



STAFF RECOMMENDATION

Approval, with Conditions

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

SECTION 1 – SUMMARY

DATE: September 17, 2019

CASE FILE NO.: Z0365-19-D

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

LOCATION: 12E29DD01200

ADDRESS: 7949 SE Glencoe Rd.
Milwaukie, OR

APPLICANT(S): Andrew Montgomery, architect on the behalf of the owner

OWNER(S): Fredrick G. Shervey Construction, Inc.

TOTAL AREA: Approximately 0.69 acre

ZONING: HDR (High Density Residential, Section 315)

COMMUNITY PLANNING ORG: Southgate
Contact: Currently Inactive

PROPOSAL: Design review of proposed 16-unit development of attached townhouses along with associated site improvements.

APPLICABLE APPROVAL STANDARDS: This application is subject to Clackamas County Zoning and Development Ordinance (ZDO). Development of the subject property is subject to the provisions of ZDO Sections 1102, 315, 1002, 1005, 1006, 1007, 1009, 1010, 1015, 1021, 1102, and 1307 as adopted by the Board of County Commissioners. Additionally, this project will be subject to county development standards including, the County Roadway Standards, County Excavation and Grading Ordinance, and Oregon Structural Specialty Code, etc.

BACKGROUND:

The subject parcel is on the northern side of SE Glencoe Rd., approximately 610 feet to the west of SE 82nd Ave. The property is surrounded by properties developed both and single-family residences and multi-family housing. All of these properties carry the same High Density Residential zoning as the subject parcel. The site is currently undeveloped and has limited topography and nominal extant vegetation. The other buildings in the immediate and surrounding area are residential architecture of varied eras typically one- and two-stories in height.

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

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

NOTICE

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

PUBLIC COMMENT

As of the drafting of this document no public comments were received related to this proposal.

AGENCY COMMENT

Engineering Division Facts and Findings

1. The applicant has proposed the construction of a 16-unit (8, 2-unit townhomes) housing development, with a private drive onto SE Glencoe Road. The subject property is approximately 0.69 acres in area and has frontage on the north side of SE Glencoe Road, west of SE 82nd Avenue and east of SE 79th Avenue.
2. The applicant is subject to the provisions of *Clackamas County Zoning and Development Ordinance (ZDO)* sections 1007 pertaining to roads and connectivity, section 1015 pertaining to parking and loading, and Water Environment Services requirements pertaining to surface water management. Additionally, the applicant is subject to other *ZDO* requirements, the *Clackamas County Comprehensive Plan* and *Clackamas County Roadway Standards*.
3. A pre-application meeting to discuss the proposed development occurred on January 9, 2019.
4. The Comprehensive Plan classifies SE Glencoe Road as a local roadway. Clackamas County has adopted roadway standards that pertain to the structural section, construction characteristics, minimum required right-of-way widths and access standards for local roads.
5. *Clackamas County's Roadway Standards* indicate that local roads require a minimum right-of-way width of 54-ft feet with an eight-foot wide easement for signs, slopes, sidewalks and public utilities on each side of the roadway. According to the County Assessor's maps, SE

Glencoe Road has an existing right-of-way width of 60 feet. No additional right of way will be required to meet the county's right-of-way standard for a local roadway.

6. An 8-foot wide easement for signs, slopes, sidewalks and public utilities is required on each side of a local road. There does not appear to be a utility easement along SE Glencoe Road frontage. The applicant will be required to grant an 8-foot wide easement for signs, slopes, sidewalks and public utilities along the SE Glencoe Road frontage.
7. The standard street improvements on the SE Glencoe Road frontages consistent with the *Comprehensive Plan* and *ZDO* Section 1007 include, but are not necessarily limited to, up to a one half-street improvement, pavement widening, curb or curb and gutter, landscape strip with street trees, sidewalk, and storm drainage facilities. The existing paved width of SE Glencoe Road along the project frontage appears to be approximately 22 feet wide. A minimum required 16-ft wide half-street improvement, constructed to local roadway standards, per Standard Drawing C100, will be required. Mailboxes, power poles, utility pedestals, transformers, or other above ground utility appurtenances, may need to be relocated to construct the required street section. If there is an object within the limits of the sidewalk that cannot be relocated, an eyebrow shall be constructed so that the full width of the sidewalk is provided around the obstruction. Additional easement, as necessary, shall be granted to provide for and sidewalk eyebrows.
8. Developments shall comply with clear zone standards per *ZDO* 1007.02.D. A minimum clear zone or lateral offset of 18 inches is required from the face of curb to obstructions such as utility poles (*AASHTO*). There is an existing overhead utility pole and other appurtenances located on the site frontage that may have to be relocated in order to meet the minimum clear zone requirements.
9. The subject property is found to meet the requirements of transportation concurrency requirements based on *ZDO* subsection 1007.07 B and Roadway Standards Section 295.2.
10. Developments are required to provide adequate ingress and egress, as well as on-site circulation for the parking and maneuvering of all vehicles anticipated to use the site in accordance with *ZDO* section 1015 and applicable Roadway Standards requirements. Vehicle parking spaces and bicycle parking spaces are required to meet *ZDO* section 1015 dimensional requirements, including a minimum of 24 feet of back up maneuvering room. The plans shall list the number of parking spaces required and the number of parking spaces provided. Parking layout geometry shall be in accordance with *ZDO* Table 1015-1 and Figure 1015-1. Based on the preliminary plans, adequate on-site circulation for the proposed development can be provided.
11. Per the Roadway Standards, the access driveway is required to meet the Roadway Standards section 330.1 and Standard Drawings D600 for the approach as well as R100 for the onsite parking and circulation. Private drives in excess of 150-ft in length shall have a turnout per Standard Drawing C350 at locations approved by the emergency service provider. All parking and maneuvering areas within the Urban Growth Boundary shall be paved.

