



STAFF REPORT TO THE DESIGN REVIEW COMMITTEE

Recommendation: Approved with Conditions, pending review by Clackamas County Development Engineering

Permit Type: Design Review

File No. Z0057-25

Applicant's Proposal: The applicant proposes to redesign an existing site; including a new quadplex, parking area, walkways, enhanced landscaping and the conversion of the existing dwelling into a duplex. There will be a total of six (6) dwelling units on site.

Issued By: Melissa Lord, Senior Planner, MLord@clackamas.us, 503-742-4504

Date Issued: March 27, 2025

Applicant: Todd Iselin, Iselin Architects

Owner of Property: 18900 SE Mildred Street LLC

Zoning: Medium Density Residential District (MR-1)

Assessor's Map & Tax Lot(s): T2S R2E Section 19AB Tax Lot 1200

Site Address: 18900 SE Mildred St., Milwaukie, OR 97267

Location Map



Community Planning Organization (CPO) for Area:

Jennings Lodge CPO, JenningsLodgeCPO@gmail.com

Community Planning Organizations (CPOs) are part of the county's community involvement program. They are advisory to the Board of County Commissioners, Planning Commission and Planning and Zoning Division on land use matters affecting their communities. CPOs are notified of proposed land use actions and decisions on land within their boundaries and may review these applications, provide recommendations or file appeals. If this CPO currently is inactive and you are interested in becoming involved in land use planning in your area, please contact Clackamas County Community Engagement at 503-655-8751.

Opportunity to Review the Record and Decision: The complete decision, including findings and conditions of approval, and the submitted application are available for review online at <https://aca-prod.accela.com/CLACKAMAS>. Select the **Planning** tab and enter the file number to search. Select **Record Info** and then select **Attachments** from the dropdown list, where you will find the submitted application. A copy of the decision, application, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for inspection at no cost by contacting the Planner listed above. Copies of all documents may be purchased at a cost established by the County fee schedule.

Appeal Rights: **This decision will not become final or effective until the period for filing an appeal with the County has expired without the filing of an appeal.** Any person who is adversely affected or aggrieved or who is entitled to written notice of the decision pursuant to Subsection 1307.09(C) of the Clackamas County Zoning and Development Ordinance may appeal this decision to the Clackamas County Land Use Hearings Officer by filing a written appeal. An appeal must include a completed Appeal Form available at www.clackamas.us/planning/supplemental.html and a \$250.00 filing fee and must be **received** by the Planning and Zoning Division by the appeal deadline identified above.

Appeals may be submitted in person during office hours (8:00 am to 4:00 pm Monday through Thursday, closed Friday and holidays). Appeals may also be submitted by email or US mail.

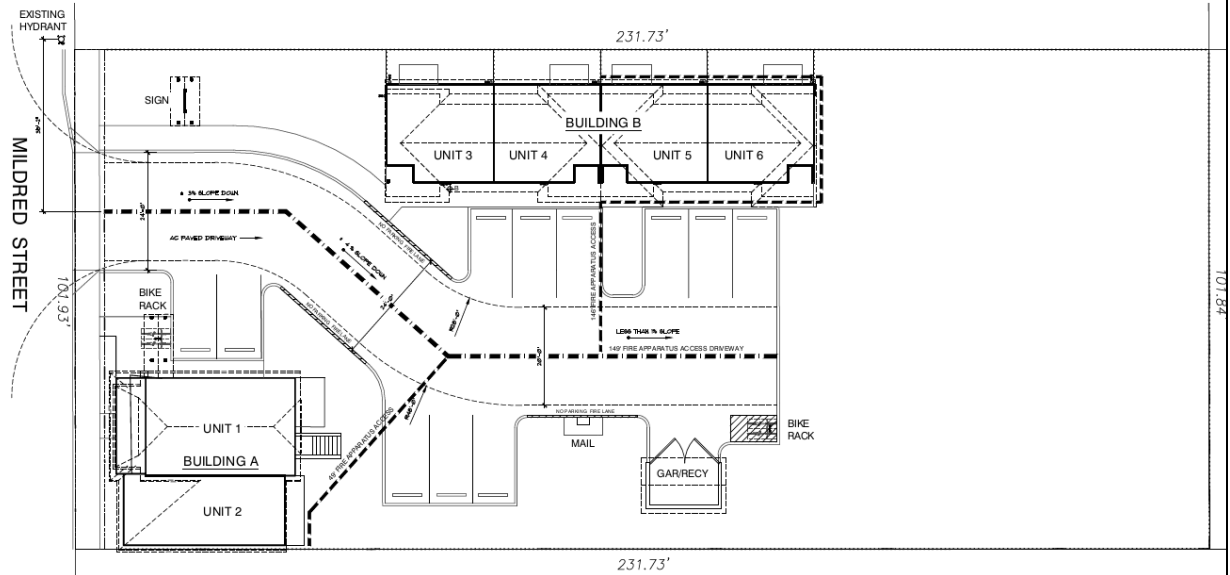
A person who is mailed written notice of this decision cannot appeal this decision directly to the Land Use Board of Appeals under ORS 197.830.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.

