



**GLADSTONE PLANNING COMMISSION AGENDA
GLADSTONE CITY HALL, 525 PORTLAND AVENUE**

Tuesday, January 15, 2013

**7:00 P.M. CALL TO ORDER
ROLL CALL
FLAG SALUTE**

**OATH OF OFFICE TO NEW COMMISSIONER - SEAN MCDONNELL AND RE-APPOINTED
COMMISSIONERS - PATRICK MCMAHON AND KIRK STEMPEL**

ELECTION OF CHAIR AND VICE-CHAIR

CONSENT AGENDA

All items listed below are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a commission member or person in the audience requests specific items to be removed from the Consent Agenda for discussion prior to the time the commission votes on the motion to adopt the Consent Agenda.

1. Minutes of September 18, 2012, October 16, 2012 and December 18, 2012 Meetings

REGULAR AGENDA

2. Public Hearing:
 - Z0276-12-D, excavation and removal of approximately 37,000 yards of previously placed fill, to be replaced with a like amount of structurally sound fill material. Property is along the Clackamas River, adjacent to McLoughlin Boulevard (just south of the Walgreen's.) This item was originally scheduled for review June 19, 2012, then continued due to judicial interpretation(s) of the Endangered Species Act relative to floodplain administration. Applicant has subsequently received conditional FEMA recognition of map revision to remove property from floodplain designation.
3. Other business

BUSINESS FROM THE PLANNING COMMISSION

ADJOURN

Information Only:

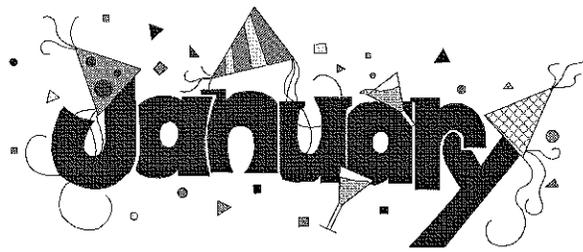
*Resignation letter for Commissioner Aaron Huddart

Gladstone Municipal Code Chapter 2.28.050 – Chairman and vice-chairman.

“At its first meeting following the adoption of this ordinance codification in this chapter, and at its first meeting in January of each even-numbered year, thereafter, the commission shall elect a chairman and vice-chairman to serve two-year terms.”

With the recent election of Planning Commission Chair, Neal Reisner, to the City Council, the Chair position is vacant. Tamara Stempel currently serves as vice-chair and will serve as acting Chair until the election of Chair and Vice-Chair.

RECOMMENDATION: Elect a Chair and Vice-Chair to serve to the end of 2013. In January 2014 (even-numbered year), elect chair and vice-chair to serve a two-year term, per the Gladstone Municipal Code.



CONSENT AGENDA

MINUTES OF PLANNING COMMISSION MEETING – September 18, 2012

Call to Order at 7:00 p.m.

Roll Call: The following Planning Commission members answered the roll call: Aaron Huddart, Pat McMahon, Kim Sieckmann, Kirk Stempel, Tamara Stempel, and Chair Neal Reisner.

Absent: Michele Kremers

Staff: Clay Glasgow, City Planner; David Doughman, City Attorney; Jolene Morishita, Assistant City Administrator; and Scott Tabor, Public Works Director.

Consent Agenda:

1. Approval of Minutes of August 21, 2012 Meeting.

Commissioner Kim Sieckmann moved and Commissioner Tammy Stempel seconded a motion to approve the minutes of August 21, 2012 as revised after verification of a statement in Item 2. Motion carried unanimously.

Regular Agenda:

2. Public Hearing: Appeal Z0280-12-D, Lamar Advertising. Chair Reisner re-opened the hearing at 7:07 p.m. He explained the hearing format and asked since the last hearing if there were any ex-parte contacts or conflicts of interest to declare. There were none. Commissioners were asked if they visited the site. Commissioners Kim Sieckmann, Kirk Stempel, Tamara Stempel, Patrick McMahon, Aaron Huddart, and Chair Neal Reisner all passed by the site.

Staff Report: Clay Glasgow, City Planner reported this is a continuation of an item earlier considered regarding replacing a standard billboard face of an existing sign to a digital face at High Rocks Pub property. Because of the vagueness of our local code and the legal issue of free expression clauses under both the Oregon and United States Constitution, staff is recommending approval of the sign. Courts have historically looked to the first amendment of the U.S. Constitution that if you are going to be regulating aspects of speech (signs included) the regulation curtailing that speech needs to be very specific and narrowly tailored. Other codes around the region very specifically define what a digital billboard as a static image that would change no less than every 8 seconds and take no longer than one second to change.

In the future the Commission will need to do some updating to this code. The two codes that deal with signs and billboards. Chapter 17.52 deals with signs generally and is very specific on what can be considered; Chapter 17.53 in addition applies to billboard applications. The billboard that exists today conforms to Chapter 17.53. There is no definition in the code about animated billboards and is unclear as to all that would apply to a billboard.