Site Aerial Image

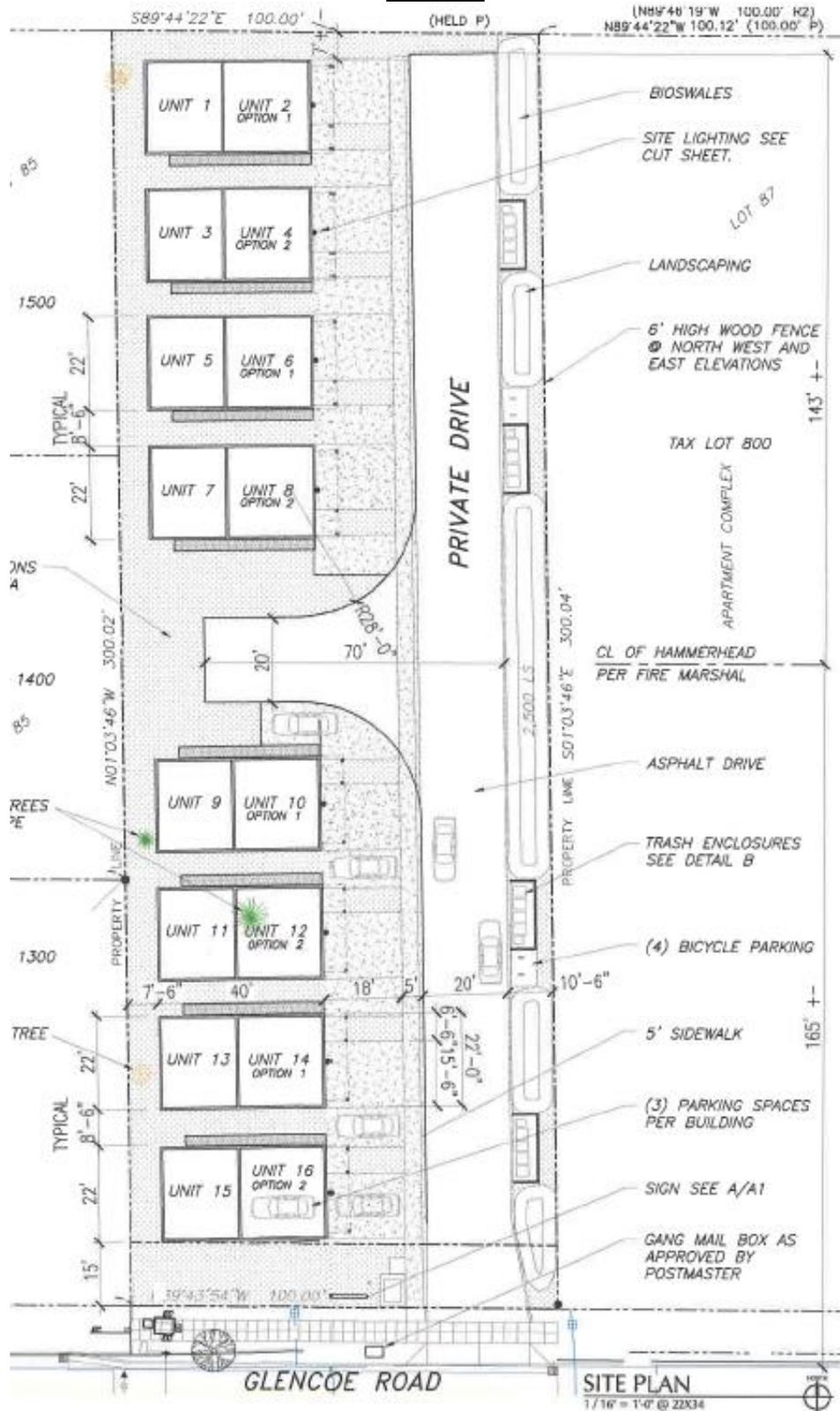


Site Aerial – Perspective

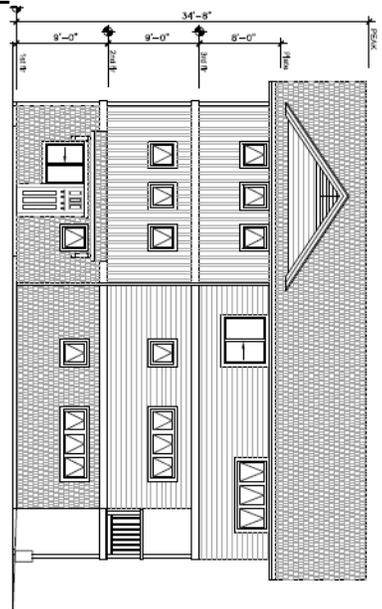


Project site, looking roughly to the NNW

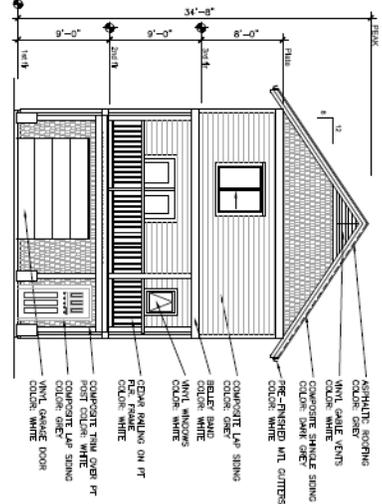
Site Plan



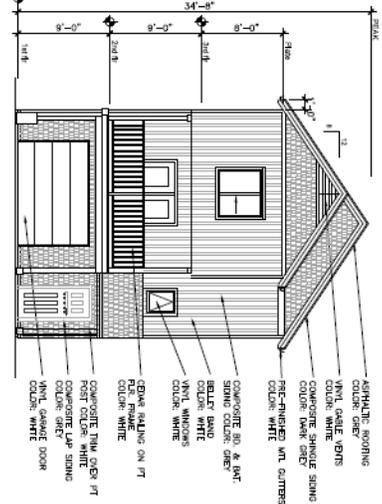
Building Elevations



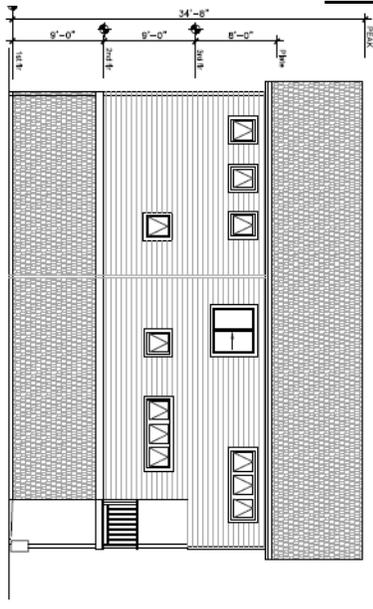