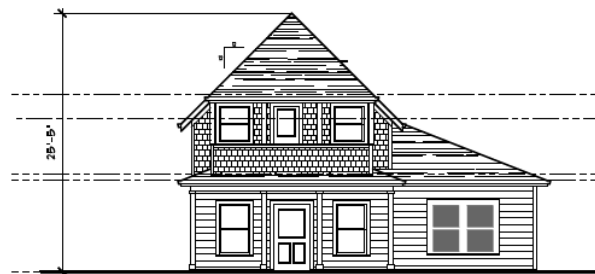
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503-742-4545: ¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод? | 翻译或口译? | Cần Biên dịch hoặc Phiên dịch? | 번역 또는 통?

Site Plan



Building Elevation



BUILDING A ELEVATION - FRONT (STREET)
1/8" = 1'-0"



BUILDING B ELEVATION - FRONT (DRIVEWAY)
1/8" = 1'-0"

RECOMMENDED CONDITIONS OF APPROVAL

The conditions listed are necessary to ensure that approval criteria for this land use permit are satisfied. Where a condition relates to a specific approval criterion, the code citation for that criterion follows in parentheses. At all times, the use shall be sited and conducted in compliance with these conditions of approval. Noncompliance may result in code enforcement action or revocation of this permit.

1. Approval of this land use permit is based on the submitted written narrative and plan(s) filed with the County on date and additional documents submitted on dates(s). No work shall occur under this permit other than which is specified within these documents, unless otherwise required or specified in the conditions below. It shall be the responsibility of the property owner(s) to comply with these documents and the limitation of any approval resulting from the decision described herein.
2. Prior to issuance of a building permit the applicant/property owner shall complete the following:
 - a. Submit a drawing to the Planning and Zoning Division demonstrating compliance with the bumper rail standards for the trash enclosure [1021.04(D)]
 - b. Submit written evidence from the local trash collection service franchisee that the proposed access modifications are compatible with the franchisee's methods of operation [1021.08(B)]
 - c. Submit an updated landscaping plan to the Planning and Zoning Division demonstrating that a total of at least 5,902 square feet of landscaping is provided. The landscaping must comply with the standards of Section 1009 [1005.05(G)].
 - d. Submit an updated landscaping plan to the Planning and Zoning Division demonstrating that at least 1,200 square feet of outdoor recreation area is provided for the residents. A least one bench shall be provided within or abutting the recreation area [1009.08]
 - e. Contact Oak Lodge Water Services regarding their permitting requirements.
3. Prior to issuance of final occupancy (Certificate of Occupancy) the applicant/property owner shall complete the following:
 - a. 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 [1009.10(F)]
 - b. "No parking" signs shall be placed in a prominent location on the trash enclosure and painted on the pavement in front of the enclosure. [1021.07]

4. The eaves of the quadplex shall overhang at least 24 inches. [1005.03(D)]

APPLICABLE APPROVAL CRITERIA

This application is subject to Clackamas County Zoning and Development Ordinance (ZDO) Section(s) 202, 315, 903, 1000-series, 1102 and 1307.

PUBLIC AND AGENCY COMMENTS

Notice was sent to applicable agencies and owners of property within 300 feet. By the time of this staff report, no comments were received relating to the applicable approval criteria listed above are addressed in the Findings Section.

FINDINGS

The findings below identify the standards and criteria that are relevant to this decision, state the facts relied upon in rendering the decision, and explain the justification for the decision.

