

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

Tuesday, January 19, 2016

**6:30 P.M. CALL TO ORDER
ROLL CALL
FLAG SALUTE**

OATH OF OFFICE: Newly Appointed Commissioner – Natalie Smith

ELECTION OF CHAIR & VICE-CHAIR: *At its first meeting in January of each even-numbered year, thereafter, the commission shall elect a chairperson and vice-chairperson to serve two-year terms*

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. Approval of December 15, 2015 Minutes

REGULAR AGENDA

2. Public Hearing: Z0515-15-D, Design Review; City of Gladstone Public Works Operations Yard – New Portable Office Building. Property is located at 18595 Portland Avenue, west side of Portland Avenue south of Duniway Avenue. Zone designation LI, Light Industrial. Use as proposed is allowed outright, subject to Design Review.
3. Public Hearing: Z0517-15-D, Design Review; Convert Residence to Office Use. Property is located at 160 Portland Avenue, southwest corner of the intersection of Portland Avenue with Arlington Street. Zone designation C-2, Community Commercial. Proposed use is allowed outright in the C-2 Zone subject to Design Review.

DISCUSSION:

BUSINESS FROM THE PLANNING COMMISSION

ADJOURN



CONSENT AGENDA

GLADSTONE PLANNING COMMISSION MEETING MINUTES of December 15, 2015

Meeting was called to order at 6:30 PM.

ROLL CALL:

The following City officials answered roll call: Commissioner Kirk Stempel, Commissioner Malachi de AElfweald, Commissioner Kevin Johnson, Commissioner Les Poole, and Chairperson Tammy Stempel.

ABSENT:

Commissioner Michele Kremers and Commissioner Linda Neace.

STAFF:

Jolene Morishita, Assistant City Administrator; David Doughman, City Attorney; Clay Glasgow, City Planner; Mike Funk, Fire Marshal.

Chairperson Tammy Stempel made a few comments regarding the duties of the Planning Commission.

CONSENT AGENDA:

1. Approval of November 17, 2015 Minutes:

Commissioner de AElfweald wanted to point out that in the "Business From the Planning Commission" section that he was saying we need to figure out a way to deal with the Metro density requirements as opposed to working with Metro. There was no further discussion. *Commissioner Johnson made a motion to approve the consent agenda with the revision. Motion was seconded by Commissioner Stempel. Motion passed unanimously.*

REGULAR AGENDA:

2. Public Hearing: Z0475-15 - Design Review and related applications involving multi-building/multi-use development on property located to the east of and adjacent to the Walgreen's site on the south side of Arlington Street:

None of the Commissioners wanted to disqualify themselves and all of them have visited the site. None of the audience members had any objections. Clay Glasgow went over the staff report, including the overlays for habitat, water quality, and the floodplain. There are six applications related to this proposal. Chairperson Tammy Stempel asked if there would be any impact from FEMA in regards to building within the floodplain. Neither Mr. Glasgow nor Mr. Doughman saw any problems. Ms. Stempel also asked why there were no comments from the Fire Department or Public Works – Mr. Glasgow said the process has been quick and he

simply didn't receive any comments from them, however, they were represented at the formal pre-app in May. Commissioner de AElfweald pointed out that there are five duplications in the recommendations section of the staff report. Mr. Glasgow apologized and said there are numerous typos/errors. Chairperson Stempel asked if the topic of fill was addressed. Mr. Glasgow said the top layer is a permitted fill. Mike Funk, Fire Marshal, said that they will keep the Planning Commission in the loop in regards to their concerns/comments.

Tom Rocca from Seven Hills Properties introduced himself. William Ruecker from Baysinger Partners Architecture gave a presentation on the project. He explained some of the ways they deal with building on the floodplain, went over the basic designs of the buildings and landscaping plans. Commissioner Poole asked if they have the authority to change this to a Title 13 designation. Mr. Glasgow and Mr. Doughman both confirmed that they do. Mr. Ruecker and Mr. Glasgow answered questions regarding fill/grading, building materials, traffic, trees/landscaping, etc. Brian Dunn, traffic engineer, went over the traffic study and the recommendations they made. Craig Harris, civil engineer, addressed the topics of not using pervious pavement, flooding/drainage concerns, bike path/trail, Fire Department accessibility etc.

Public Testimony:

None.

Commissioner Johnson made a motion to close the public hearing. Motion was seconded by Commissioner Kirk Stempel. Motion passed unanimously.

Discussion:

There was a discussion regarding the need for loading berths, street trees, conditions, etc.

Z0475-15-D – Design Review:

Commissioner de AElfweald made a motion to approve the application with the condition of the inclusion of street trees as well as the applicable recommendations from staff and ODOT. Motion was seconded by Commissioner Johnson. Motion passed unanimously.

Z0476-15-M – Minor Partition Re-plat:

Commissioner Johnson made a motion to approve the application with the appropriate recommendations from staff. Motion was seconded by Commissioner de AElfweald. Motion passed unanimously.