Questions from the Commissioners:

- Are there seven billboards along I-205? Will the owners of the existing billboards have an opportunity in the future to change those to electronic? Answer: City Attorney

Doughman said yes. Animated billboards are an investment and every business may not want to change, however, they do have the right to apply for a change.

Applicant Presentation: Aaron Noteboom, Legal Counsel for Lamar OB Corporation, 800 Willamette Street, Suite 800, Eugene, OR 97401 thanked the Commission for their consideration. He will defer to what is in the record and let the Commission make their decision. He indicated that the minutes were correct and that he misspoke and the statement was later clarified. Mr. Noteboom noted if this appeal is approved he would like to have a statement that the Commission is approving under the assumption that the billboard meets the definition of State Law for digital billboards.

Questions from the Commissioners:

- If this billboard does not meet local codes, can it be approved with State Laws?
Answer: City Attorney Doughman stated the intent of the code can be recognized which is to restrict these types of signs in certain zones. Including the statement that it meets the definition of State Law helps to add the issue of legality to the current Code.

There were no further questions from the Commission.

Public Testimony: None.

Commission Discussion:

Commissioner Tamara Stempel moved and Commissioner Kim Sieckmann seconded a motion to close the public hearing.

Motion carried unanimously.

Commissioner Tamara Stempel moved and Commissioner Aaron Huddart seconded a motion to reverse denial of Application Z0280-12-D, Lamar Advertising and approving the appeal after consideration was given to the fact that this sign meets the definition of State Law.

Roll: Kirk Stempel, Yes; Pat McMahon, Yes; Tamara Stempel, Yes; Aaron Huddart, Yes; Kim Sieckmann, No; and Chair Reisner, Yes.

Motion carried 5-1.

The Commission asked staff to compile information on digital signs to be used when updating the sign code.

3. Discussion and Possible Recommendation to City Council of Potential Changes to Definition of "Kennel," to Allow Keeping of More Than Four Adult Dogs So Long As it is Not For Commercial Purpose. Chair Reisner explained this issue was a request from Sean Boyle, Code Enforcement Officer to change Code 17.0.6 to allow residents to have 10 dogs on their premise. Assistant City Administrator Morishita reported Mr. Boyle has now asked the Commission to not proceed any further with this matter.

3. Continue Z0276-12, Rock Quarry - Walgreen. City Attorney Doughman reported this application has to be continued because no issues can be considered within the floodplain right now. He will talk to the applicant and have them withdraw the application. He suggested the Commission continue this matter.

Commissioner Pat McMahon moved and Commissioner Tamara Stempel seconded a motion to continue File Z276-12 for the Seen Hills Property south of Walgreens to the October 16, 2012 Commission meeting.

Motion carried unanimously.

5. Other Business: None.

Upcoming Commission Considerations: Possible worksession on October 16, 2012.

Business from the Commission:

- There will be a Town Hall Meeting on October 4, 2012 at 7:00 p.m. at the Senior Center.
- There will be a City Staff and Volunteer Pot-luck on September 19, 2012.

Adjourn:

Commissioner Tamara Stempel moved and Commissioner Kim Sieckmann seconded a motion to adjourn the Planning Commission meeting.

Motion carried unanimously.

Chair Reisner closed the Planning Commission meeting of September 18, 2012 at 8:00 p.m.

Minutes approved by the Planning Commission this ____ day of _____, 2012.

_____, Chair

MINUTES OF PLANNING COMMISSION WORKSESSION – October 16, 2012

Call to Order at 7:03 p.m.

Roll Call: The following Planning Commission members answered the roll call: Aaron Huddart, Michele Kremers, Kim Sieckmann, Tamara Stempel, and Chair Neal Reisner.

Absent: Pat McMahan

Staff: Clay Glasgow, City Planner; David Doughman, City Attorney; and Tami Bannick.

Kirk Stempel left at 7:03 p.m.

Commission Worksession Agenda:

1. Discussion of Possible Changes to the Gladstone Zoning Code -- Discuss and Develop a Plan on How to Approach the Possible Project.

City Planner Clay Glasgow reported the existing codes were last changed in 1979. There are no current requirements for cities, except under special circumstances, to update their Comprehensive Plan. Changes to the Zoning Code need to be supported by the Comprehensive Plan. He suggested they start with the big thoughts/areas, come up with some ideas, each pick a subject, come back again and each present their areas.

City Attorney Doughman suggested the Commission review recent examples code changes at other cities (Molalla, Estacada, and Canby). Consideration has to be given to the cost involved in code implementation. The City Administrator would have a good idea how much can be spent. A re-write could cost up to \$10,000.

City Planner Glasgow noted code changes must comply with State and Metro laws. Jennifer Donley is a contact person to work with regarding State rules.

Commissioner Sieckmann noted Council has suggested reviewing sustainability, McLoughlin Boulevard corridor, and Portland Avenue. The Commission could determine which areas need review, decide what direction to go in with that area, determine what codes need to be changed, see if this subject area needs changes in the Comp Plan to address the direction of the area, and proceed with a recommendation to Council from that point.

