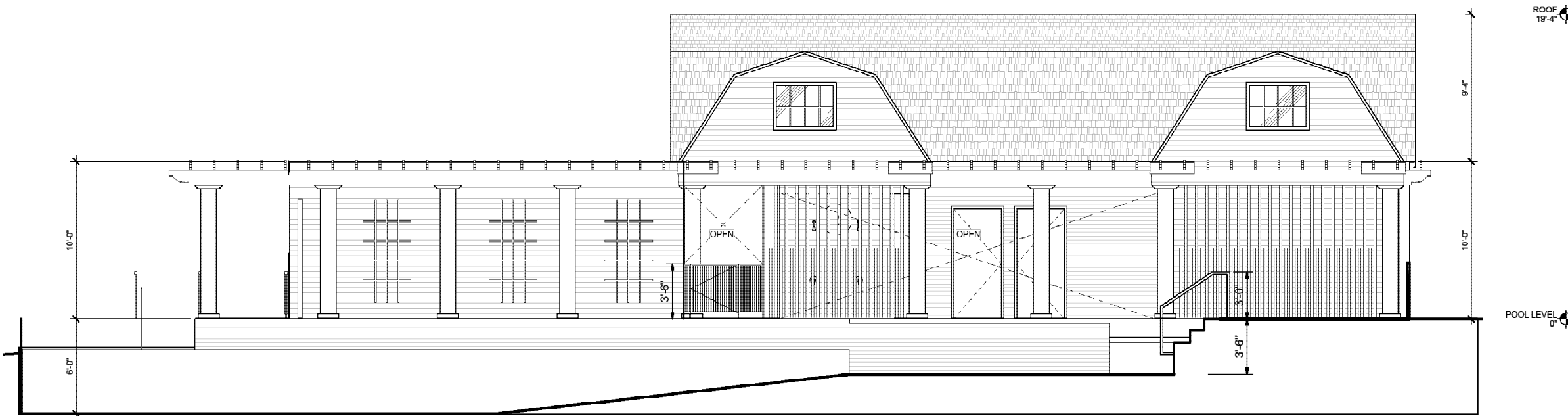
# POOLHOUSE - PROPOSED DESIGN

## LEGEND

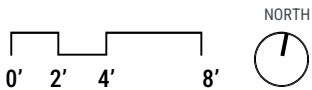
- 1. ADA accessible single-use restrooms
- 2. Outdoor shower (2 heads with controls)
- 3. Changing rooms
- 4. ADA Changing Room
- 5. Pool equipment room
- 6. Built-in casework- lockers /cubbies
- 7. Storage closet