Z0477-15-F – Floodplain:

Commissioner de AElfweald made a motion to approve the application to include the proposal to modify condition of approval 32, which is the development to comply with all other applicable standards in GMC Chapter 17.29 and Clackamas County zoning ordinance 703 as discussed through the submitted application materials provided,

however, City staff is authorized to approve a modification to the floodplain development permit to remove the requirement to install a proposed on-site flood storage system if applicant demonstrates that it is not needed in order to comply with the applicable standards, and also the appropriate staff recommendations. Motion was seconded by Commissioner Kirk Stempel. Motion passed unanimously.

Z0478-15-CMP – Construction Management Plan:

Discussion: Commissioner Poole has concerns regarding the noise during construction.

Commissioner Johnson made a motion to approve the application with staff recommendations. Motion was seconded by Commissioner Poole. Motion passed unanimously.

Z0479-15-HMV – Habitat Map Verification:

Commissioner Kirk Stempel made a motion to approve the application with staff recommendations. Motion was seconded by Commissioner de AElfweald. Motion passed unanimously.

Z0480-15-WORAD – Water Quality Resource Area District:

Commissioner Poole made a motion to approve the application with staff recommendations. Motion was seconded by Commissioner Johnson. Motion passed unanimously.

BUSINESS FROM THE PLANNING COMMISSION:

Commissioner de AElfweald: He said that City Council is accepting applications for the Charter Review Committee and they are asking for one member of the Planning Commission to be on the committee. He has put in his application and wanted to let everyone else know if they're interested in applying also. The other commissioners agreed that he should serve on the committee.

ADJOURN:

Commissioner Johnson made a motion to adjourn. Motion was seconded by Commissioner Poole. Motion passed unanimously. Meeting adjourned at 8:14 PM.

Minutes approved by the Planning Commission this _____ day of _____, 2016.

Tamara Stempel, Chair



REGULAR AGENDA

STAFF REPORT/RECOMMENDATION TO THE
GLADSTONE PLANNING COMMISSION

File: Z0515-15-D
Applicant: Gladstone Public Works
Hearing Date: January 19, 2016
Planning Staff: Clay Glasgow
Report Date: January 11, 2016

I. GENERAL INFORMATION

- A. Proposal: place modular office unit on site to be used as part of operations of city shops.
- B. Legal Description: T2S, R2E, Section 19AA, Tax Lot 2100
- C. Location: 18595 Portland Avenue; west side of Portland Avenue south of Duniway Avenue. .
- D. Zone: LI; Light Industrial
- E. Comprehensive Plan Designation: Industrial
- F. Site Information: The subject property is approximately two acres in size, used by public works for vehicle storage and maintenance, along with material storage. Several buildings are in place. Sanitary sewer, storm sewer and water are available and serve the property. The site appears to be nonconforming with respect to landscaping. There are no known significant natural features.

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FAX: (503) 722-9078

- G. Vicinity Description: The subject property is part of small group of properties zoned for and in industrial use along the west side of Portland Avenue. There is the City shops site, then RV storage on property adjacent to the north. Further north, across Duniway is more RV storage. A contractor's business is located west of the subject. South, and east across Portland Ave is in residential use, then further south is the high school.
- H. Background: the City shops have been in place here for some time. Most recent previous land use action on the site was an approved design review proposal for a 40' X 60' steel building, since constructed (Z0139-06-D).

II. FINDINGS

This request is subject to Chapter 17.24, LI, Light Industrial District; Chapter 17.80, Design Review, and the Development Standards of Title 17 of the Gladstone Municipal Code (GMC).

III. CONCLUSIONS

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

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

Section 17.80.061 lists submittal requirements for Design Review. The application as submitted satisfies these requirements.

Section 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 17.24* of the GMC establishes basic requirements for the Light Industrial District. *Section 17.24.020* identifies uses permitted outright in the Light Industrial District, and includes uses such as exist on site and proposed through this application. This criterion is met.

Section 17.24.060 establishes dimensional standards for the LI district. The proposed building modular office building complies with the 35-foot maximum building height standard, and other dimensional issues discussed here.

Section 17.24.045 discusses screening. The subject property appears non-conforming in this respect. The Planning Commission should discuss this proposal relative to 17.24.045.

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

These standards apply to all development that is subject to Design Review. *Section 17.44.020(1)* deals with siting specifically, and requires that, where there are no conflicts with other design standards or requirements in Title 17, to site buildings to maximize solar access where practical, using such techniques as maximizing east-west street length; orienting buildings within twenty degrees of true south as well as maximizing their south-facing dimension; placing higher buildings on the north portion of the site while protecting solar access for adjacent sites, and placing major yard spaces on south side of buildings.

The subject property is roughly rectangular in shape. Vehicle access is from both the east and west sides of the property. There are several buildings in place, along with outdoor parking and storage areas. This project deals with siting a modular office building towards the easterly property line (see submitted site plans.) This is a portable, metal sided building constructed for office use.

Section 17.44.020(2) requires buildings to have energy efficient designs. The building will be required to meet the energy codes of the Oregon Structural Specialty Code, which will be evaluated through the building permit process. This is consistent with this subsection of the GMC.

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. Locating the building as shown will ensure compatibility with existing development.