Commissioner Tamara Stempel feels the Comp Plan is like a business mission statement and the policies are the procedures.

Commissioner Tamara Stempel stated she was impressed with the Smart Code by the Center for Applied Transit Studies. She brought with her a sample piece of the code, Sample Neighborhood Conservation Code.

Commissioner Kirk Stempel returned to the meeting at 7:39 p.m.

Commissioner Tamara Stempel suggested allowing time either at the beginning or end of each Commission meeting to discuss bullet point items and start prioritizing them.

City Planner Glasgow explained "backcasting," as looking to where you want to be and working back from that.

Suggestions from worksession:

- Vision/mission statements emailed to Commissioners
- Implement short-term and long-term goals
- Determine Council's goals for changes
- Determine big picture items (areas) keeping mission statement in mind
- Identify what areas will require code changes
- Determine what needs to be done to implement the changes
- Determine how much money it will take to make each change
- See if there are funds/grants available to help with the process --Carlotta Collette, Metro Councilor is very informed on grants available
- DLCD may also be supportive in information on available grants
- Grant writers are available from the County for a fee – must be authorized by City Administrator and Council
- Develop a list of previously discussed code changes (lot line adjustments, planning commission required monthly meetings, etc.)
- Smart Code by the Center for Applied Transit Studies
- Updating downtown development plan
- Review McLoughlin Area Plan (from Milwaukie to Gladstone City Limits) for suggestions for Gladstone's McLoughlin Corridor

Commissioner Sieckmann suggested that for the first worksession everyone bring their idea of what sustainability means. Council's definition came out of Brundtland.

Upcoming Commission Considerations: Gold Wrench is requesting a zone change from residential to commercial for the lots across the street from their business.

Business from the Commission:

- There will be a Safety Fair October 20, 2012 from 11:00 a.m. to 3:00 p.m. at the Wetten Gym.

Adjourn:

Commissioner Kim Stempel moved and Commissioner Tamara Stempel seconded a motion to adjourn the Planning Commission meeting.

Motion carried unanimously.

Chair Reisner closed the Planning Commission meeting of October 16, 2012 at 8:06 p.m.

Minutes approved by the Planning Commission this ____ day of _____, 2013.

_____, Chair

MINUTES OF PLANNING COMMISSION MEETING – December 18, 2012

Call to Order at 7:01 p.m.

Roll Call: The following Planning Commission members answered the roll call: Kirk Stempel, Michele Kremers, Pat McMahon, Tamara Stempel, Kim Sieckmann and Chair Neal Reisner.

Absent: Commissioner Aaron Huddart.

Staff: Jolene Morishita, Assistant City Administrator; (by phone) Clay Glasgow, City Planner; and (by phone) David Doughman, City Attorney.

Consent Agenda:

1. November 20, 2012 minutes. Commissioners went through each page of the minutes asking for typographical revisions as needed.
Commissioner Kim Sieckmann moved and Commissioner Tamara Stempel seconded a motion to approve the minutes with City Staff verifying the recording against the minutes and making all changes requested as appropriate.
Motion carried unanimously.

Regular Agenda:

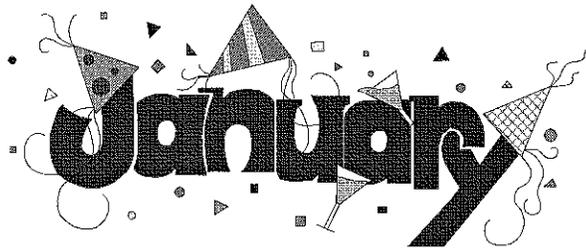
2. Other business: none.

Adjourn:

Chair Reisner closed the Planning Commission meeting of December 18, 2012

Minutes approved by the Planning Commission this _____ day of _____, 2012.

_____, Chair



REGULAR AGENDA

City of GLADSTONE



STAFF REPORT

GLADSTONE PLANNING COMMISSION

File: Z0276-12-D
Applicant: Seven Hills Properties
Hearing Date: January 15, 2013 (originally scheduled June 19, 2012)
Planning Staff: Clay Glasgow

I. GENERAL INFORMATION

- A. Proposal: Excavation and removal of approximately 37,000 cubic yards of fill, to be replaced with like amount of structurally sound fill.
- B. Legal Description: T2S, R2E, Section 20, Tax Lot 1300 et al.
- C. Location: east side of McLoughlin Blvd, south of W. Arlington Street (south of Walgreen's building.)
- D. Zone: C-3; General Commercial
- E. Comprehensive Plan Designation: Commercial
- F. Site Information: The subject property, including the Walgreens site and two vacant pads, is approximately 2.5 acres in size. The fill/removal is proposed on the vacant, southern portion of the site, closest to the Clackamas River. Previous use of the property was Gladstone Bowl and several smaller businesses. The area subject to this proposal is undeveloped, and mostly gravel covered. The site slopes gently towards the Clackamas River. Access is off both McLoughlin and W. Arlington Street. Ultimately the two vacant parcels are planned for commercial use.