SIDE ELEVATION FACING GLENCOE ROAD
SCALE: 3/16" = 1'-0"



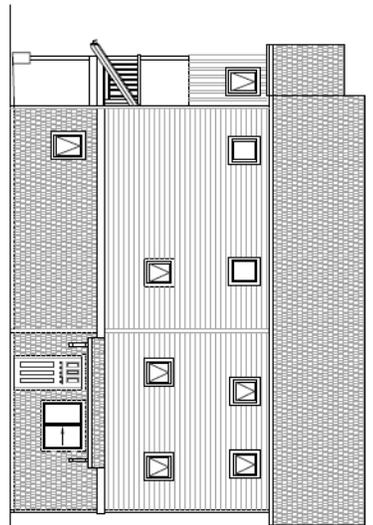
FRONT ELEVATION OPT 2
SCALE: 3/16" = 1'-0"



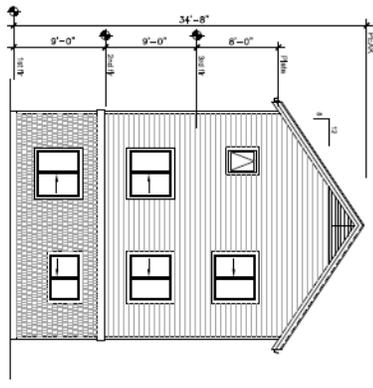
FRONT ELEVATION OP 1
SCALE: 3/16" = 1'-0"



SIDE ELEVATION
SCALE: 3/16" = 1'-0"



SIDE ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"