Section 17.44.020(4) of the GMC deals with building materials. This Section intends for buildings to be constructed using high-image exterior materials and finishes such as masonry, architecturally treated tilt-up concrete, glass, wood or stucco with limited use of metal siding. The subject property is one of the few in Gladstone zoned for and in industrial use. The proposed modular office building will be sited in such a manner as to be visually buffered by existing buildings on site. Staff does not see any conflict with this code section considering the use of a metal-sided modular office building in this zone and sited as proposed.

Section 17.44.020(5) of the GMC establishes lighting standards. No changes are proposed to existing onsite lighting.

Section 17.44.020(6) of the GMC establishes illumination level standards. It requires that all on-site lighting shall be designed, located, shielded or deflected so as not to shine into off-site structures or impair the vision of the driver of any vehicle. Again, no changes to onsite lighting are proposed through this application.

Section 17.44.020(7) regarding equipment and facilities establishes that all utility lines shall be placed underground. All roof-mounted fixtures and utility cabinets or similar equipment, which must be installed above ground, shall be visually screened from public view. A condition of approval shall require compliance with this subsection for new utility lines, roof-mounted fixtures, utility cabinets or similar equipment installed aboveground.

Section 17.44.020(8) 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. The proposed plan shows no changes to the existing trash/recycling facilities. Existing facility meets this criterion.

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 the following design standards:

(1) Ground floor windows. Ground floor windows shall be required on walls fronting a public street and shall comply with the following standards:

(a) The windows shall cover at least 50% of the length and 25% of the ground level wall area. Ground level wall areas include all exterior wall area up to nine feet above the finished grade. The bottom of required window shall be no more than 4 feet above the adjacent exterior finished grade.

(b) Required windows shall be windows that allow views into work areas or lobbies, pedestrian entrances or display windows set into the wall. Display cases attached to the outside wall shall not qualify.

This is a pre-fabricated metal office building. Glazing is as shown in the submitted photo and discussed at hearing. Again, based on the LI Zone designation and locating the building as proposed, staff does not see any conflict with the proposal relative to the intent of this section. This criterion is met.

3. *Chapter 17.46 of the GMC* identifies landscaping standards and states that these standards are applicable to all developments subject to design review.

Subsection 17.46.020(1) requires a minimum of fifteen percent of the lot area be landscaped. The development appears to be non-conforming with respect to this standard. At 17.46.020(10) the GMC discusses sites that are non-conforming with respect to landscaping. The Planning Commission should discuss this issue.

4. *Chapter 17.48 of the GMC* regulates off-street parking and loading. The site has 20-minute peak hour transit service and is therefore considered Zone A. Being in part a vehicle storage yard the property is largely a vehicle parking and maneuvering area. No additional parking is proposed or required at this time.

Section 17.48.040(1)(a) requires parking and loading areas to be paved with asphalt and/or concrete meeting city standards, maintained adequately for all-weather use and so drained as to avoid flow of water across public sidewalks.

Section 17.48.040(1)(c) requires areas for standing and maneuvering vehicles, other than for the off-street parking and storage of truck tractors and /or semi trailers, to be paved.

Section 17.48.040(2)(a) states that required parking spaces must be located within two hundred feet of the building or use they are required to serve. The required parking spaces meet this provision.

Section 17.48.040(2)(b) states that required parking shall be provided in the same zoning district or a different zoning district of a more intensive use. Existing/required parking is located in the LI zoning district.

Section 17.48.040(2)(c) prohibits parking for a commercial or industrial use from being located in a residential district except in the case of a conditional use. As noted above, all parking is located in the LI district.

Section 17.48.040(2)(d) requires groups of more than four parking spaces to be permanently marked and so located and served by driveways that their use will require no backing movements or other maneuvering within a street right-of-way other than an alley.

Section 17.48.040(2)(f),(g) and (i) establish the minimum width of access aisles and the minimum dimensions of parking spaces. No change to parking is anticipated or required through this application.

Section 17.48.040(2)(h) requires parking areas to be designed to the maximum extent practicable, to avoid large, uninterrupted rows of parking spaces. Again, no changes proposed.

Section 17.48.040(3)(b),(c) and (d) establish requirements for loading areas. Met as shown.

Section 17.48.050 establishes requirements for bicycle parking. No change proposed or required through this application.

5. *Chapter 17.50 of the GMC* establishes the requirements for vehicular and pedestrian circulation. Subsection 17.50.020(1) requires that provisions be made for the least amount of impervious surface necessary to adequately service the type and intensity of proposed land uses within developments as well as providing adequate access for service vehicles. No additional impervious surface will result from this proposal. This standard is met.

Subsection 17.50.020(2) requires provisions to be made, when feasible, for a separation of motor vehicular, bicycle and pedestrian traffic. Again, no site changes are proposed. Separation will remain as is. This standard is met.

Subsection 17.50.020(3) requires curbs, associated drainage and sidewalks within the right-of-way or easement for public roads and streets. The Planning Commission may want to discuss this issue, particularly relative to need/no need for sidewalk along the Portland Avenue frontage.

Subsection 17.50.020(4) requires provisions to be made to accommodate any increased volume of traffic resulting from the development. Applicant does not expect additional traffic as a result of this project. Staff concurs.

Subsection 17.50.020(5) requires provisions to be made for the special needs of the handicapped. This Subsection is met.

Subsection 17.50.020(6) pertains to pedestrian access. No changes proposed at this time.