City Hall
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5223
FAX: (503) 650-8938
E-Mail: (last name)@
ci.gladstone.or.us
Website:
www.ci.gladstone.or.us

Municipal Court
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5224 ext. 1
E-Mail: municourt@
ci.gladstone.or.us

Police Department
535 Portland Avenue
Gladstone, OR 97027
(503) 655-8211
Website:
www.ci.gladstone.or.us

Fire Department
555 Portland Avenue
Gladstone, OR 97027
(503) 557-2776
Website:
www.ci.gladstone.or.us

Public Library
135 E. Dartmouth
Gladstone, OR 97027
(503) 656-2411
FAX: (503) 655-2438
E-Mail: qiref@lincc.lib.or.us

Senior Center
1050 Portland Avenue
Gladstone, OR 97027
(503) 655-7701
FAX: (503) 650-4840

City Shop
14595 Portland Avenue
Gladstone, OR 97027
(503) 656-7957
FAX: (503) 722-9078

The area proposed for this work had a large amount of fill placed there after the '96 flood. This proposal involves removing a portion of that earlier fill, and replacing it with properly engineered material. This application for Design Review is necessary in that fill/removal is considered "development" and all new development in commercial zones requires Design review – along with design review being a condition of further development from the Walgreens approval. A grading plan was approved through that process, and this proposal does not propose any deviation from final grades approved through that plan. The design review process best fits specific commercial proposals, and as such the PC will find many of the typical criteria do not directly apply. A portion of the property is shown as being within the 100 year floodplain. That mapping does not take in to account the existing fill (from '96.) The site is shown as "Low Priority" habitat on the Title 13 map. Title 3 water quality issues are confined to the river bank itself – in City ownership. No further restrictions are required within this designation. This item was originally scheduled for review on June 19, 2012, then continued due to judicial interpretation(s) of the Endangered Species Act relative to floodplain administration. Applicant has subsequently received conditional FEMA recognition of map revision to remove property from floodplain designation.

- G. Vicinity Description: The property is on the north side of the Clackamas River, and lies within the McLoughlin commercial corridor. Commercial activities are in place to the west, and north, and further south across the River. Residential property is further to the east, along W. Arlington.

II. FINDINGS and CONCLUSIONS

This request is subject to Chapter 17.20, C-3, General Commercial District; Chapter 17.80, Design Review; and Division IV, Development Standards of Title 17 of the Gladstone Municipal Code (GMC).

Planning staff has reviewed this request in reference to the applicable provisions of the GMC. Based upon this review, staff makes the following findings and conclusions:

- I. Chapter 17.80 of the GMC establishes the requirements for design review. Pursuant to Subsection 17.80.021(1), site development in the C-3 zoning district is subject to design review.

Subsection 17.80.100(1) provides for approved design plans to remain valid for one year. If construction has not begun by that time, design plan approval may be renewed once by the Planning Commission for not more than one year.

2. Chapter 17.20 of the GMC establishes basic requirements for the General Commercial District. Section 17.20.020 identifies uses permitted outright in the General Commercial District. Commercial activity is allowed outright, and the proposed work is in preparation for future commercial activity.

Section 17.20.050 establishes dimensional standards for the C-3 district. Based on the work currently proposed, these standards do not apply or are met.

2. Chapter 17.44 of the GMC identifies standards for building siting and design.

There are no buildings or other permanent surface alteration proposed at this time. Future plans include commercial activities, and building siting and design standards will be applied at that time. This proposal can satisfy this subsection of the GMC.

Section 17.44.020(2) requires buildings to have energy efficient designs. Not applicable at this time.

Section 17.44.020(3) of the GMC addresses compatibility in building design. This subsection encourages the arrangement of structures and use areas to be compatible with adjacent developments and surrounding land uses. As there is no particular building proposed with through the application, this criterion does not apply.

Section 17.44.020(5,6) of the GMC establishes lighting standards. Adequate exterior lighting shall be provided to protect public safety and shall be deflected so as not to shine on a lot in a residential district. This is another criterion that does apply in this situation. No additional site lighting is proposed at present.

Section 17.44.020(6) regarding equipment and facilities establishes that all utility lines shall be placed underground. Not applicable to this proposal.

Section 17.44.020(7) regarding trash disposal and recycling collection requires new construction to incorporate functional and adequate space for on-site storage and efficient collection of mixed solid waste and source separated recyclables prior to pick-up and removal by haulers. Not applicable at this time.

Section 17.44.024 establishes design standards for nonresidential construction. These provisions require that new, non-residential buildings, with the exception of buildings housing institutional, warehouse or manufacturing uses shall be subject to additional design standards. This criterion is not applicable to this proposal.

3. Chapter 17.46 of the GMC identifies landscaping standards and states that these standards are applicable to all development subject to design review. As there is no specific construction proposed at this time, these standards does not directly apply. Further development will require design review, at which time a full landscape plan will be required. The site will be seeded to prevent erosion until more specific development is proposed. .