SECTION 2 – CONDITIONS OF APPROVAL

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

1) General Conditions:

- A. Approval of this land use permit is based on the submitted revised written narrative and plan(s) filed with the County on August 9th, 2019 along with the revised drawings and documentation submitted on August 26th, 2019. No work shall occur under this permit other than which is specified within these documents. It shall be the responsibility of the property owner(s) to comply with these document(s) and the limitation of any approval resulting from the recommendation described herein.
- B. The applicant is advised that they may take part in a Post Land Use Transition meeting. County staff would like to offer you an opportunity to meet and discuss this decision and the conditions of approval necessary to finalize the project. The purpose of the meeting is to ensure you understand all the conditions and to identify other permits necessary to complete the project. If you like to take advantage of this meeting please contact Wendi Coryell, 503-742-4657 or at wendicor@clackamas.us.
- C. Prior to the SUBMISSION of building permits, the applicant shall submit a statement of use form to Wendi Coryell. She can be contacted at 503-742-4657 or wendicor@clackamas.us . The statement of use is used to calculate the applicable System Development Charges. These SDC's are included in the final calculation of the building permit fees for new development projects.
- D. The decision is valid for four years from the date of the final written decision. If the County's final written decision is appealed, the approval period shall commence on the date of the final appellate decision (ZDO 1102.05). During this four year period, the approval shall be implemented, or the approval will become void. "Implemented" means all major development permits shall be obtained and maintained for the approved design review project. A "major development permit" is:
 - a. A building permit for the structure or
 - b. A permit issued by the County Engineering Division for frontage improvements required by this approval.
- E. This Design Review approval is granted subject to the above and below stated conditions. Failure to comply with any of the conditions of approval constitutes a violation of this permit and may be cause for revocation of this approval.
- F. The approval of the application granted by this decision concerns only the applicable standards for this decision. The decision does not include any conclusions by the county concerning whether the activities allowed will or will not come in conflict with the provisions of the federal Endangered Species Act (ESA). This decision should not be construed to or represented to authorize any activity that will conflict with or violate the ESA. It is the applicant, in coordination if necessary with the federal agencies responsibility for the administration and enforcement of the ESA, who must ensure that the approved activities are designed, constructed, operated and maintained in a manner that complies with the ESA.

2) **Planning and Zoning Conditions:**

- A. Prior to issuance of building permit, the applicant shall submit a site drawing demonstrating a landscape irrigation system which meets the standards of ZDO 1009.10(M). This may take the form of either an automatic irrigation system or demonstration that each unit has a hose bib for irrigation of the landscape areas near their unit.
- B. Prior to issuance of certificate of occupancy, applicant shall submit a signed maintenance contract guaranteeing the landscape materials for one year from the date of installations or provide a performance surety pursuant to Section 1311, Completion of Improvements, Sureties, and Maintenance, covering the landscape maintenance costs for the one-year period, per ZDO 1009.10(F).
- C. Prior to issuance of certificate of occupancy the landscaping installation and irrigation system shall be inspected to ensure compliance with submitted drawings and the standards of ZDO 1009.

3) **Building Code Division Conditions:**

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

4) **Clackamas County Engineering Conditions**

- A. All frontage improvements in, or adjacent to Clackamas County right-of-way, or on site, shall be in compliance with *Clackamas County Roadway Standards*.
- B. The applicant shall obtain a Development Permit from Clackamas County Department of Transportation and Development prior to the initiation of any construction activities associated with the project.
- C. The applicant shall grant and/or verify an 8-foot wide sign, sidewalk and public utility easement along the entire site frontage of SE Glencoe Road.
- D. The applicant shall be required to design and construct improvements on the entire site frontage of SE Glencoe Road to local road standards, per *Clackamas County Roadway Standards*, Standard Drawing C110. The improvements shall consist of:
 - a. A one half-street improvement with a minimum paved width of 16 feet from the centerline of the right-of-way. The structural section shall be designed and constructed per Standard Drawing C100 for a local roadway.
 - b. Offsite roadway tapers in accordance with Roadway Standards subsection 250.6.4.
 - c. Standard curb, or standard curb and gutter for slopes less than one percent, with the curb face located 16 feet from the centerline of the right-of-way.
 - d. A 5-foot wide sidewalk behind a 5-foot wide landscape strip, including street trees along the entire site frontage. Where the sidewalk does not connect to sidewalk on adjacent property, the end of the sidewalk requires a concrete ADA compliant curb ramp, providing a transition from the new sidewalk to the edge of pavement.
 - e. Storm drainage facilities in conformance with *Clackamas County Roadway Standards* Chapter 4.