1. Background/Overview of Applicant's Proposal:

18900 SE Mildred St is currently developed with a single-family dwelling (circa 1910) and various residential accessory buildings. The applicant proposes to convert the existing dwelling into a duplex, and will build a new quadplex, parking area, walkways, enhanced landscaping. There will be a total of six (6) dwelling units on site.

A pre-application conference was held on January 9, 2025 to discuss the preliminary proposal (ZPAC0117-24).

ORS 197.307(4) (will be renumbered as 197A.400 effective July 1, 2025) requires a local government to apply only clear and objective standards, conditions and procedures regulating the development of housing, including needed housing, on land within an urban growth boundary. The County may adopt and apply an alternative approval process for applications and permits for residential development based on approval criteria that are not clear and objective if the applicant retains the

option of proceeding under the approval process that meets clear and objective standards.

Staff has reviewed the applicable sections of the Zoning and Development Ordinance (ZDO) for clear and objective standards and listed the criteria that are not clear and objective, below.

2. **ZDO 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(B) states that design review is required for, development in the MR-1 zoning district; therefore design review is required for the project. This criteria is met.

Subsection 1102.02 Submittal Requirements

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 March 3, 2025. The standard is met.

Subsection 1102.03 Approval Criteria

Finding: Clackamas County's Zoning and Development Ordinance (ZDO) 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 earlier sections of this decision. This standard is met.

3. **ZDO Section 315, Medium Density Residential (MR-1) District**

Subsection 315.03 Uses Permitted; Table 315-1

Finding: The proposed duplex and quadplex development is located in the MR-1 zoning district. Duplexes and quadplexes are primary uses in the MR-1 district. This criteria is met.

Subsection 315.04 Dimensional and Building Standards

Finding: Pursuant to Subsection 315.04 and Table 315-4, the table below demonstrates how the applicant's proposal complies with the dimensional standards of the MR-1 district.

The proposal will convert an existing single-family dwelling into a duplex, and will construct a new quadplex building. According to the County Tax Assessor data, the

existing dwelling was established on the property in 1910. While the dwelling does not meet the minimum side setback standards under the current regulations, the dwelling was lawfully established since it was built at a time that pre-dated any modern zoning and setback regulations. The proposal does not include any further encroachment into the side yard of the existing dwelling, and the building will continue to be a residential use.

The standard minimum front setback in the MR-1 district is 15 feet; however, pursuant to ZDO Section 903.03, *Public Dedications*, minimum setback standards do not apply to existing structures whose setback is reduced by a public dedication. A portion of the front of the existing building will be removed to accommodate the proposed pedestrian pathway, road dedication, and utility easement. The remaining structure will be located approximately 5 feet from the new property line.

The proposed quadplex building will comply with the minimum front setback of 15 feet and the minimum side setback for a two-story building of 7 feet. The minimum setback standards for a new structure in the MR-1 zone are met as proposed.

The 120 square foot trash enclosure is proposed to be 5 feet from the side property line, exceeding the minimum 3-foot setback authorized for accessory structures by Table 315-4, Footnote 12.

As proposed, the dimensional and building standards are met.

4. **ZDO 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 was previously developed with a single-family detached dwelling and a residential accessory structure; the dwelling will remain on site and the accessory structure will be demolished. The site is generally flat and located outside of the deer and elk winter range, as identified on Comprehensive Plan Map III-2. The subject property within both the Metropolitan Service District Boundary and the Portland Metropolitan Urban Growth Boundary and so the river and stream corridor standards are not applicable. There has been no known excessive tree removal on site; this land use application will approve the removal of two trees in front of the existing dwelling, and orchard trees, which are considered “exempt” trees.

ORS 197.307(4) requires a local governments to apply only clear and objective development standards, conditions, and procedures to applications to develop needed housing. Subsections 1002.03(A) and 1002.08 contain subjective language, and are therefore not clear and objective, and are not applicable to this development.

The standards of Section 1002, as applicable, are met.

5. **ZDO Section 1003 and 1004, Hazards to Safety and Historic Preservation**

Section 1003 addresses various hazards to safety including flood, soils, fire, and mass movement areas. Section 1004 addresses standards related to historic preservation.

Finding: The standards in these Sections are not applicable to this development.