Subsection 17.46.020(6) pertains to grading and states, "The natural form of the site shall be preserved insofar as practicable unless berming or contouring of land is required." This application is being made solely to address the removal and replacement of existing fill material and will not deviate from the originally submitted and approved grading plan (from the Walgreens approval.) Based on that earlier approval this criterion is satisfied.

Subsection 17.46.020(7) requires that land within the public right-of-way not developed as sidewalks or driveways be landscaped and maintained by the abutting property owner. No applicable at this time.

Subsection 17.46.020(8) provides for street trees to be required of any development and states that, if planted, street trees shall be of a species compatible with the width of the planting strip and nearby street tree species. The earlier approval for Walgreens dealt with street trees. This criterion is not applicable to this proposal.

4. Chapter 17.48 of the GMC regulates off-street parking and loading. This criterion will be applied when a proposal is submitted for specific commercial use.
5. Chapter 17.50 of the GMC establishes the requirements for vehicular and pedestrian circulation. This criterion will be applied at such time as a proposal for specific commercial use is submitted.
6. Chapter 17.52 of the GMC establishes sign requirements. No signage is included in the proposal. Application for future commercial development will require any signs proposed meet this Chapter's standards.
7. Chapter 17.54 of the GMC establishes clear vision requirements. These standards will be met.
8. Chapter 17.56 of the GMC establishes drainage requirements. The storm drainage system shall be designed and built consistent with the standards of this Chapter. Applicant to work with the City and W.E.S./Oak Lodge to satisfy applicable regulations.

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9. Chapter 17.58 of the GMC establishes standards for grading and fill and requires enforcement of the Uniform Building Code (UBC). The city contracts with Clackamas County for administration of grading permits. The county enforces its own Excavation and Grading Ordinance in lieu of Chapter 70 of the UBC. A condition of approval will require the applicant obtain a grading permit from Clackamas County and comply with all requirements of the permit.
10. Chapter 17.60 of the GMC establishes requirements for utilities, sanitary sewers, water services, etc. Not applicable to this proposal.
11. Comments requested: Gladstone Fire, Gladstone Public Works, Gladstone Police, Oak Lodge Water, W.E.S., and public. **Comments received:** Gladstone Fire, Michael Funk – “The fire department has reviewed the application for R & R of fill material on tax lot 1300, near the corner of McLoughlin Blvd. and Arlington Street in Gladstone. Based on plans in hand, there should be no problem with accessibility to the current Walgreens store during this project on the adjoining lot. Careful attention will need to be made as to any excavation near the water line and fire hydrant that extend on to the property where excavation and fill are planned. As always, all construction requires permits and approval prior to work being performed. If all requirements meet building, fire, and life safety codes, I cannot see any reason why these lots cannot be prepared as need for future development.” Chief of Police, Jim Pryde – “The Gladstone Police Department has no comment on the project, other than mitigating traffic impacts during the fill removal and replacement process.” Bruce Goldson, Theta Engineering in response to public notice – “On behalf of the owners of Parcels 2 & 3 of partition plat 2008-063, I have researched the planning file at Clackamas County and been to the site to get an updated view of the current conditions. Based on this investigation I recommend the following conditions be applied to the decision: 1) the contractor to maintain a setback from the property line (to east) of cut height/2 with a two foot minimum from the easterly property line; and 2) the finish grade will not direct any storm water to sheet flow towards the property to the east.” Public Works, Scott Tabor – No other comments received.

III. RECOMMENDATION

The Planning Commission is authorized to approve design review applications pursuant to Subsection 17.94.060(2)(c) of the GMC. Staff recommends the Planning Commission approves this application, based on the submitted application materials and discussion at the public hearing, subject to the following conditions:

1. This approval shall remain valid for one year following the date of approval. If grading/fill has not begun by that date, this approval shall expire unless the Planning Commission pursuant to Section 17.80.100 of the GMC grants an extension.
2. The applicant shall obtain a grading permit from Clackamas County for any proposed grading and fill. The applicant shall comply with the requirements of the permit.
3. Contractor to maintain a setback from the property line (to east) of cut height/2 with a two foot minimum from the easterly property line.
4. The finished grade will not direct any storm water to sheet flow towards the property to the east.
5. Any changes in the approved design review plans shall be submitted and approved prior to execution. Any departure from the approved design review may cause revocation of this approval.

LACKAMAS BLVD.