Subsection 17.50.020(7) deals with new development requiring full site design review that, when completed, generate an average daily traffic count of 1000 trips or greater. In such case, a transit stop shall be provided. This is a remodel of an existing building/use. There is no evidence this proposal will result in an ADT of 1000 trips or greater.

6. *Chapter 17.52 of the GMC* establishes sign requirements. No new signs are proposed through this application.
7. *Chapter 17.54 of the GMC* establishes clear vision requirements. These standards will be continue to be met and maintained.
8. *Chapter 17.56 of the GMC* establishes drainage requirements. No changes proposed.
9. *Chapter 17.60 of the GMC* establishes requirements for utilities. All utilities shall be installed consistent with the standards of this Chapter.

REQUEST FOR COMMENTS:

City of Gladstone Public Works, Gladstone Fire, Water Environment Services (WES), ODOT, Building Department

RESPONSES RECEIVED:

IV. RECOMMENDATION

The Planning Commission is authorized to approve design review applications pursuant to *Subsection 17.94.060(2)(c) of the GMC*. Planning staff recommends the Planning Commission approve the design review application, based on the submitted application materials, subject to the following conditions:

1. This approval shall remain valid for one year following the date of approval. If construction 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. Necessary building permits to be obtained prior to locating modular office building on site.
3. Final Certificate of Occupancy shall not be granted until all conditions of the design review approval have been met.
4. 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 building permits or denial of the final certificate of occupancy.



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

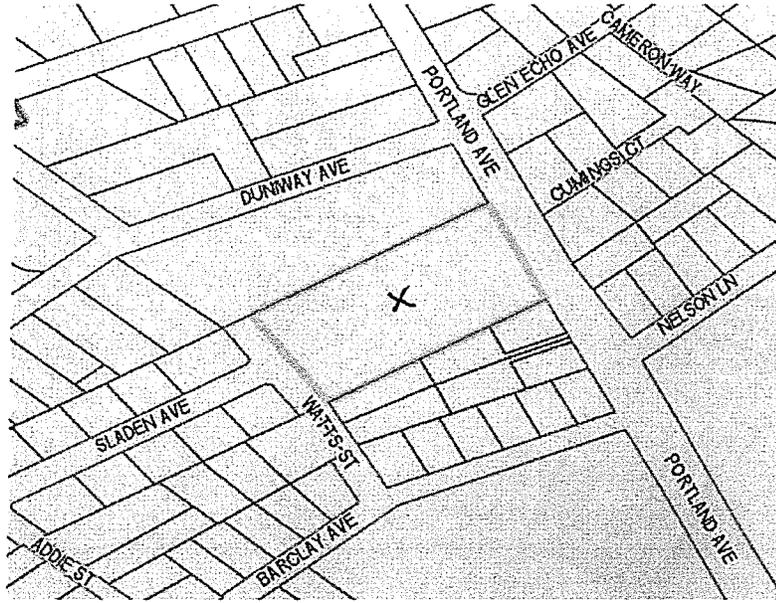
Property Report

CITY OF GLADSTONE
 525 PORTLAND AVE
 GLADSTONE, OR 97027

Site Address: 18595 PORTLAND AVE
 Taxlot Number: 22E19AA02100
 Land Value: 377336
 Building Value: 294750
 Total Value: 672086

Acreage:
 Year Built:
 Sale Date:
 Sale Amount: 0
 Sale Type:

Location Map:



Land Class:

301

Building Class:

Neighborhood:

Area 04 industrial

Taxcode Districts: 115002

Site Characteristics:

UGB: METRO

Flood Zone: Not Available

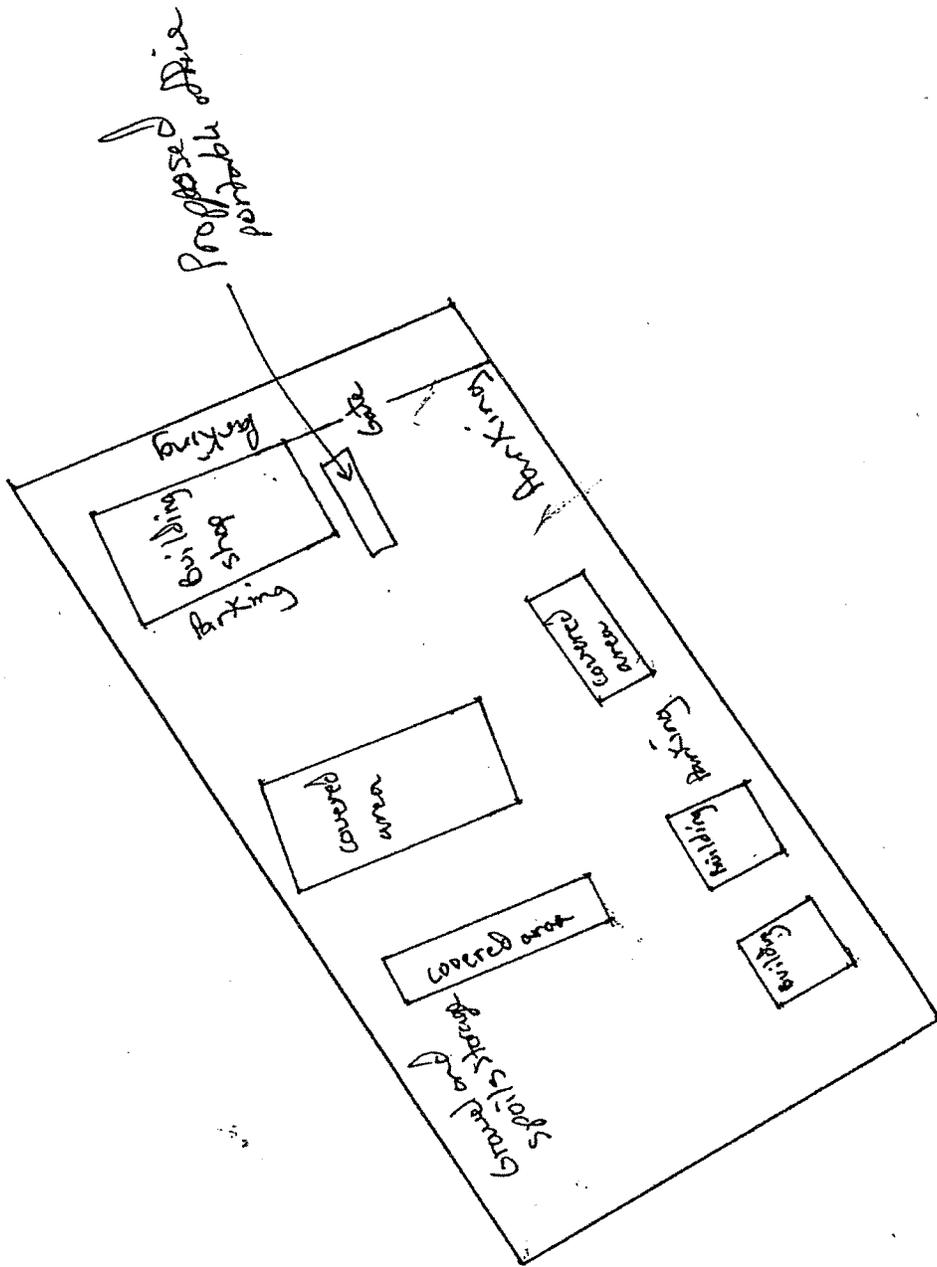
Zoning Designation(s):

Zone	Overlays	Acreage
LI	N/A	1.95

Fire	Gladstone
Park	N/A
School	Gladstone
Sewer	N/A
Water	N/A
Cable	City
CPO	City
Garb/Recyc	Gladstone Disposal
City/County	Gladstone

This map and all other information have been compiled for preliminary and/or general purposes only. This information is not intended to be complete for purposes of determining land use restrictions, zoning, title, parcel size, or suitability of any property for a specific use. Users are cautioned to field verify all information before making decisions.