- f. Conveyance of runoff in SE Glencoe Road. This includes, if necessary, extending street improvements beyond the centerline.
 - g. The relocation of existing utilities and other appurtenances as required.
- E. The applicant shall design and construct on-site access improvements which shall consist of the following:
 - F. Access driveway per Standard Drawing D650.
 - G. Parking spaces meeting ZDO section 1015 dimensional requirements.
 - H. Private drive and vehicle maneuvering space per Standard Drawing R100 and shall be paved.
 - I. An emergency vehicle turnout per Standard Drawing C350. Location to be approved by the local Fire District.
 - J. Prior to issuance of the development permit, the applicant shall provide an Engineer's cost estimate to Clackamas County Engineering. The estimate shall be submitted for review and approval of quantities of asphalt concrete, aggregates, curbs, sidewalks and any other required improvements and associated construction costs.
 - K. Plans shall list the utilities serving the site and their phone numbers.
 - L. Plans shall note that "Separate Utility Placement Permits are required from Clackamas County Engineering when utility connections within the right of way are proposed."
 - M. Applicant shall comply with County Roadway Standards clear zone requirements in accordance with Roadway Standards section 245. This includes a minimum 18-inches from the face of curb to any obstructions such as utility poles or fire hydrants.
 - N. Prior to the issuance of a Development Permit, the applicant shall submit to Clackamas County Engineering Office:
 - a. An exhibit showing the paths traced by the extremities of the anticipated large vehicles, including off-tracking, on the proposed site plan to ensure adequate turning radii are provided for the maneuvering onsite and at the driveway.
 - b. Written approval from the Clackamas Fire District for the planned access, circulation, fire lanes and water source supply. The approval shall be in the form of site and utility plans stamped and signed by the Fire Marshal.
 - c. Written approval from Clackamas River Water District for adequate water supply source to serve the development. The approval shall be in the form of utility plans stamped and signed by the Water District representative.
 - d. Written approval from Water Environment Services for surface water management facilities, surface water detention facilities, and erosion control measures.
 - e. A copy of the Water Environment Services approved drainage study, surface water management plan, and Engineer's calculations.
 - f. A performance surety for all proposed improvements within the public right of way equal to 125% of the approved engineer's cost estimate.
 - g. A set of detailed street and site improvement construction plans, for review, in conformance with *Clackamas County Roadway Standards* Section 140, to Clackamas

County's Engineering Office and obtain written approval, in the form of a Development Permit.

- i. The permit will be for street, driveway, curb, sidewalk, drainage, parking and maneuvering area, and other site improvements.
- ii. The permit fee is based on the engineer's cost estimate for the project and the current fee structure for development at the time of the Development Permit application.
- iii. The applicant shall have an Engineer, registered in the state of Oregon, design and stamp construction plans for all required improvements. Plans shall include right of way lines, edge of pavement, curbs and existing structures verified by professional survey.

5) Clackamas County Sustainability Conditions:

A. At the time of this staff recommendation comments/conditions had not been received from Clackamas County Sustainability The final land use decision will reflect any feedback received from this partner agency.

6) Water Environment Service Conditions:

The following general conditions shall apply:

- A. The proposed development is located within the service area of Water Environment Services (WES) and shall be subject to WES Rules and Regulations, and Standards ("WES RR&S"), in accordance with the following adopted ordinances:
 - a. Water Environment Services Rules and Regulations, July 2018, Ordinance No. 03-2018
 - b. Sanitary Sewer Standards, Clackamas County Service District No. 1, July 1, 2013.
 - c. Stormwater Standards, Clackamas County Service District No. 1, July 1, 2013.
- B. The applicant shall procure the necessary plan approvals, and permits in accordance with WES RR&S for sanitary sewer services and surface water management.
- C. Prior to plan approval, all submittals shall be reviewed for compliance with WES RR&S and Conditions of Approval. All sanitary and stormwater management plans and reports, which are submitted for review and approval, shall be stamped and signed by a civil engineer licensed by the State of Oregon. The project construction, specifications, and testing must be completed under the direction of the project engineer.
- D. The applicant shall include the following materials with their plan review submittal to WES:
 - a. Two (2) sets of complete civil construction plans for all sanitary and stormwater improvements.
 - b. Two (2) copies of the final storm reports, including the downstream analysis.
 - c. Two (2) copies of the geotechnical report, including infiltration testing.
 - d. \$800 minimum sanitary and stormwater management plan review fees
 - e. \$460 erosion control fee
- E. Upon completion of project construction, the project engineer shall submit a certificate of completion to WES. The sanitary and storm systems shall be complete in all respects, in accordance with the approved plans, prior to Certificate of Occupancy approval by WES, or a performance bond shall be provided by the applicant to guarantee the construction of the infrastructure. WES shall inspect and approve the construction of the sanitary and storm systems in accordance with the approved plans.