6. **ZDO Section 1005, 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 1005.02 – 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: Subsections 1005.02 (A), (B), (C), (D)(5a), (D)(6a), and (F) are not clear and objective (ORS 197.307(4)).

A 5-foot wide concrete walkway connects the quadplex to the public right of way, and the vehicle and bicycle parking areas. A 5-foot wide walkway connects the shared entrance of the duplex to the public right of way, and the vehicle and bicycle parking areas. The walkways adjacent to the parking area are 5-feet wide and separated by curbing and wheel stops.

Site lighting and wall-mounted light fixtures will illuminate the onsite walkways. A lighting plan with luminaire and associated footcandle information was submitted by the applicant demonstrating compliance with this standard.

Pursuant to Section 1005.06, the applicants have requested a modification to subsection 1005.02(E) that requires a minimum of 50% of the street frontage to have buildings at the minimum 15-foot yard depth. The justification provided by the applicant is as follows:

“The existing home to be retained is located closer to the street than current zoning allows and occupies roughly 34% of the street facing frontage. The restoration and preservation of this existing home is one of the driving features of this development, so pushing the new units further from the street is desirable to maintain the

context of this original home. New pergolas are proposed each side of the driveway approximately 15' back from the property line to achieve a 66% structured coverage at the street facing front yard setback."

Staff concurs with this justification and approves the modification request.

The subject property is located within a 200-foot radius of a major transit stop on McLoughlin Blvd and therefore a multifamily building must be setback a maximum of 20 feet from the street. The existing single-family dwelling (proposed duplex) is already located within 20 feet from the front property line; however, the quadplex is proposed to be approximately 63 feet from the front property line. For the same reasons to justify the placement of the proposed quadplex farther back from the street than the frontage requirements would allow, staff supports a modification to this standard as well.

Subsection F, G, and I through L are not applicable to this development. The relevant standards of this section are met.

Subsection 1005.03 – 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: Subsections 1005.03 (A), (B (1)), (D (2)), (E (1, 2, 4)), (F (2, 3, 4, 5)), (G(1, 2, 3, 4, 5, 7)), (H), (I (1, 2, 3, 6)) are not clear and objective (ORS 197.307(4)).

The proposed quadplex will have a roof pitch of 5:12 and staff's review of the plans demonstrate that most of the building will include an eave overhang of 24 inches. A condition of approval is warranted to ensure that a minimum of 24-inch eave overhang is provided for the entire quadplex, or the applicant can request a design modification pursuant to ZDO Section 1005.06.

Subsection 1005.04 – Outdoor Lighting provides standards to ensure that onsite lighting is compatible with the site and surrounding uses while preventing light trespass and pollution.

Finding: Subsections 1005.04 (A (1, 4)) are not clear and objective (ORS 197.307(4)).

The applicants submitted a lighting plan that included footcandle information and fixture details. The proposed lights fixtures do not shine light skyward. The lanterns have side light panels that direct light to the surrounding site features such as the walkway, parking area and mailboxes. The other two light fixtures proposed shield light and direct it downward. The pole mounted lighting will be set at a height of 12 feet, and lighting at building entrances will be recessed can lighting at 9 feet above grade. These standards are met.

Subsection 1005.05 – Additional Requirements requires projects to employ one additional design element per 20,000 square feet of site area.

Finding: Subsections 1005.05 (B (2, 3, 4)), (C), (L), (M), (N), (O), (S), (U) are not clear and (ORS 197.307(4)).

Section 1005.05 requires applicants to employ one “Additional Requirement” for every 20,000 square feet of site area. The proposal will add 23,610 square feet of development area and so two design elements are required. The applicant proposes three design elements, but has only met the standard for one:

(B): Utilize deciduous trees to provide summer shade and allow winter sun. Based on the submitted landscape plans this design element is being met.

G): Provide additional landscaping area at least 10 percent above the requirement for the site pursuant to Table 1009-1, Minimum Landscaped Area. 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. 25% landscaping is required in the MR-1 zone. The proposed development includes 13,301 square feet of landscaping, which is approximately 56% of the lot area; however, pursuant to Subsection 1009.02 turf grass can only count towards 10% of the required landscaping. Accordingly, the proposal only includes 3,476 square feet of landscaping for the site, which is 14.7% rather than the minimum 25% required. As a result, the applicants have not provided enough landscaping to meet this “additional requirement” design element. If the applicant were to propose additional landscaping on site, they would need to provide a total of 6,492 square feet of landscaping (5,902 square feet is 25% of the site, plus 590 square feet which is 10% of 5,902 square feet).