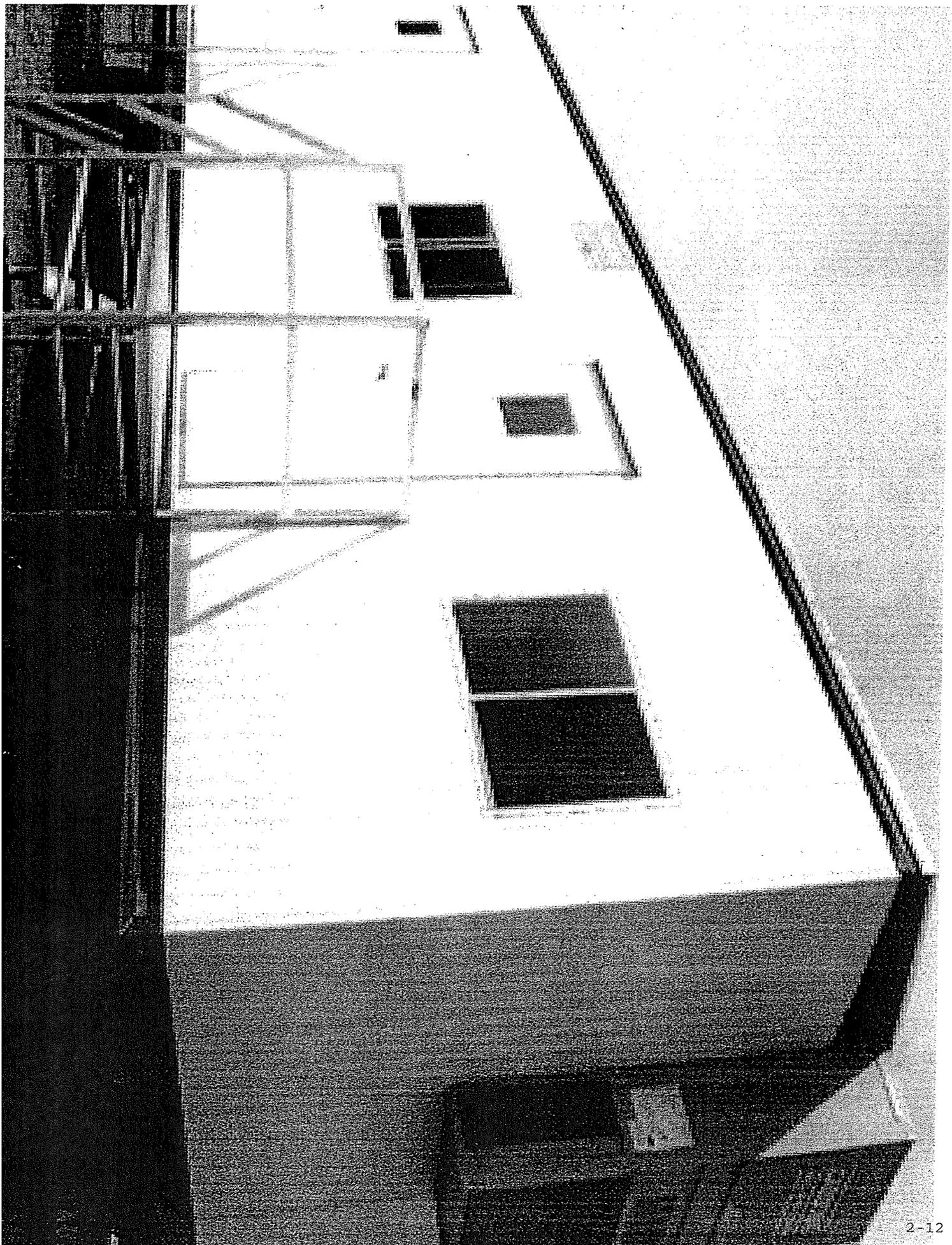
18595 Portland Ave
56581



December 10, 2015 09:56 AM

18595 Portland Ave.





City of GLADSTONE

STAFF REPORT/RECOMMENDATION TO THE GLADSTONE PLANNING COMMISSION

File: Z0517-15-D
Applicant: RSMP Properties
Hearing Date: January 19, 2016
Planning Staff: Clay Glasgow
Report Date: January 11, 2016

I. GENERAL INFORMATION

- A. Proposal: convert existing residence to office use; site changes as necessary to support off-street parking, etc.
- B. Legal Description: T2S, R2E, Section 20CC, Tax Lot 3901
- C. Location: 160 Portland Avenue, southwest corner of the intersection of Portland Avenue with Arlington Street
- D. Zone: C-2; Community Commercial
- E. Comprehensive Plan Designation: Commercial
- F. Site Information: The subject property is approximately 12,000 square feet in size. An older residence is in place, along with accessory structures. Sanitary sewer, storm sewer and water are in place and serve the property. There are no known significant natural features on site.

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- G. Vicinity Description: The property is at the southern end of the Portland Avenue corridor, an area typified by mixed commercial/residential uses. The subject property is on the southwest corner of the intersection of Portland Avenue with Arlington Street. Commercial uses are in place to the north, across Arlington. South side of Arlington Street in this area is generally residential in nature. Further south is the Clackamas River and city boundary.
- H. Background: the residence on-site has been in place for several decades. There have been no recent land use applications.

II. FINDINGS

This request is subject to Chapter 17.18, C-2, Community Commercial District; Chapter 17.80, Design Review, and the Development Standards of Title 17 of the Gladstone Municipal Code (GMC).

III. CONCLUSIONS

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

- 1. *Chapter 17.80* of the GMC establishes the requirements for design review. Pursuant to *Subsection 17.80.021(1)*, commercial site development in the C-2 zoning district is subject to design review.

Section 17.80.061 lists submittal requirements for Design Review. The application as submitted satisfies these requirements.

Section 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 17.18* of the GMC establishes basic requirements for the Community Commercial District. *Section 17.18.020* identifies uses allowed and includes offices uses such as is proposed. This criterion is met.

Section 17.18.060 establishes dimensional standards for the C-2 district. The existing building proposed for use appears to meet applicable standards from this section.

Section 17.20.050(4) requires off-street parking areas to be a minimum of five feet from all property lines. No change in parking proposed at this time.

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

These standards apply to all development that is subject to Design Review. *Section 17.44.020(1)* deals with siting specifically, and requires that, where there are no conflicts with other design standards or requirements in Title 17, to site buildings to maximize solar access where practical, using such techniques as maximizing east-west street length; orienting buildings within twenty degrees of true south as well as maximizing their south-facing dimension; placing higher buildings on the north portion of the site while protecting solar access for adjacent sites, and placing major yard spaces on south side of buildings.

The subject property is roughly square in shape. Buildings exist as shown on the submitted site plan. Main building was constructed as a residence and appears as such. No new buildings are proposed through this application.

Section 17.44.020(2) requires buildings to have energy efficient designs. No changes are proposed through this application.

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. No new buildings or use areas are proposed at this time. This is a building of residential appearance in an area of mixed residential/commercial. Use.

Section 17.44.020(4) of the GMC deals with building materials. That Section requires buildings be constructed using high-image exterior materials and finishes such as masonry, architecturally treated tilt-up concrete, glass, wood or stucco. Screening of roof-mounted equipment is also discussed in this section.

Section 17.44.020(5) of the GMC establishes lighting standards. No changes are proposed to existing onsite lighting.