STREET

LACKAMAS RIVER

APPROXIMATE LOCATION OF SECTION CORNER

2008 - 063

ARLINGTON INITIAL POINT

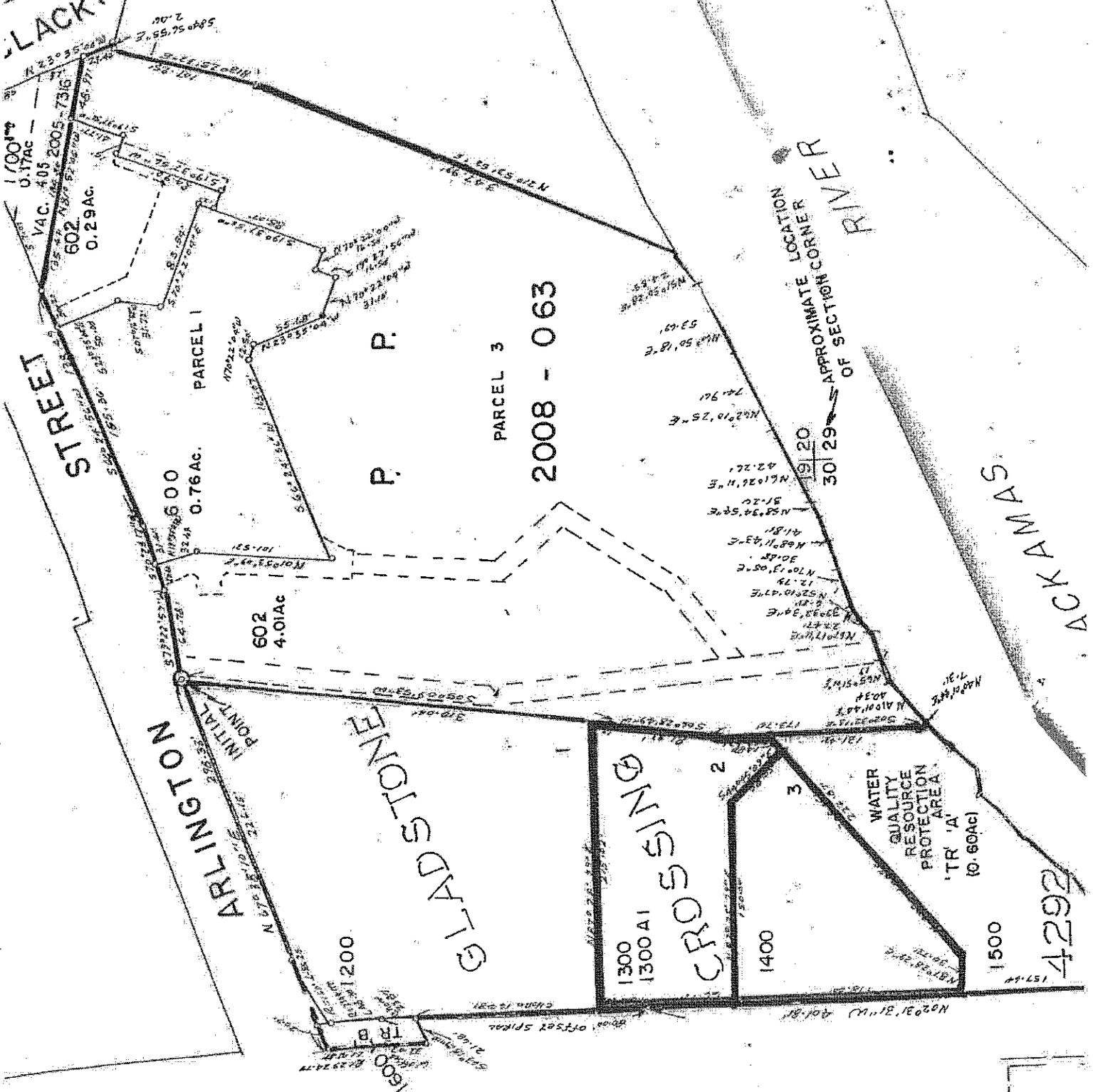
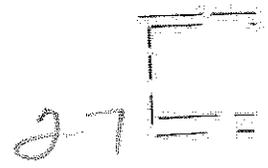
GLADSTONE

CROSSING

WATER QUALITY RESOURCE PROTECTION AREA 'TR' A' (0.60AC)

SIIPER

HWY.



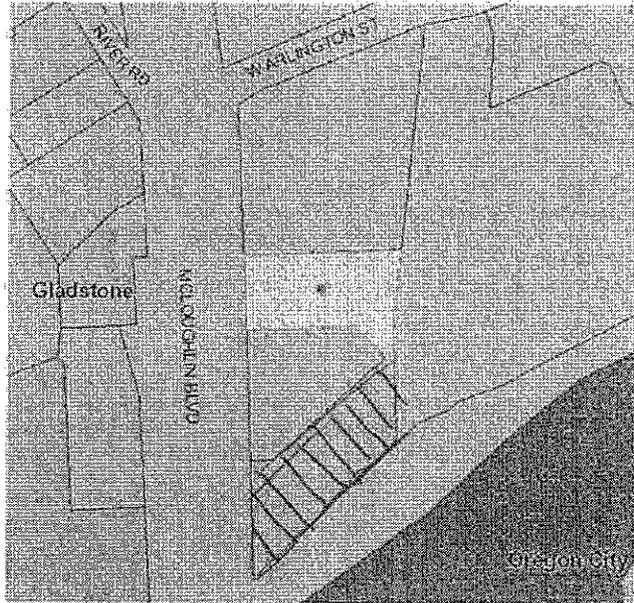


Geographic Information Systems
 168 Warner-Milne Rd
 Oregon City, OR 97045

Property Report

SEVEN HILLS PROPERTIES 19 LLC
 88 PERRY ST STE 800
 SAN FRANCISCO, CA 94107

Location Map:



Site Address: NO SITUS
 Taxlot Number: 22E20 01300
 Land Value: 293516.0
 Building Value: 0.0
 Total Value: 293516.0

Acreage:
 Year Built:
 Sale Date:
 Sale Amount:
 Sale Type:

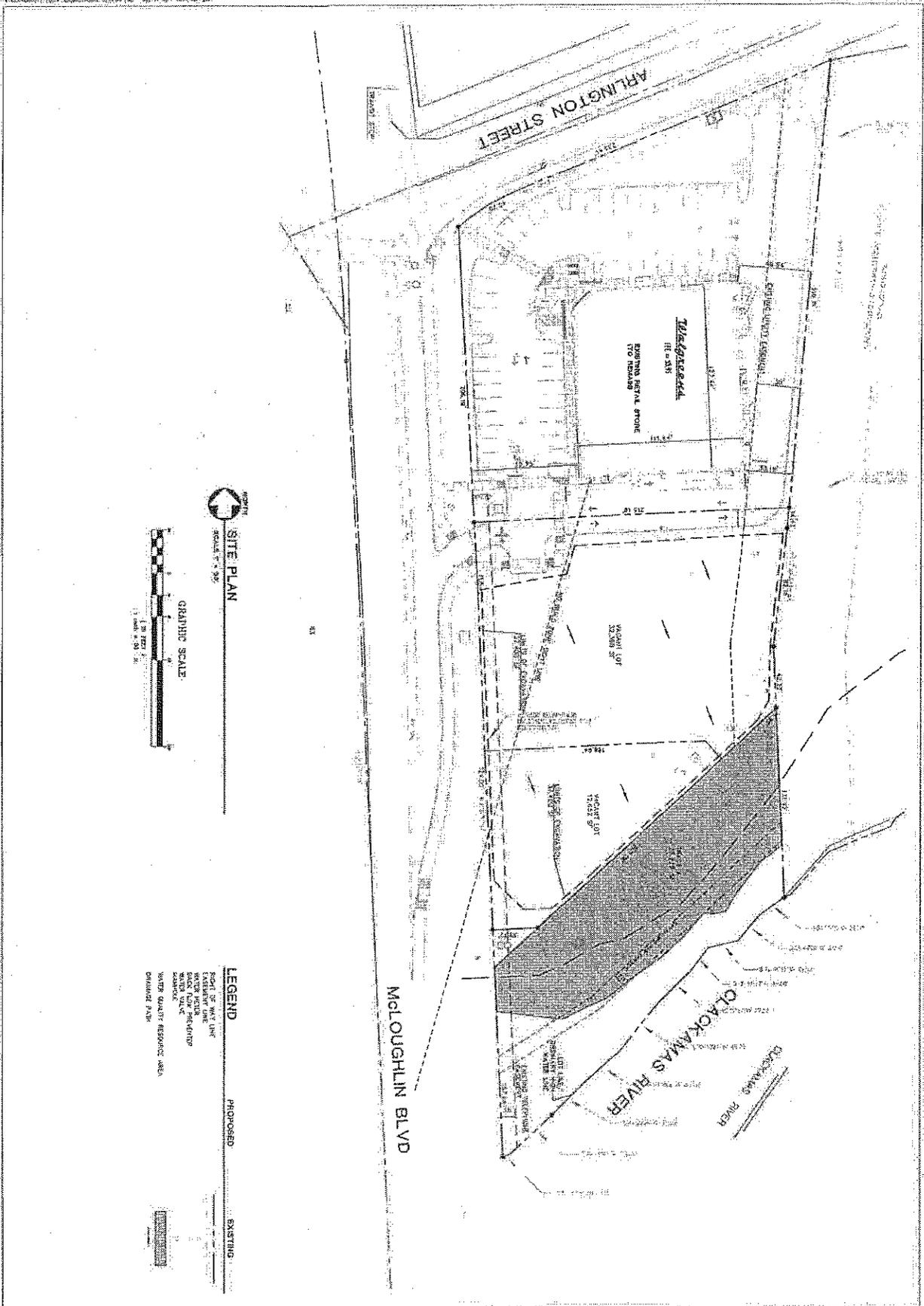
Land Class:
Commercial land, vacant
 Building Class:
 Neighborhood:
Area 04 commercial
 Taxcode Districts: 115040

Site Characteristics:
 UGB: METRO
 Flood Zone: 100yr Flood

Zoning Designation(s):		
Zone	Overlays:	Acreage:
C3	null	0.51

Fire	Gladstone
Park	null
School	SCH 115 GLADSTONE
Sewer	TRI-CITIES
Water	null
Cable	City
CPO	City
Garb/Recyc	Gladstone Disposal
City/County	Gladstone

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SITE PLAN
SCALE: 1" = 30'