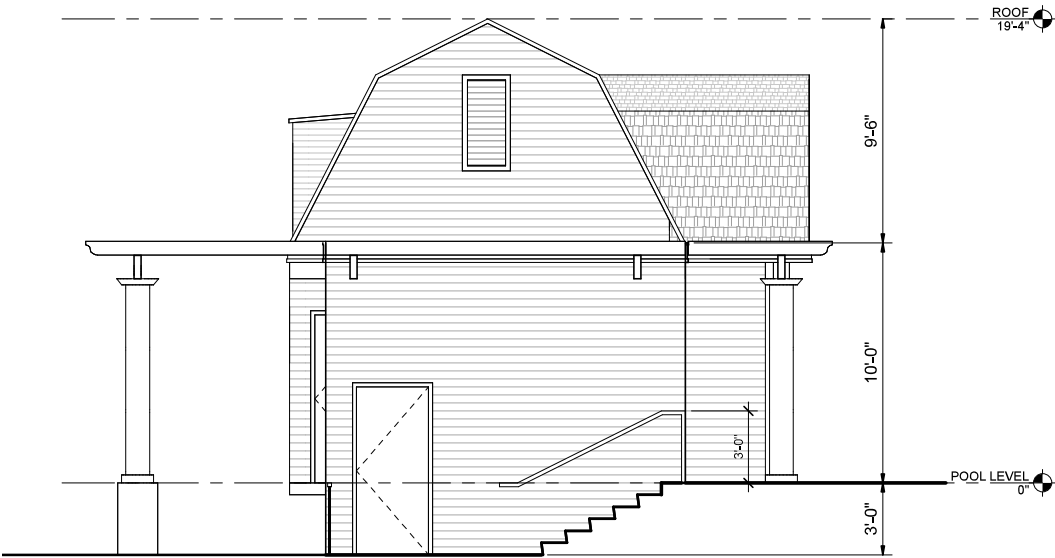
ENLARGED POOL HOUSE FLOOR PLAN



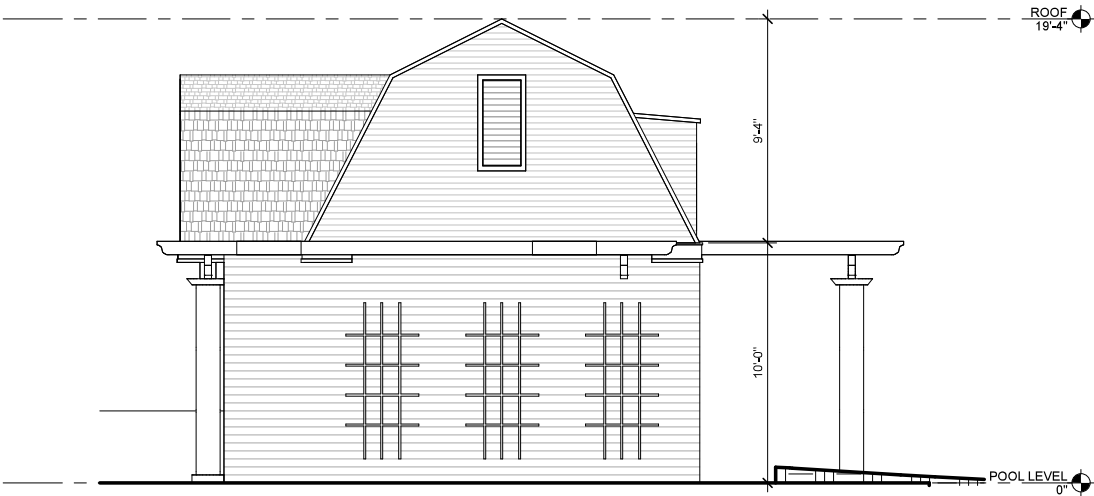
SOUTH ELEVATION



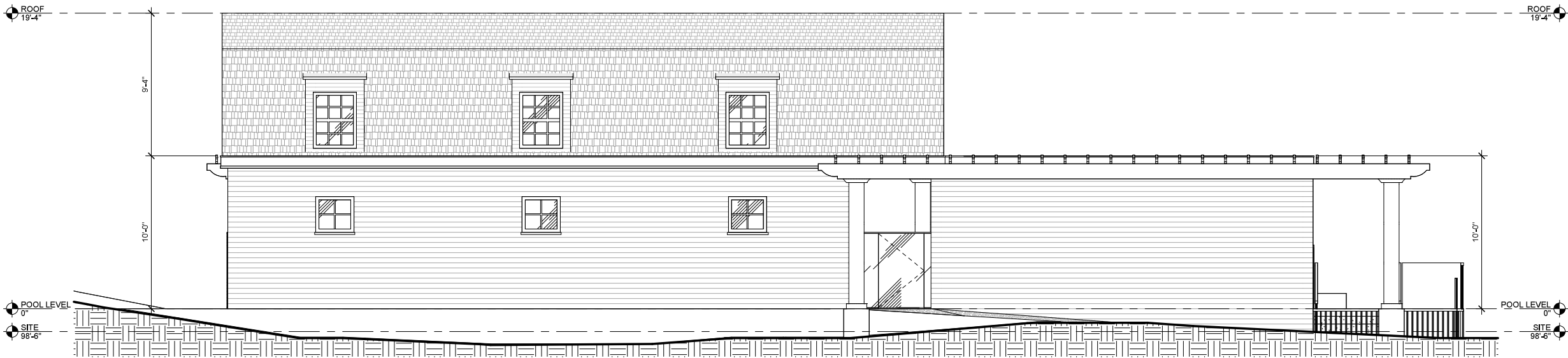
# POOLHOUSE - PROPOSED DESIGN - EXTERIOR ELEVATIONS



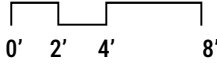
WEST ELEVATION



EAST ELEVATION

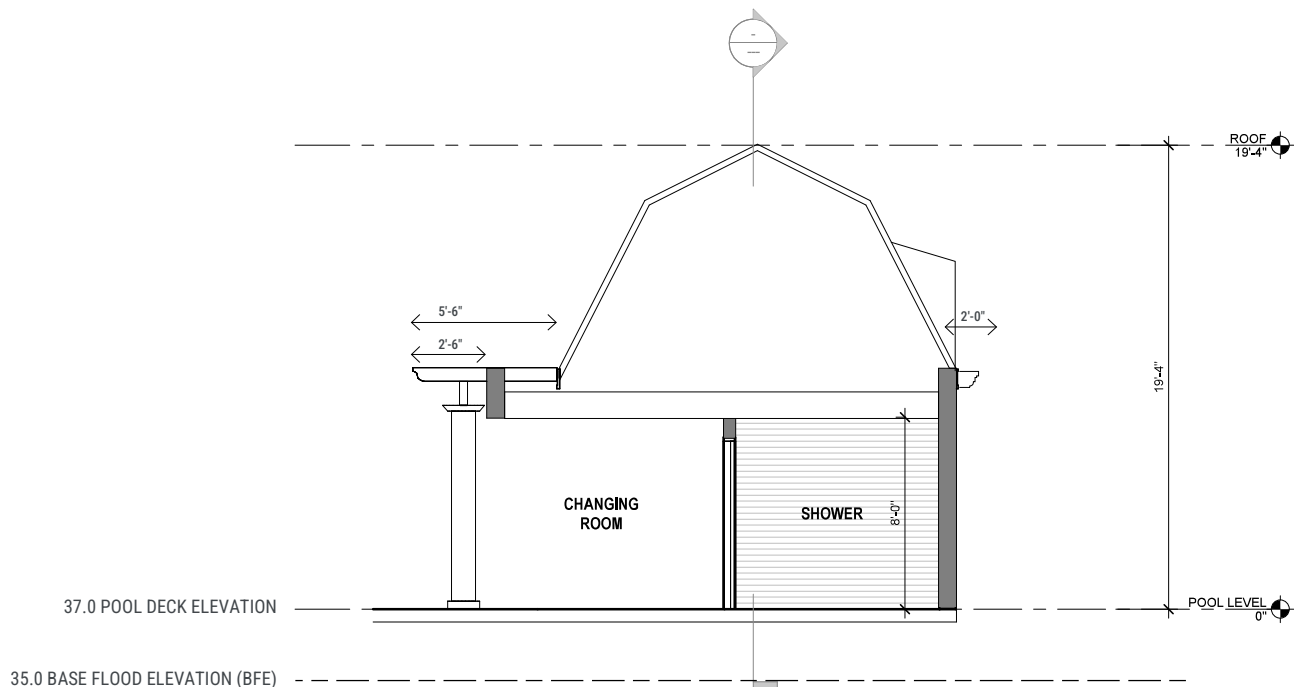


NORTH ELEVATION





# POOLHOUSE - PROPOSED DESIGN - SECTIONS

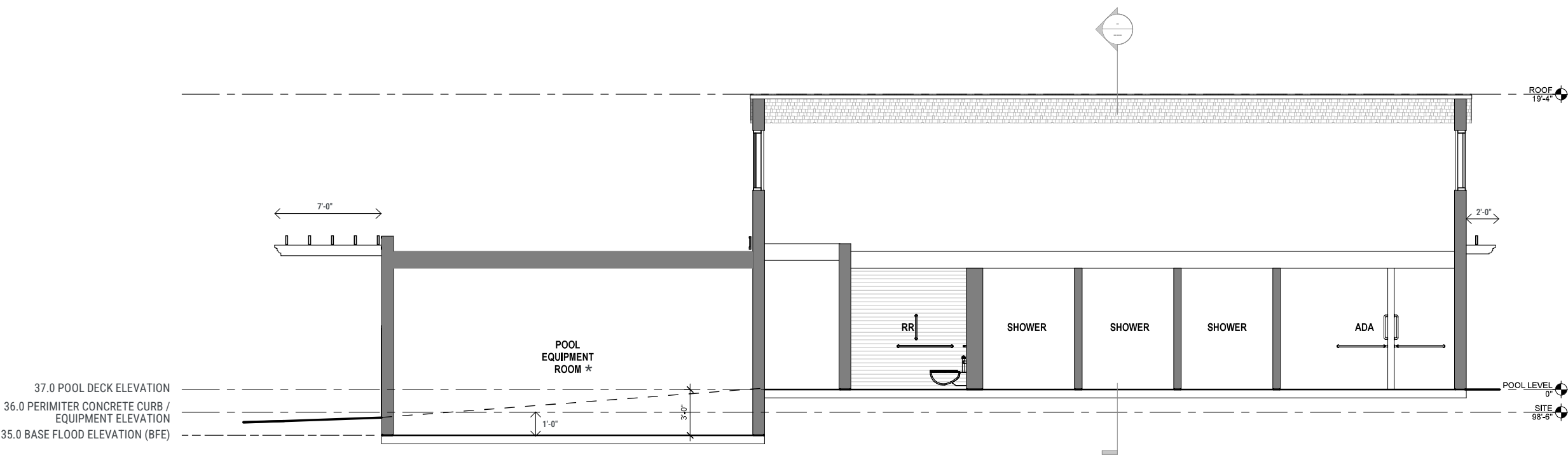


SECTION NORTH - SOUTH

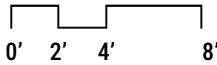
\* Note: Proposed building materials, details, and utility equipment are designed to be resistant to flood damage. A perimeter concrete curb will be provided 1 foot above the BFE elevating structural framing base attachment details.