(X): Locate buildings at the minimum side setback line or within 10 feet of the side lot line, whichever is greater. However the proposed quadplex will be located 7 feet from the side property line, which is less than 10 feet, and so this design element is not met.

Since the project site contains enough land area to provide more landscaping, a condition of approval can be imposed to ensure that the second design element is provided and that this standard is met.

Subsection 1005.06 Modifications. Modification of any standard identified in Subsections 1005.02 and 1005.03 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.

Finding: The applicant has requested staff to consider modifications to subsections 1005.02(E) a minimum of 50% of the street frontage of the site shall have buildings located as the minimum front setback line, and 1005.02(H) the building must be set back a maximum of 20 feet. For the reasons detailed in this report, above, staff accepts the request for modifications.

7. **ZDO 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: Subsections 1006.06 (D (1, 3, and 5) are not clear and objective (ORS 197.307(4)). The proposed development is serviced by public water and sewer. The applicant submitted a preliminary statement of feasibility with the application materials from Oak Lodge Water Services, the water and sewer provider and stormwater management authority.

Conditions of approval are warranted to ensure that the applicant comply with the district's rules and regulations.

8. **ZDO Section 1007, Roads and Connectivity**

Subsection 1007.01 – General Provisions

Subsection 1007.02 – Public and Private Roadways

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: Access to the development site is from a singular driveway onto SE Mildred Street, a local road. The applicant proposes to dedicate 6 feet of road right of way and construct a 5-foot wide pedestrian pathway on the frontage of the subject property. Due to existing site constraints (i.e. the existing dwelling), the applicant is proposing an alternative to the standard Local street cross section of Roadway Standards drawing C110.

Mildred Street is not identified as:

- a. Regional or Community Boulevards on Comprehensive Plan Map 5-5, *Metro Regional Street Design Classifications*; or
- b. Mildred Street is not a scenic road identified on Comprehensive Plan Map 5-1, *Scenic Roads*; or
- c. Mildred Street is not identified as a center, corridor, or station community, as identified on Comprehensive Plan Map IV-8, *Urban Growth Concept*.

The Clackamas County Development Engineering Division was sent this land use application to review. At this time, Planning staff have not received review comments from the Engineering Division and cannot make a recommendation on this subsection.

Subsection 1007.07 – Transportation Facilities Concurrency

Finding: Clackamas County's Development Engineering Division was sent the proposal to review. ZDO Section 1007.07 requires that development is served by a transportation system that has adequate capacity to handle any increased vehicle trips generated by new development.

The Clackamas County Development Engineering Division was sent this land use application to review. At this time, Planning staff have not received review comments from the Engineering Division and cannot make a recommendation on this subsection.

9. **ZDO Section 1009, Landscaping**

The 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 following Subsections are not clear and objective (ORS 197.307(4)):

- 1009.01 (A), (E (2, 3)), (F), (G), (H)
- 1009.04 (D), (E (4))
- 1009.07 (A)
- 1009.08 (A (1b, 3, 4))
- 1009.09 (A), (B)
- 1009.10 (C), (G), (N)

The minimum required landscaped area is 25% in the MR-1 zoning district. The subject property is 23,610 square feet, therefore a minimum of 5,902 square feet of landscaping is required. In order to be "counted" towards the minimum landscaping required, turf lawn may comprise a maximum of 10 percent of the minimum landscaped area required (i.e. 10% of 5,902 square feet, or 590 square feet).

Since the project site contains enough land area to provide more landscaping, a condition of approval can be imposed to ensure that the minimum landscaping requirements are being met.

The parking lot proposed includes 11 parking spaces. The property to the south/southeast is separated from the adjacent parking spaces by a landscape strip of approximately 8 feet; which exceeds the minimum requirement of 5 feet. Sufficient low shrubs shall be planted to form a continuous screen three feet high and 95 percent opaque, year-round; or a three-foot-high masonry wall or berm may be substituted for the shrub.