- F. Any requests to modify current WES Design Standards shall be made in accordance with Sanitary Standards, Section 1.7 or Stormwater Standards, Section 1.6. The applicant shall provide all necessary information to evaluate the request, as determined by WES.
- G. The proposed development shall be subject to applicable fees and charges, in accordance with WES RR&S. All fees and charges shall be paid prior to issuance of building permits, and are subject to change without notice to the applicant. All costs associated with the design, construction and testing of the sanitary sewer and storm system shall be provided by and at the sole expense of the applicant.

For Sanitary Sewer, the following shall apply:

- A. All equivalent dwelling units within the boundaries of the proposal shall be connected to the Public Sanitary Sewers System. (*Sanitary Standards Section 3.2*)
 - a. If the developer intends to plat each townhouse lot separately, the developer shall provide an independent and separate sanitary service connection to each lot. An extension of the public sanitary sewer system may be required, in accordance with Sanitary Standards, Section 4. Sanitary SDC's shall apply at a rate of 1 EDU per lot.
 - b. If the development is to remain on a single lot, the sanitary sewer system shall utilize one shared connection to the public mainline. The developer will not be allowed to plat each townhouse unit separately. Sanitary SDC's will apply at the multi-family rate.
- B. Any existing service laterals shall be used where feasible, as determined by WES. Service laterals shall terminate with a clean out at the front edge of the Public Utility Easement (PUE) or the property line.
 - a. If an alternative or modification to the existing connection is proposed, the applicant shall provide justification for the modification to WES for review and approval, including any necessary plans and/or profiles as determined by WES. A new tap to the public mainline may be required and a tap-in fee may apply. Unused laterals shall be abandoned per WES Rules and fees.
- C. Covered trash enclosures shall drain to the sanitary system and be hydraulically separated from the surrounding area.

For Surface Water, the following shall apply:

- A. All development that creates or modifies 5,000 square feet or more of impervious surface area shall be subject to WES RR&S. A Surface Water Management Plan and Storm Report (SWM Plan), Geotechnical Report and downstream conveyance report shall demonstrate how the development will conform to WES RR&S. The plans and reports shall be prepared by a licensed engineer and submitted to WES for review and approval. Storm drainage detention calculations shall follow the King County method (SBUH hydrograph).
- B. The SWM Plan shall provide a design to mitigate the stormwater runoff from all proposed onsite permeable and impervious surface areas, all water entering the property from off-site, and any road frontage improvements. Any offsite stormwater entering the site shall be placed in a bypass pipe or mitigated onsite.
- C. The SWM Plan shall conform to the following general stormwater standards, as well as all other applicable stormwater requirements in accordance with WES RR&S:

- a. **Water Quality Standard** - Water quality facilities shall be designed to capture and treat the first 1-inch of stormwater runoff from a 24-hour storm event using either vegetation (Appendix H) or a Basic Treatment proprietary device (Appendix F).
 - b. **Infiltration Standard** - The first ½ inch of runoff in a 24-hour period must be captured and retained onsite through an approved infiltration system.
 - c. **Detention/Flow Control Standard** – On-site detention facilities shall be designed to reduce the 2-year post-developed runoff rate to ½ of the 2-year pre-developed discharge rate.
- D. Water quality treatment shall be required for stormwater runoff from all impervious surface areas, including building rooftops.
 - E. The conveyance system shall be sized for a minimum 25-year design storm.
 - F. The SWM Plan shall demonstrate the development has an acceptable downstream point of discharge to safely convey stormwater runoff from the entire boundary of the development. If an approvable point of discharge to a downstream conveyance system is not available, then the SWM Plan shall be designed to clearly demonstrate the ability to retain and infiltrate the 25-year, 24-hour storm event, and provide an adequate overflow pathway (as determined by WES).
 - G. A Downstream Conveyance Analysis shall be required. The analysis must extend a minimum of 1500’ downstream or to the point where the development contributes less than 15% of the upstream drainage area, whichever is greater. WES may modify this condition if requirements for 25-year onsite retention and overflow pathway can be met.
 - H. Grading plans shall clearly identify an overflow pathway system in the event of any stormwater facility failure or bypass by which the storm/surface water within the development will be controlled without causing damage or harm to the natural environment, or to property or persons. (Section 1.2)
 - a. Note: The preliminary plans do not clearly show an adequate overflow pathway.
 - I. A geotechnical report prepared by a qualified professional shall be included with the SWM Plan. The report shall verify the feasibility of all proposed infiltration systems and provide infiltration test results that correspond to the location and depth of the infiltration facilities, in accordance with Appendix E.
 - J. If infiltration is not feasible the design engineer shall submit a modification request in accordance with Stormwater Standards Section 1.6 with an equivalent alternative design which can accomplish the same design intent as provided in these standards. A geotech report shall be included with the request.
 - K. The property owners shall be responsible to perpetually inspect and maintain all stormwater management systems, in accordance with WES Rules, Section 12.10. A WES ‘Private Storm Drainage Facilities Maintenance Plan’ (available on website) shall be submitted to WES prior to final plan approval.