Pool equipment and chemical storage in the pool equipment room will be on risers 2 feet above BFE to prevent water infiltration.

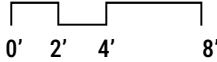
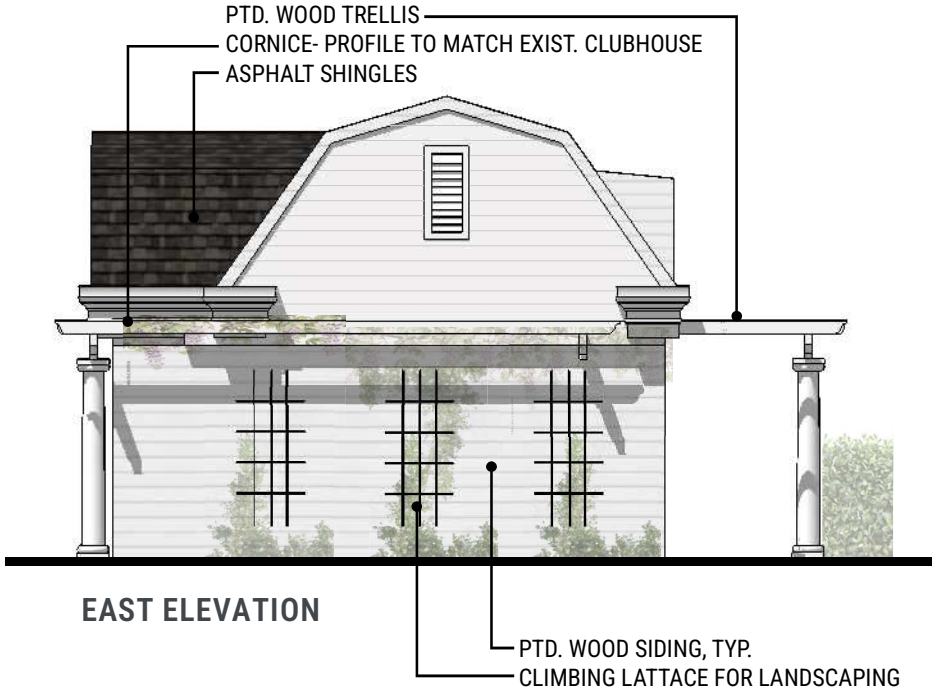
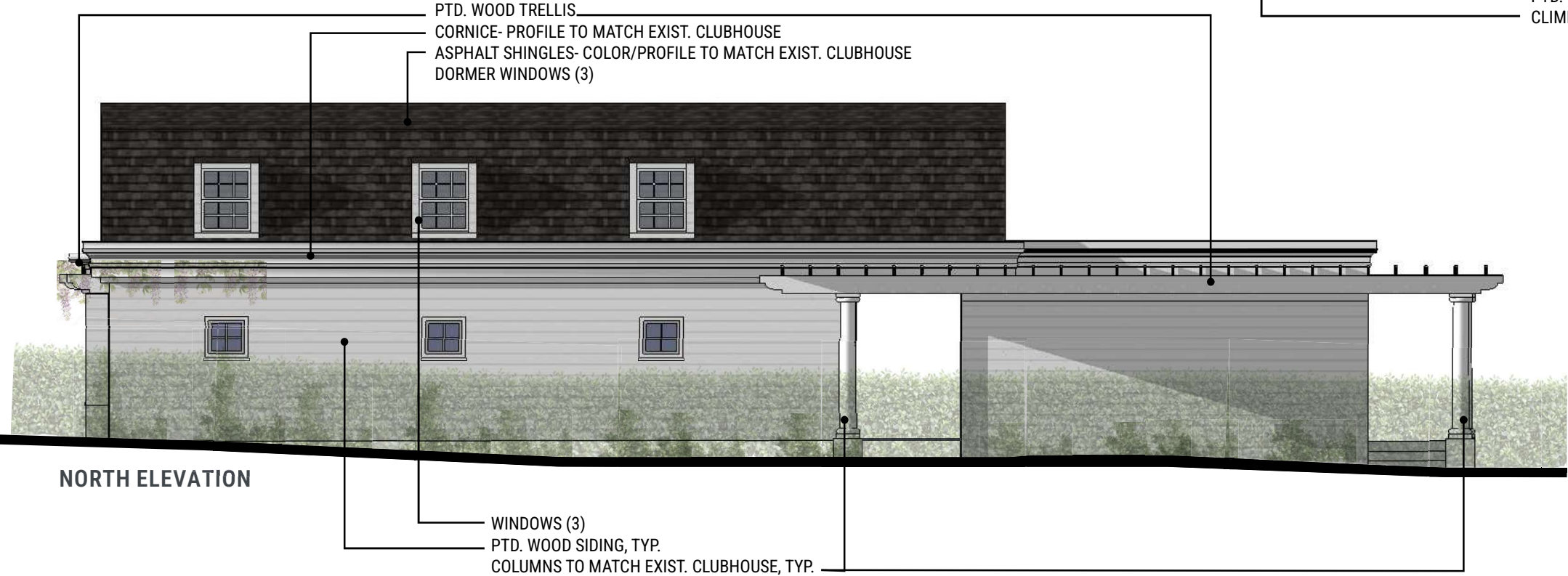
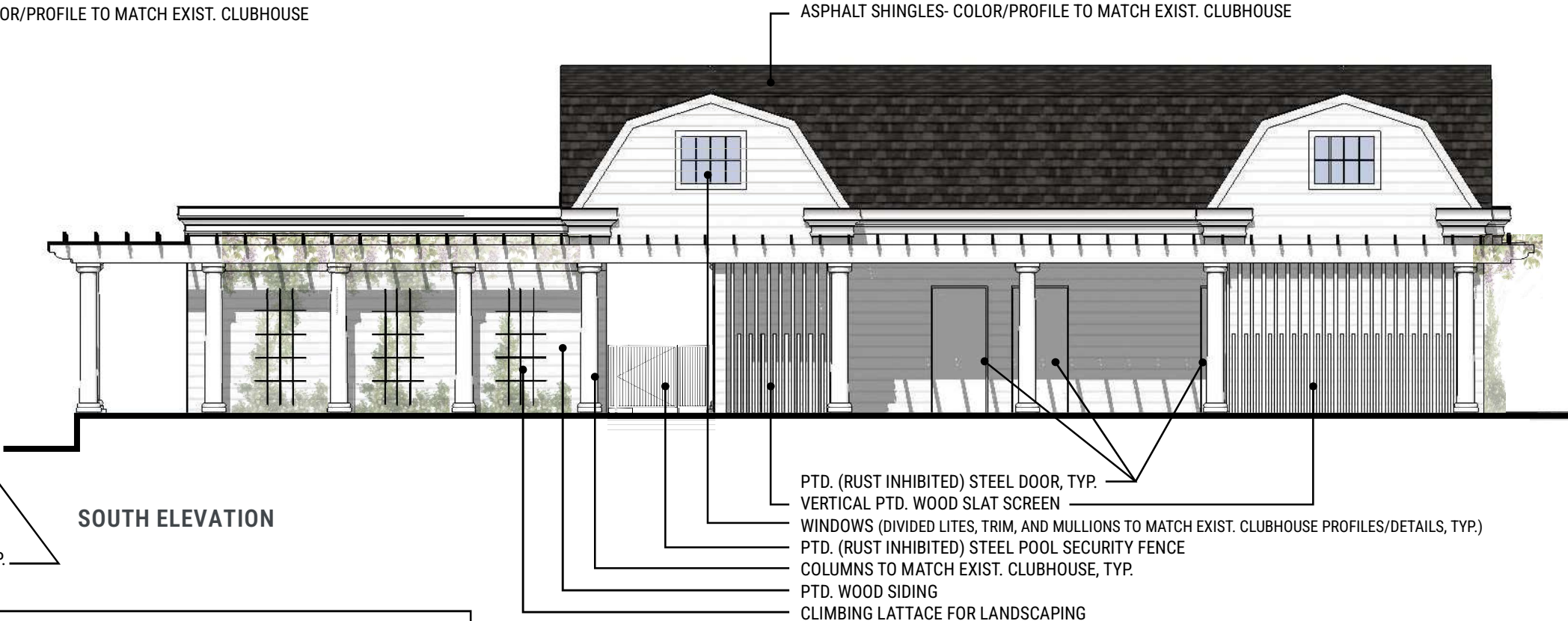