The trash enclosure is adequately screened from the neighboring property with the proposed landscaping and 6-foot fence. The front of the property will include landscaping adjacent to the 5-foot wide pedestrian pathway.

An outdoor recreational area is required for the development. A minimum of 200 square feet of usable outdoor recreational space per dwelling unit shall be provided for studio, one- bedroom, and two-bedroom units. The duplex includes a 1-bedroom

unit and a 2-bedroom unit, and the quadplex includes 2-bedroom units. Therefore, 1,200 square feet of usable outdoor recreational space is required. Staff recommends that this recreation area be delineated on the landscaping plans and a condition of approval to ensure that at least one bench is provided to accommodate “passive” recreation uses.

The applicants have proposed to use plants and trees that meet the minimum container size or caliper size at the time of planting.

10. **ZDO 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: Subsection 1010.06(A) is applicable to residential signed in the MR-1 zone; subsection 1010.06(C) is not applicable since it pertains to multi-family developments. ZDO Section 202 defines “multifamily” as a building with five or more units.

Subsection 1010.06(A) allows one sign to be located inside the dwelling or located flat against the dwelling, and that sign is limited to three square feet. Should the applicant want to propose a freestanding sign for directories, traffic control and/or wayfinding, Subsection 1010.10 can authorize such a sign. At this time, there is insufficient detail in the submitted application to determine if the proposed freestanding sign complies with subsection 1010.10. Additional sign information should be provided to Planning and Zoning Division for consideration prior to the land use decision being issued.

11. **ZDO Section 1012, Lot Size and Density**

Section 1012 provides standards pertaining to minimum lot size standard, district land area, or minimum density. Density is a measurement of the number of dwelling units in relationship to a specified amount of land.

Finding: Pursuant to ZDO Section 315, Table 315-4, the minimum density of the MR-1 zone is set forth in Section 1012. The land area for calculating density of 3,630 square feet. The maximum permitted density (“base density”) is 7 units based on

23,610 square foot site (6.5 units rounded up). The minimum density is five units (5.2 units rounded down). Six units are proposed; therefore, the standard is met.

12. ZDO 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: The Climate Friendly and Equitable Communities (CFEC) rules are in effect pursuant to OAR 660-012-0400 through OAR 660-012-0450. A minimum number of vehicular parking spaces cannot be required for any development that is within three-quarters ($\frac{3}{4}$) of a mile of a rail transit stop or a one-half ($\frac{1}{2}$) mile of a frequent transit corridor. This property is eligible to follow the CFEC rules; therefore, no minimum parking is required.

The applicant is choosing to construct 11 parking spaces to serve the development, and will include parking lot landscaping. Each space is between 8.5 and 9 feet in width and between 15.6 and 18 feet in length to provide both compact and standards parking spaces. The drive aisle is at least 24 feet wide which will allow for adequate vehicle maneuvering and circulation. Wheel stops will be provided to prevent vehicles to hang over the adjacent walkway.

There are two proposed bicycle racks, each within 50 feet of the building entry. The two racks will accommodate up to four total bicycles, which exceeds the minimum number of bicycle parking spaces required. The lighting plan demonstrates that the bicycle parking areas will be illuminated. The racks are accessible from the onsite walkway.

The criteria of this section are met.

13. ZDO Section 1021, *Solid Waste and Recyclable Material Collection*

Section 1021 applies to multifamily dwellings, and institutional, commercial, and industrial developments. It provides standards for the design, placement, and accessibility of trash enclosures

Finding: The applicant proposes to construct an approximately 15-foot by 9-foot CMU trash enclosure that will be accessible from the parking area. The enclosure will sit on a 6-inch deep concrete pad and will be slopes to drain to the driveway. The enclosure will be solid grouted CMU, with a concrete foundation. A 2-inch high concrete curb will be installed 12 inches from the inside of the wall along with a pressure treated 4-foot by 6-foot bumper rail bolted to the CMU wall at 30-inches above grade to prevent containers from damaging the walls. The waste receptacles will have lids.

The applicant proposes an alternative vehicular access plan to the standard access requirements of subsection 1021.06. The applicant states that the trash hauler has

reviewed the proposed plans and determined that their trucks can service the dumpster and adequately enter/exit the property. A condition of approval is imposed to ensure this criteria is met.