For Erosion Control, the following shall apply:

- A. All construction sites, regardless of size, shall implement proper erosion prevention and sediment control measures. Site Plans for storm drainage, grading, and erosion control will be required for all development, construction, grading, filling, excavating, clearing, or any other activity that accelerates erosion, as required by water quality standards set forth in OAR 340-41-445 through 340-41-470.

- B. Any development activity that results in over 800 sq ft of soil disturbance shall obtain a WES erosion control permit before the start of any grading or construction activities. The applicant shall submit an erosion control plan to WES and pay a permit fee in the amount of \$460.00.

For Water Quality Vegetated Buffers, the following shall apply:

- A. All new development shall meet WES Rules to preserve and maintain an undisturbed vegetated buffer to protect all water quality resource areas. Due to the extent of previous development in this area, a Sensitive Area Certification shall not be required.

The following WES Fees and Charges shall apply:

- A. Sanitary Sewer Plan Review fees shall apply. A **\$400.00 minimum** shall be due with the first plan submittal.
- B. Surface Water Plan Review fees shall apply. The total fee is equal to 4% of the construction cost for all stormwater management related facilities. A **\$400.00 minimum** shall be due with the first plan submittal.
- C. Surface Water System Development Charges (Storm SDC's) shall be applied for any added impervious surface area, in accordance with WES RR&S. An estimate of the additional Equivalent Service Units (ESUs) will be determined after the stormwater management plan is reviewed. The final assignment of the ESUs shall be applied after the building permit application is received by Clackamas County Building Code Division. The current rate is **\$211 per 2,500 sqft of impervious surface**.
- D. Sanitary Sewer System Development Charges (Sanitary SDCs) shall be applied in accordance with WES RR&S. An estimate of the Equivalent Dwelling Units (EDUs) will be determined after the civil site plan is reviewed. The final assignment of the EDUs shall be applied after the building permit application is received by Clackamas County Building Code Division. Fees shall be paid before the issuance of the building permit.
 - a. Effective August 1, 2019, the sanitary sewer system development charge is **\$7,850.00 per EDU**.
 - b. Based on the applicant's proposal, the Assignment of Equivalent Dwelling Units is in accordance with Table VII, Class 04 – Multi-Family (0.8 EDU per dwelling unit).
 - c. Preliminary Estimate: 16 units * 0.8 = 12.8 EDU * \$7,850.00 = **\$100,480.00**
- E. Erosion control - A **\$460.00** erosion control permit fee shall be paid with the first plan review submittal.

7) Clackamas Fire District #1:

- A. At the time of this staff recommendation comments/conditions had not been received from Clackamas Fire District #1. The final land use decision will reflect any feedback received from this partner agency.

8) Clackamas River Water Conditions:

- A. At the time of this staff recommendation comments/conditions had not been received from Clackamas River Water. The final land use decision will reflect any feedback received from this partner agency.

SECTION 3 – DESIGN REVIEW FINDINGS

This application is subject to Clackamas County Zoning and Development Ordinance (ZDO) Section(s) 1102, 315, 1002, 1005, 1006, 1007, 1009, 1010, 1015, 1021, 1102, and 1307. The Clackamas County Planning and Zoning Staff has reviewed these Sections of the ZDO and design guidelines in conjunction with this proposal and make the following findings and conclusions:

1. **Section 1102 – Design Review**

Subsection 1102.01 Applicability

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

Subsection 1102.02 Applicability

Finding: Clackamas County’s Zoning and Development Ordinance determines the submittal requirements necessary for design review. The applicant submitted a set of information consistent with the submittal requirements of the Zoning and Development ordinance which county staff deemed complete on August 19, 2019. The standard is met.

Subsection 1102.03 Approval Criteria

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

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

Subsection 315.03 Uses Permitted

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

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

Subsection 315.04 Dimensional Standards

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

	Ordinance Standard	Demonstrated Dimension	Complies With Standard
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Minimum Lot Size	None	0.69 acre	Complies
Minimum Front Yard Setback	15 feet	15 feet	Complies
Maximum Front Yard Setback	Per Subsections 1005.03(E) and (H).	15 feet	Complies
Minimum Rear Yard Setback	6.9 feet, per Subsection 1005.03(L)	7 feet	Complies
Minimum Side Yard Depth	6.9 feet, per Subsection 1005.03(L)	7 feet	Complies

3. Section 1002 – Protection of Natural Features

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

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

4. Section 1005 – Sustainable Site and Building Design

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

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

Finding: The proposal is for eight buildings. Each building will have two dwellings, with separate entrances. Further clustering buildings further is impractical, but the site is developed to share drive access and to take advantage of existing infrastructure. Longest axis of each building is oriented to face north/south. The onsite circulation system, which is illuminated and constructed of hard-surfaced and well drained materials, adequately connects the public entrances of the each dwelling to adjacent sidewalks and the public way. The site has frontage on Glencoe and the buildings are set so as to comply with the separation requirements of 1005.03(L). The site is not located adjacent to a major transit stop. These standards are met.