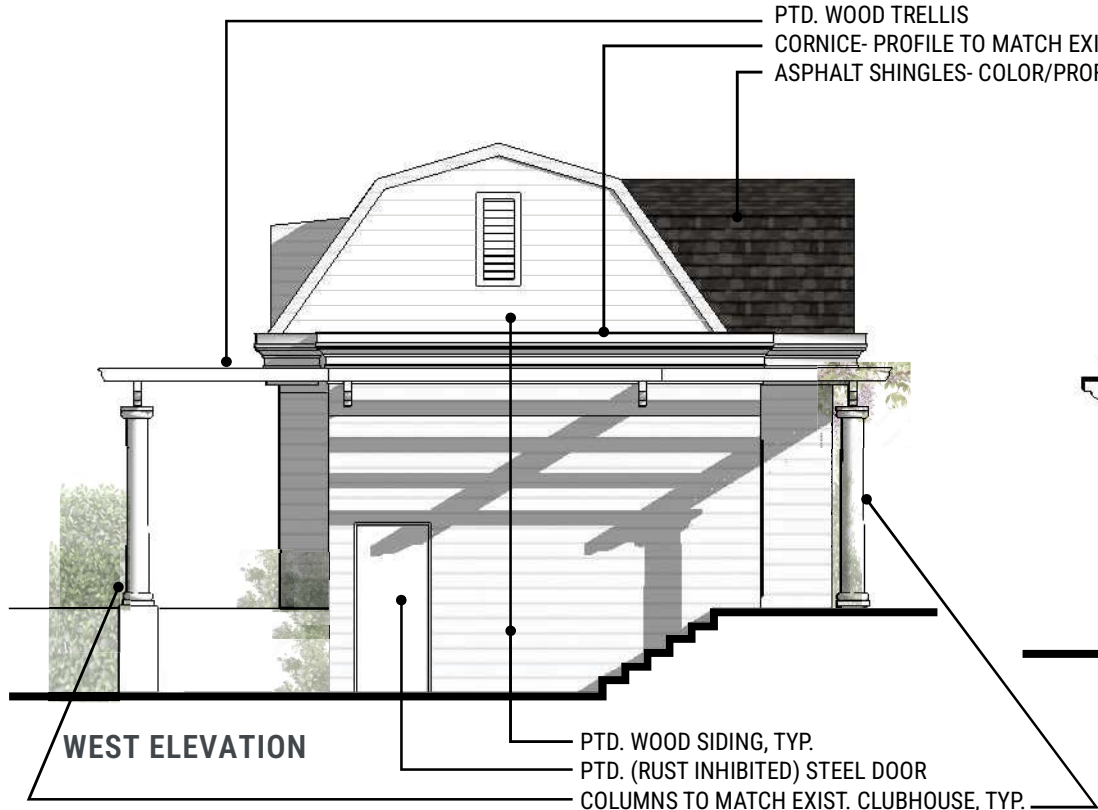
The structure shall be constructed pursuant to the applicable standards of FEMA Technical Bulletin 10-01, Ensuring That Structures Built on Fill in or near Special Flood Hazard Areas Are Reasonably Safe from Flooding.