LEGEND

PROPOSED	EXISTING
RIGHT OF WAY LINE	RIGHT OF WAY LINE
EXHIBIT LINE	EXHIBIT LINE
BOUNDARY LINE	BOUNDARY LINE
WATER QUANTITY RESPONSE AREA	WATER QUANTITY RESPONSE AREA
UTILITIES	UTILITIES

DATE	05/11/11
DRAWN BY	JAH
CHECKED BY	CMH
PROJECT	SEVEN HILLS
REVISIONS	
BY	
DATE	

SEVEN HILLS PROPERTIES
G. ADSTONE, OR
PK. 8.3M

AAI ENGINEERING
ARCHITECTURAL & ENGINEERING
109 BROADWAY, SUITE 112
ASTORIA, OR 97103
TEL: 325-2222
WWW.AAIENGINEERING.COM

C1.0

2-9

Walgreens Vacant Lots Design Review Application

Prepared for:
City of Gladstone
525 Portland Ave.
Gladstone, Oregon 97027

Prepared by:
AAI Engineering
4875 SW Griffith Drive Suite 300
Beaverton, OR 97005
(503) 352-7678
(503) 620-5539, fax
Email: craigh@aaieng.com

May 2012

The following are the Objectives set forth by the City of Gladstone Design Review Code Section 17.80.011.

17.80.011 Objectives.

The following objectives of the regulations in this chapter are as follows:

- (1) To preserve the natural environment and protect and enhance the visual character of the city, and to ensure compliance with the goals, objectives and policies of the Gladstone Comprehensive Plan, zoning and subdivision ordinances.
- (2) To encourage orderly development and to assure that structures, signs and other improvements are appropriately related to their site, and to surrounding sites and structures. Due regard shall be given to the aesthetic qualities of the terrain and landscaping, and proper attention given to exterior appearance of structures, signs, energy conservation and other improvements.
- (3) To ensure significant site development will be compatible with land use on adjacent properties.
- (4) To protect neighboring owners and users by assuring that reasonable provisions have been made for such matters as surface water drainage, the preservation of views, light, air and solar access and those effects on neighboring land uses.

RESPONSE: None of the above standards apply to the scope of work being evaluated under this application.

The following standards must be met for a Design Review Application to be approved. The following dimensional standards shall apply in a C-3 zoning district:

(1) Front Setbacks. There shall be no minimum front setback requirement except when a front lot line abuts a residential zoning district or abuts a street where property on the opposite side of the street is in a residential zoning district, in which cases the minimum front setback shall be twenty feet (20').

(2) Street Side Setbacks. There shall be no minimum street side setback requirement except when a street side lot line abuts a residential zoning district or abuts a street where property on the opposite side of the street is in a residential zoning district, in which cases the minimum street side setback shall be twenty feet (20').

(3) Side and Rear Setbacks. There shall be no minimum side or rear setback requirements.

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rights-of-way where property on the opposite side of the unimproved right-of-way is in a residential zoning district.

(2) Business activities, such as service, repair, processing, storage and merchandise display, that are conducted outside of a wholly enclosed building, shall be screened from abutting properties where such properties are in a C-1 or C-2 zoning district and from abutting unimproved public street rights-of-way where property on the opposite side of the unimproved right-of-way is in a C-1 or C-2 zoning district.

(3) Storage, with the exception of merchandise display, outside of a wholly enclosed building shall be screened from abutting improved public street rights-of-way. Off-street parking and loading areas for customer vehicles, employee vehicles and vehicles for sale are not required to be screened from improved public street rights-of-way. However, off-street parking and loading areas for other types of vehicle storage (e.g. towed vehicles, recreational vehicles being stored as a service) shall be screened from abutting improved public street rights-of-way.

(4) Required screening shall be accomplished by building placement, a landscaped earth berm or a sight-obscuring fence or hedge.

(5) Required screening shall be reviewed pursuant to GMC Chapter 17.80 (design review). When design review is not required, screening shall be reviewed by the City Administrator or designee.

(6) Required screening shall be a minimum of six feet (6') high. With the exception of equipment and vehicles, stored merchandise and materials shall not exceed the height of required screening. Stored equipment and vehicles may exceed the height of the required screening provided such equipment and vehicles are not stacked on top of one another.

(7) Required screening shall be sited so that it does not conflict with GMC Chapter 17.54 (clear vision). In locations where perimeter landscaping adjacent to a street is required as a condition of land use approval, required screening shall be located behind such landscaping.

RESPONSE: None of the above standards apply to the scope of work being evaluated under this application.

**INFORMATION
ONLY**

From: Aaron L Huddart [mailto:AaronL@HuddartFamily.com]

Sent: Monday, January 07, 2013 5:14 PM

To: Peter Boyce

Subject: Planning Commission

Dear Mr. Boyce,

I am writing you today to notify you that I will be submitting my resignation letters for both the Gladstone Budget Committee and the Planning Commission. Please feel free to notify City Council at this week's City Council Meeting. Thank you.

Laus Deo,

Aaron L Huddart
Vice President of Operations
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