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

Finding: The proposed development provides articulation through alteration of plane, materials, color, and architectural detail such as doors and windows. The design creates relief, variety, and visual interest on the site. The proposed dwelling entrances are highlighted with a front porch or projecting roofline, along with landscaping as is common in a residential style. The use of windows, façade materials, color, trim, and other architectural features maintain a cohesive palette of materials that are complimentary and appropriate to the use and level of public exposure of the site as a whole. The Glencoe-facing unit features additional articulation of roof plane and enhanced transparency into the garage. The rhythmic repetitions of peaks of roof lines as a viewer looks down the shared driveway provides additional visual interest to the site and buildings. Per the above findings and the applicant's submitted drawings, the proposed building complies with the relevant standards of section 1005.04. These standards are met.

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

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

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

Finding: Section 1005.06 requires applicants to employ one “Additional Requirement” for every 20,000 square feet of site area. The total site area of the project is approximately 30,000 square feet. As a result, the applicant must provide one ‘Additional Requirement’.

1. The minimum landscaped area in this zone is 25%. The information submitted by the applicant indicates that the landscaped area on the site will be 35% of the site, exceeding the minimum requirement by greater than 10%. This design element satisfies 1005.06(G). This standard is met.

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

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

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

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

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

6. Section 1007 - Roads and Connectivity

Subsection 1007.02 – Public and Private Roadways

Subsection 1007.03 – Private Roads and Access Drive

Subsection 1007.04 – Pedestrian and Bicycle Facilities

A-C: General Standards, Design and Requirements

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

H: Sidewalk and Pedestrian Path Width

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

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

Subsection 1007.05 – Transit Amenities

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

Subsection 1007.06 – Street Trees addresses requirements for street trees within the Portland Metropolitan Urban Growth Boundary, in the Clackamas Regional Center Area, in the Business Park zoning district, and in Sunnyside Village.

Finding: The proposed development is within the Clackamas Regional Center Area, which requires street trees along all streets. The site is designed with appropriate street trees along the Glencoe Road frontage of the site, meeting this standard. These standards are met.

Subsection 1007.07 – Transportation Facilities Concurrency

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

7. Section 1009 – Landscaping

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

Finding: The site landscaping information provided in the submitted drawings and narrative indicate that approximately 36% of the site is to be landscaped, which exceeds the 25% requirement of the design standards. A variety of plants of various sizes, textures, and seasonal interest are indicated, none of which are invasive or noxious species. These species are predominantly native and/or drought tolerant plants, appropriate to a residential context. Conditions of approval will ensure compliance with the required landscaping in terms of composition of materials, installation and maintenance of landscape, and irrigation. **With the conditions of approval in Section 2, the above findings and the applicant's submitted drawings, the proposed development meets the standards. As conditioned, these standards are met.**

8. Section 1010 – Signs

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

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

9. Section 1015 – Parking and Loading

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

Finding: ZDO Table 1015-1 requires 1.5 off-street parking spaces for each dwelling unit of two- or three-family dwellings. The applicant is proposing 16 units and thus the development will be required to provide a minimum of 24 off street parking spaces. The applicant’s site plan demonstrates that each unit building will have three parking spaces (one in the garage and two in the unit’s driveway, for a total of 24 parking spaces for the development. ZDO Table 1015-2 provides no requirement for bicycle parking as relates to two- and three-family dwellings. The applicant intends to provide space for bicycle parking in each unit’s garage, satisfying this requirement. Per ZDO Table 1015-3, no off-street loading zones are required for a development of this size. The dimensions and locations of all proposed parking areas comply with the standards of ZDO Section 1015. The standards are met.

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

Finding: The trash and recycling for the units are proposed to be in shared collection areas along the eastern property boundary. Clackamas County Sustainability will review this proposed arrangement and proposed conditions of approval to ensure that it is consistent with the requirements of Section 1021 and the needs of the local trash hauler. **With the conditions of approval in Section 2, the above findings and the applicant’s submitted drawings, the proposed development meets the standards. As conditioned, these standards are met.**

SECTION 4 - SUMMARY OF FINDINGS AND RECOMMENDATION

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

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

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

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