Section 17.44.020(6) of the GMC establishes illumination level standards. It requires that all on-site lighting shall be designed, located, shielded or deflected so as not to shine into off-site structures or impair the vision of the driver of any vehicle. Again, no changes to onsite lighting are proposed through this application.

Section 17.44.020(7) regarding equipment and facilities establishes that all utility lines shall be placed underground. All roof-mounted fixtures and utility cabinets or similar equipment, which must be installed above

ground, shall be visually screened from public view. No changes proposed through this application.

Section 17.44.020(8) 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. The proposed plan does not specifically address this criterion, and the Planning Commission should discuss.

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 the following design standards:

(1) Ground floor windows. Ground floor windows shall be required on walls fronting a public street and shall comply with the following standards:

(a) The windows shall cover at least 50% of the length and 25% of the ground level wall area. Ground level wall areas include all exterior wall area up to nine feet above the finished grade. The bottom of required window shall be no more than 4 feet above the adjacent exterior finished grade.

(b) Required windows shall be windows that allow views into work areas or lobbies, pedestrian entrances or display windows set into the wall. Display cases attached to the outside wall shall not qualify.

No changes proposed beyond that may be required through the Building Department for this change of use.

3. *Chapter 17.46 of the GMC* identifies landscaping standards and states that these standards are applicable to all developments subject to design review.

Subsection 17.46.020(1) requires a minimum of fifteen percent of the lot area be landscaped. As would be typical of a residential property the site currently exceeds this standard. The Planning Commission may want to discuss site landscape.

At this time, staff does not suggest requiring any additional landscape for the site.

4. *Chapter 17.48 of the GMC* regulates off-street parking and loading. This Section is also modified at 17.18.070, within the C-2 Zone itself. Applicant shows on-site parking at the driveway along the south property line.

Section 17.48.040(1)(a) requires parking and loading areas to be paved with asphalt and/or concrete meeting city standards, maintained adequately for all-weather use and so drained as to avoid flow of water across public sidewalks. The existing development meets this requirement.

Section 17.48.040(1)(c) requires areas for standing and maneuvering vehicles, other than for the off-street parking and storage of truck tractors and /or semi trailers, to be paved. The existing drive-way is paved.

Section 17.48.040(2)(a) states that required parking spaces must be located within two hundred feet of the building or use they are required to serve. The required parking spaces meet this provision.

Section 17.48.040(2)(b) states that required parking shall be provided in the same zoning district or a different zoning district of a more intensive use. Existing/required parking is located in the C-2 zoning district.

Section 17.48.040(2)(c) prohibits parking for a commercial or industrial use from being located in a residential district except in the case of a conditional use. As noted above, all parking is located in the C-2 district. Staff points out some employee vehicles are parked along River Road.

Section 17.48.040(2)(d) requires groups of more than four parking spaces to be permanently marked and so located and served by driveways that their use will require no backing movements or other maneuvering within a street right-of-way other than an alley. Existing development complies with this subsection.

Section 17.18.070(2) notes that, when an existing residence in the C-2 Zone along Portland Avenue is converted to commercial use additional off-street parking is not required, assuming the standards in 17.18.070(2)(a-d) are met. Planning Commission should discuss this issue.

Section 17.48.040(2)(f),(g) and (i) establish the minimum width of access aisles and the minimum dimensions of parking spaces. No change to parking is anticipated or required through this application.

Section 17.48.040(2)(h) requires parking areas to be designed to the maximum extent practicable, to avoid large, uninterrupted rows of parking spaces. Again, no changes proposed.

Section 17.48.050 establishes requirements for bicycle parking. No change proposed or required through this application.

5. *Chapter 17.50 of the GMC* establishes the requirements for vehicular and pedestrian circulation. Subsection 17.50.020(1) requires that provisions be made for the least amount of impervious surface necessary to adequately service the type and intensity of proposed land uses within developments as well as providing adequate access for service vehicles. No particular site changes are proposed through this application. No additional impervious surface will result. This standard is met.

Subsection 17.50.020(2) requires provisions to be made, when feasible, for a separation of motor vehicular, bicycle and pedestrian traffic. Again, no site changes are proposed. Separation will remain as is. This standard is met.

Subsection 17.50.020(3) requires curbs, associated drainage and sidewalks within the right-of-way or easement for public roads and streets. Sidewalks currently exist along both frontages.

Subsection 17.50.020(4) requires provisions to be made to accommodate any increased volume of traffic resulting from the development. Applicant does not expect additional traffic as a result of this project. Staff concurs.

Subsection 17.50.020(5) requires provisions to be made for the special needs of the handicapped. This Subsection is met.

Subsection 17.50.020(6) pertains to pedestrian access. No changes proposed at this time.

Subsection 17.50.020(7) deals with new development requiring full site design review that, when completed, generate an average daily traffic count of 1000 trips or greater. In such case, a transit stop shall be provided. This is a change of use to an existing building/use. There is no evidence this proposal will result in an ADT of 1000 trips or greater.

Section 17.50.040, Streets and Roads Generally, Full improvements exist on both the Portland Avenue and Arlington Street frontage.