SECTION WEST - EAST



# POOLHOUSE - PROPOSED DESIGN - COLOR ELEVATIONS







**CONCEPTUAL RENDERING- POOLHOUSE - PROPOSED DESIGN - VIEW FROM SW [EXISTING LAWN AREA]**





# **CONCEPTUAL RENDERING - POOLHOUSE - PROPOSED DESIGN**

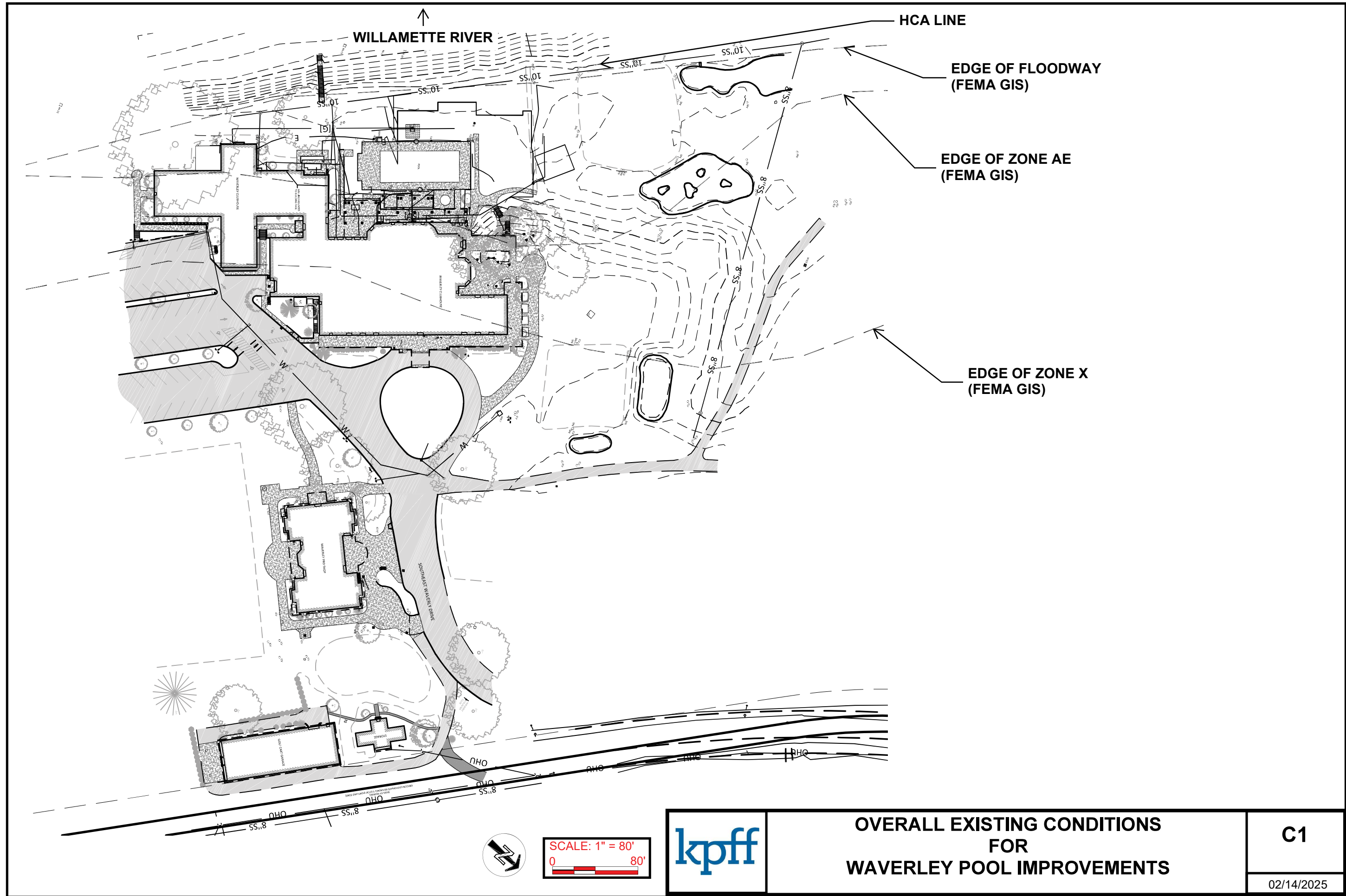


# MATERIAL PALETTE - PROPOSED DESIGN

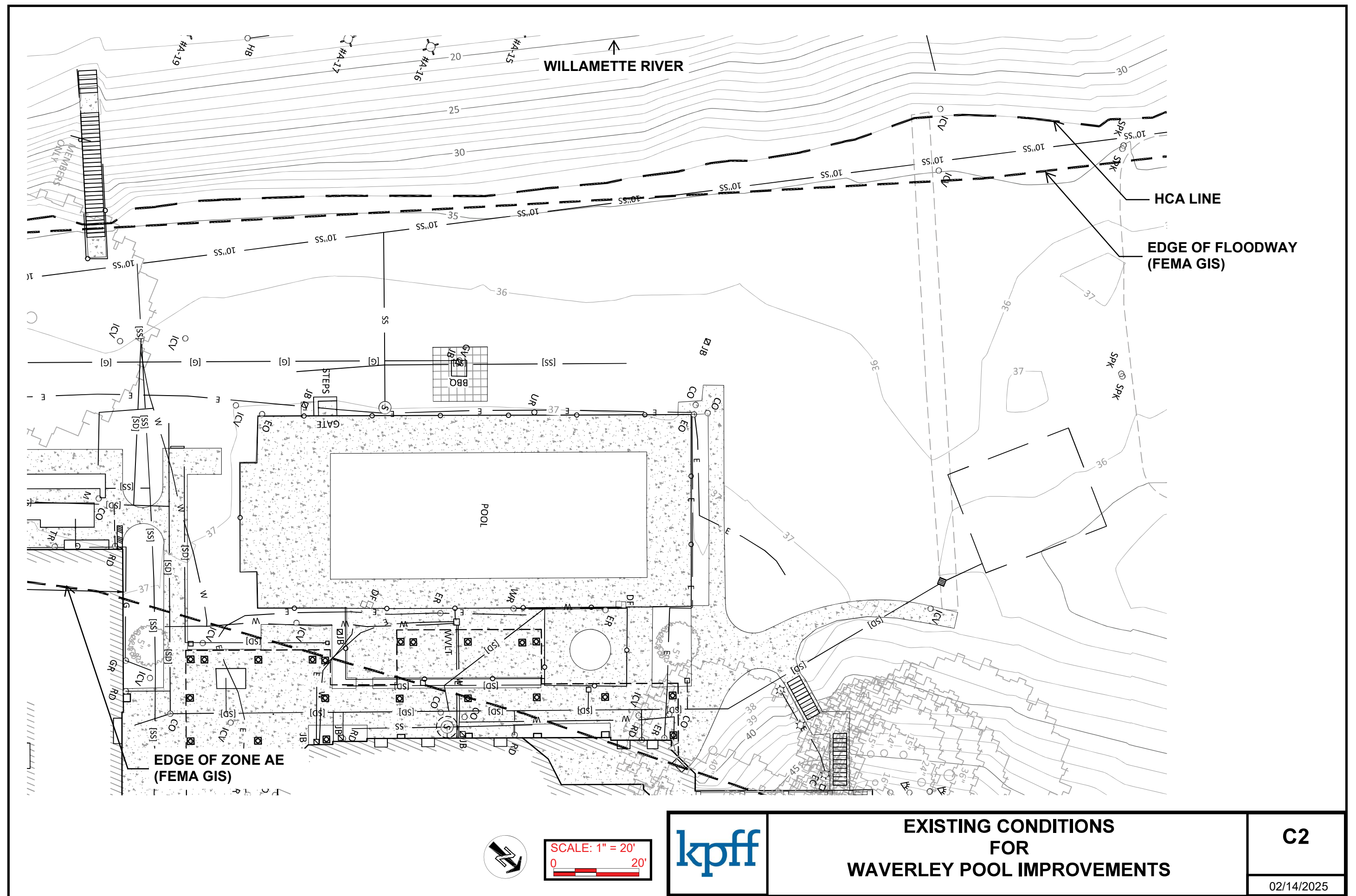


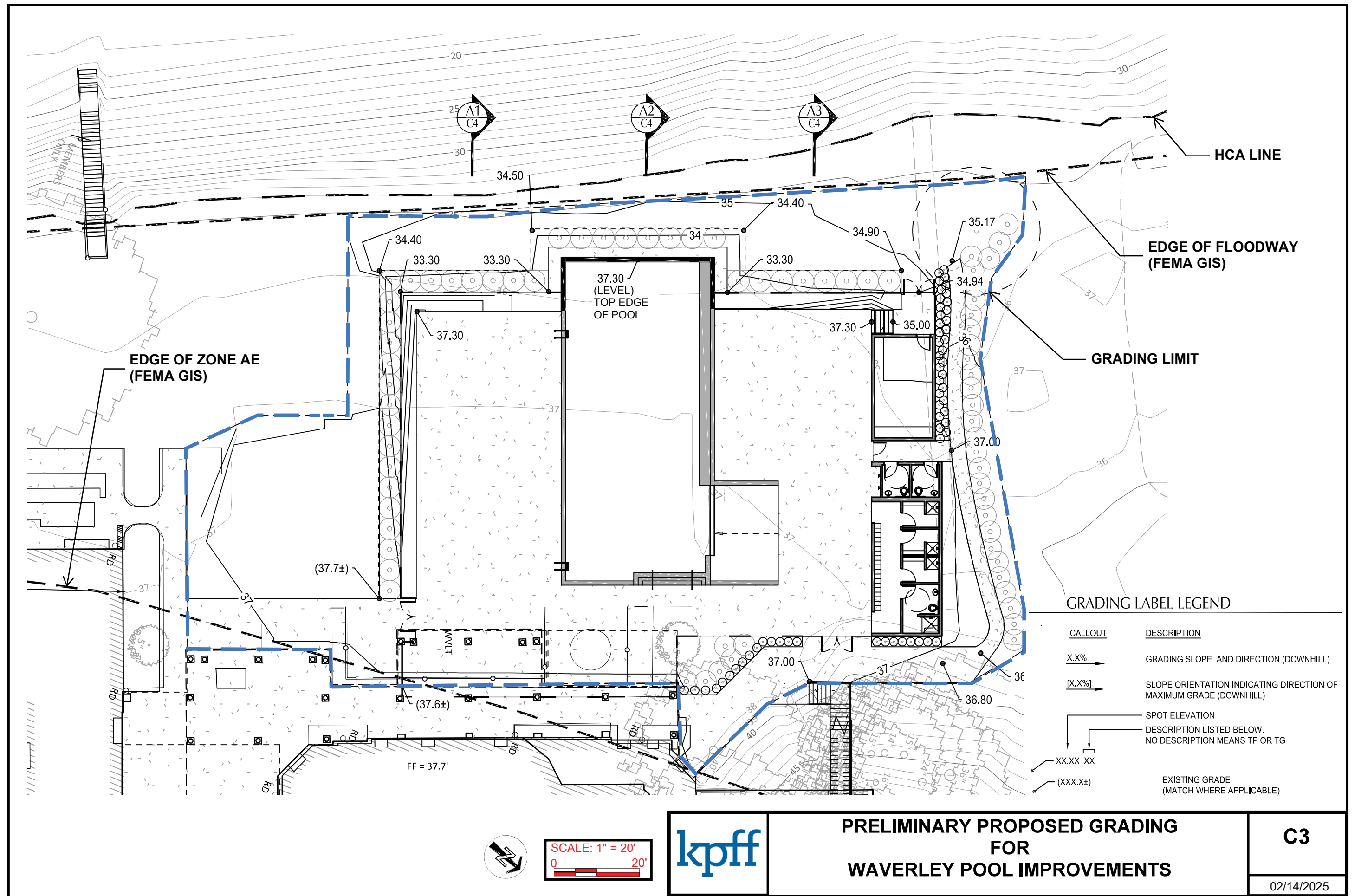
## EXTERIOR MATERIALS LEGEND

- 1. ASPHALT SHINGLES (COLOR AND STYLE TO MATCH EXISTING CLUBHOUSE)
- 2. WOOD SIDING TO MATCH EXISTING (PAINTED)  
Color: Match Existing Clubhouse  
(Basis Of Design: Benjamin Moore Oc-118 Snowfall White)
- 3. POOL DECK- CONCRETE
- 4. 4” T&G WOOD SOFFIT AND WOOD TRIM (PAINTED)  
(Color: Match Existing (Basis Of Design: Benjamin Moore Oc-118 Snowfall White)
- 5. WOOD WINDOWS (Color and profile to match existing Clubhouse)
- 6. PAINTED VERTICAL WOOD SLAT SCREEN WALL.
- 7. CONCRETE (NATURAL) (POOL RETAINING WALLS)

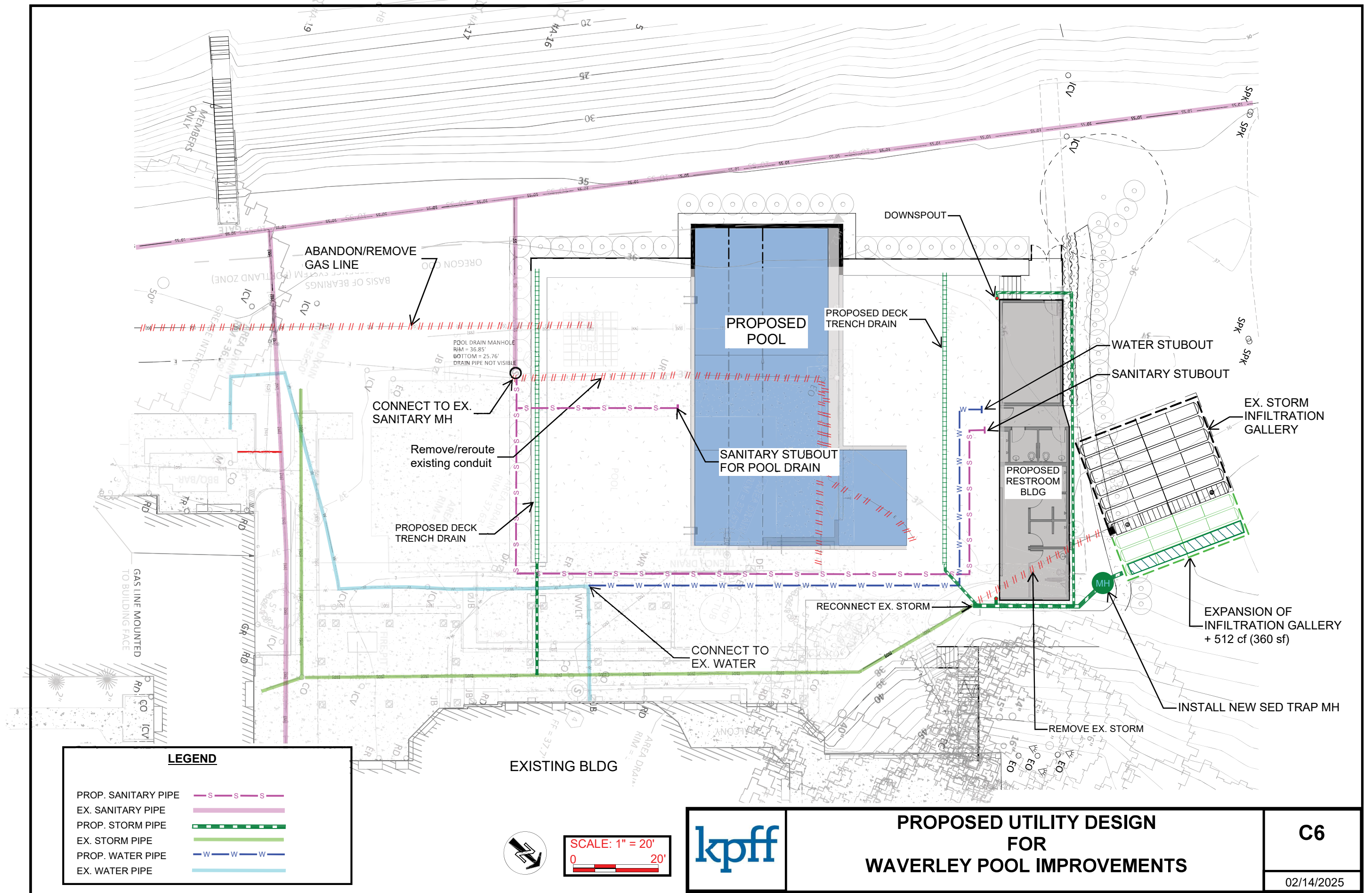


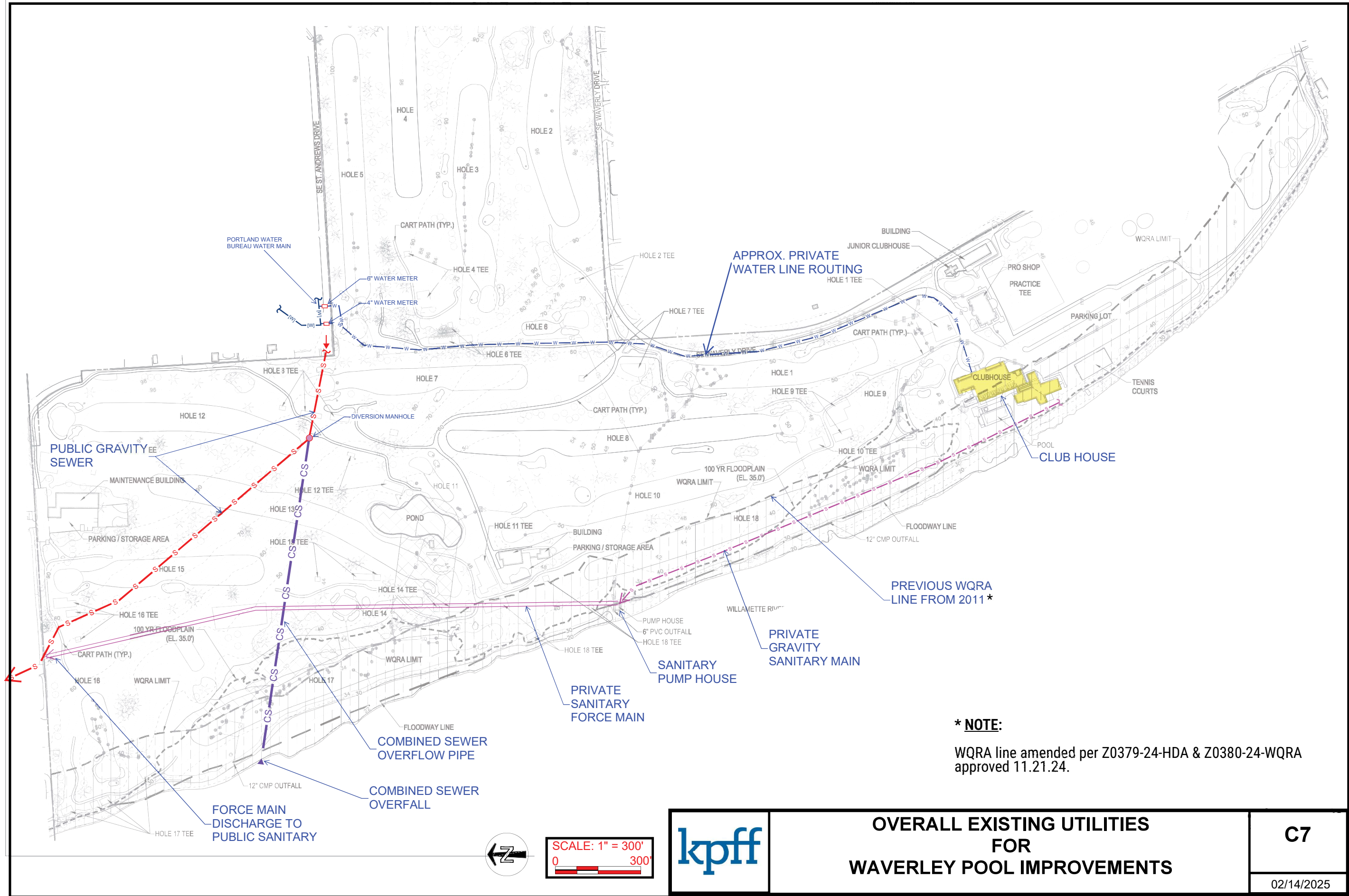




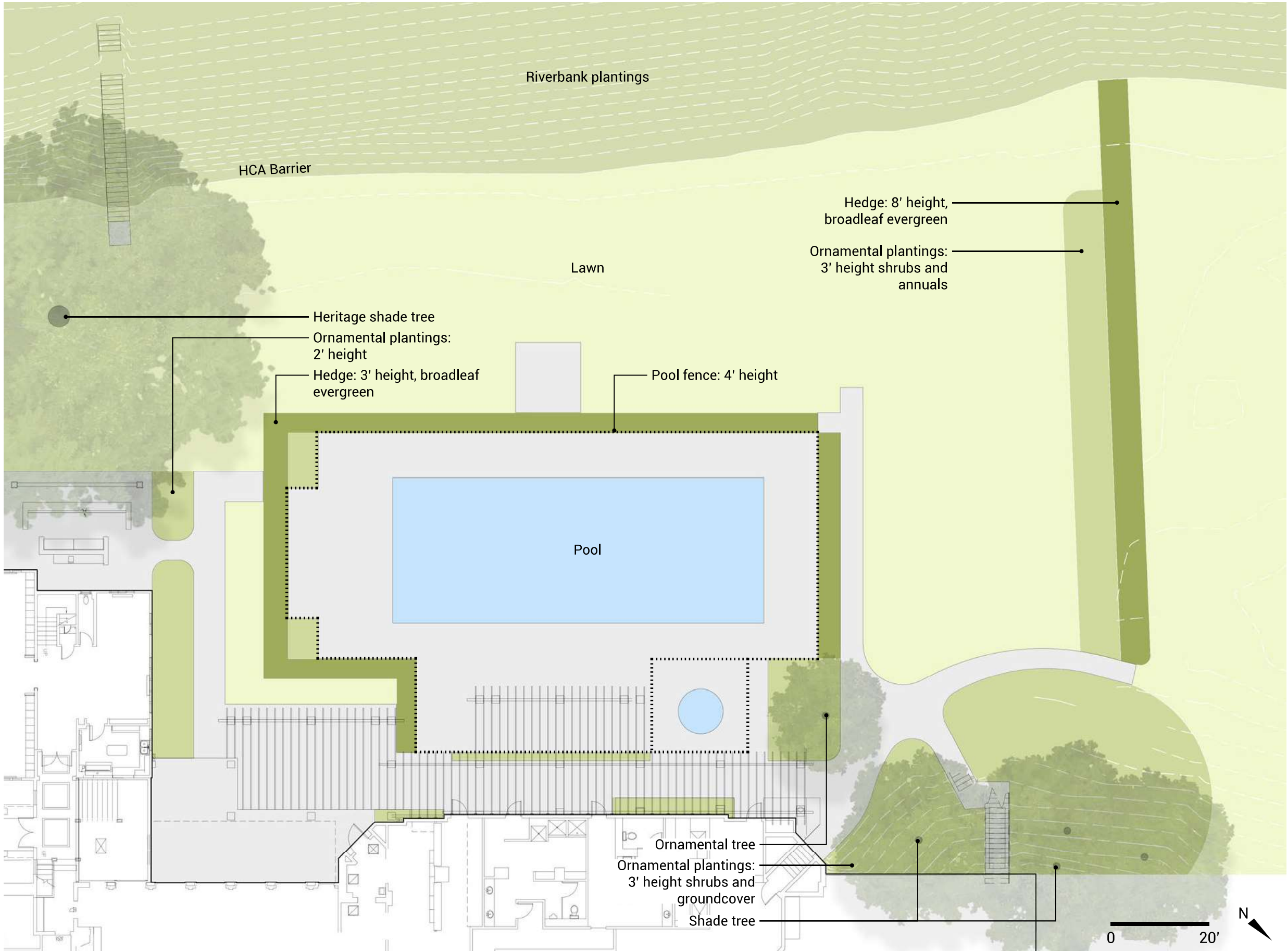




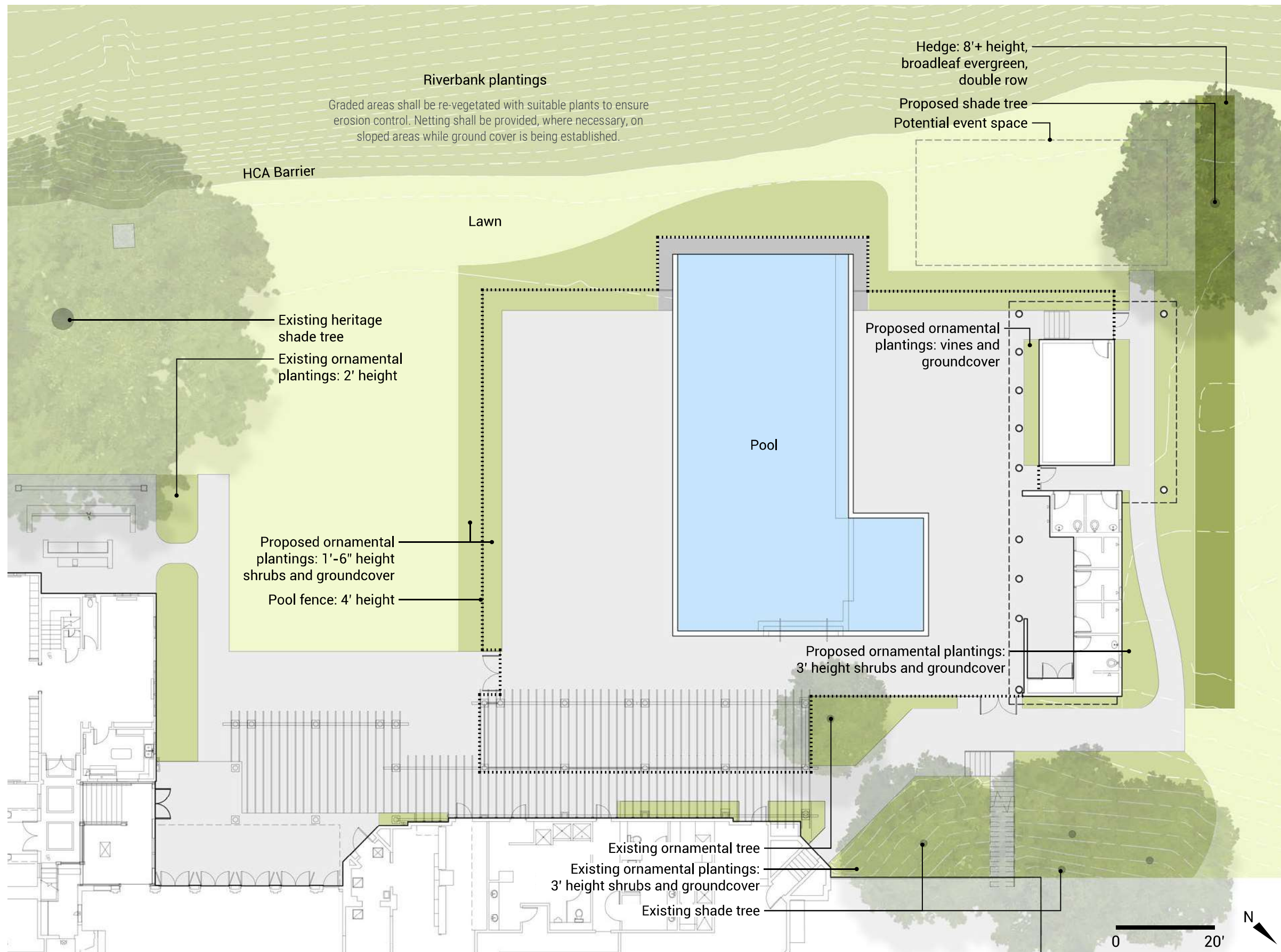








EXISTING PLANTS



## Planting Legend

- Hedge
- Ornamental plantings
- Lawn
- Pool fence

## Soil:

All existing soil within scope of work is 71B—Quatama loam, 3 to 8 percent slopes, moderately well drained, as identified by NRCS Web Soil Survey data.

All topsoil within scope of work to be import topsoil. Topsoil to be fertile, friable, natural fine sandy loam, very fine sandy loam, loam or silt loam surface soil with pH range of 5.5 to 7, with 4% organic material minimum. Topsoil shall be free of subsoil, stones or hard earth 1-inch or larger, noxious weeds (including quack grass and horsetail), roots, sticks or other extraneous material.

Project specifications call for laboratory soil analysis of import topsoil products. Specifications provide information for acceptable soil amendments as required.

Due to the limited work area, topsoil stockpiling is not anticipated.

## Irrigation:

All planting and turf areas within scope of work to be irrigated with an automatic underground irrigation system. Rotos and/or MP rotators are anticipated for turf areas, and drip irrigation is anticipated for planting areas.

# PROPOSED PLANTS





**White Oak**  
*Quercus alba*



**Portugese Cherry Laurel \***  
*Prunus lusitanica*



**Boxleaf Honeysuckle \***  
*Lonicera nitida 'Baggesens Gold'*



**Hameln Fountain Grass**  
*Pennisetum alopecuroides 'Hameln'*



**Japanese Forest Grass \***  
*Hakonechloa macra*



**Giant Lilyturf**  
*Liriope gigantea*



**Diamond Heights Creeper**  
*Ceanothus griseus var horizontalis*



**Beach Strawberry**  
*Fragaria chiloensis*



**Star Jasmine**  
*Trachelospermum jasminoides*

\* Indicates plant species present onsite  
 All plants selected are drought tolerant or native

# PLANT SPECIES