6. *Chapter 17.52 of the GMC* establishes sign requirements. Any signage proposed to meet this Chapter's standards.
7. *Chapter 17.54 of the GMC* establishes clear vision requirements. These standards will be continue to be met and maintained.
8. *Chapter 17.56 of the GMC* establishes drainage requirements. No

changes proposed. The existing storm drainage system is consistent with the standards of this Chapter.

9. *Chapter 17.60 of the GMC* establishes requirements for utilities. All utilities shall be installed consistent with the standards of this Chapter.

REQUEST FOR COMMENTS:

City of Gladstone Public Works, Gladstone Fire, Water Environment Services (WES), ODOT, Building Department

RESPONSES RECEIVED:

IV. RECOMMENDATION

The Planning Commission is authorized to approve design review applications pursuant to *Subsection 17.94.060(2)(c) of the GMC*. Planning staff recommends the Planning Commission approve the design review application, based on the submitted application materials, subject to the following conditions:

1. This approval shall remain valid for one year following the date of approval. If construction 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. Necessary building permits for change of occupancy to be obtained prior to use.
3. Final Certificate of Occupancy shall not be granted until all conditions of the design review approval have been met.
4. 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 building permits or denial of the final certificate of occupancy.



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

Property Report

RSMP PROPERTIES LLC
 160 PORTLAND AVE
 GLADSTONE, OR 97027

Site Address: 160 PORTLAND AVE
 Taxlot Number: 22E20CC03901
 Land Value: 109563
 Building Value: 238700
 Total Value: 348263
 Acreage:
 Year Built: 1915
 Sale Date: 09/28/2015
 Sale Amount: 359900
 Sale Type: S

Location Map:



Land Class:
101
 Building Class:
13
 Neighborhood:
 Gladstone old town 100,
 Taxcode Districts: 115040

Site Characteristics:	Zoning Designation(s):
UGB: METRO	Zone Overlays: Acreage:
Flood Zone: Not Available	C2 N/A 0.28

Fire	Gladstone
Park	N/A
School	Gladstone
Sewer	TRI-CITIES
Water	N/A
Cable	City
CPO	City
Garb/Recyc	Gladstone Disposal
City/County	Gladstone

This map and all other information have been compiled for preliminary and/or general purposes only. This information is not intended to be complete for purposes of determining land use restrictions, zoning, title, parcel size, or suitability of any property for a specific use. Users are cautioned to field verify all information before making decisions.

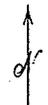
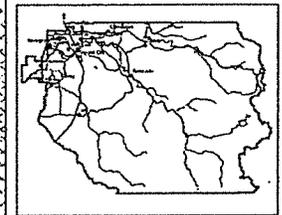


2 2 E 20CC
GLADSTONE
S.W.1/4 S.W.1/4 SEC.20 T.2S. R.2E. W.M.
CLACKAMAS COUNTY
1" = 100'

D. L. C.
P. M. RINEARSON NO. 41

Cancelled Taxes
1988
1989

- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- Tax Code Lines
- Map Index
- Water Lines
- Land Use Zoning
- Pins
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- D.L.C. Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40
- Historic Corridor 70



THIS MAP IS FOR ASSESSMENT
PURPOSES ONLY

2 2 E 20CC
GLADSTONE

Clackamas Blvd.

60 Feet

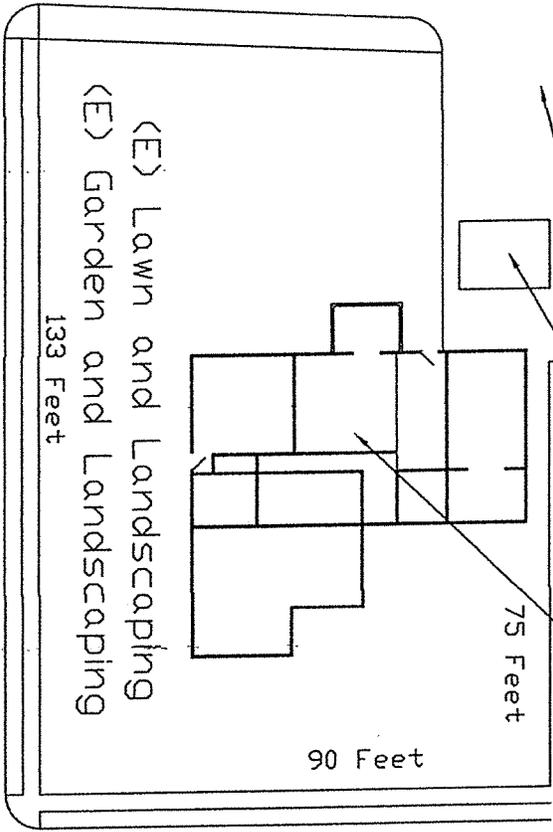


(E) Driveway
(N) w/3 Parking Lot w/ Van Accessible ADA Space

53.5 Feet

(E) Shed

(E) 3100 sq ft structure (approx)

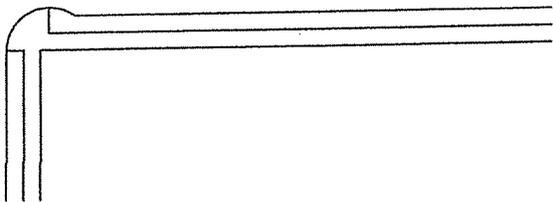
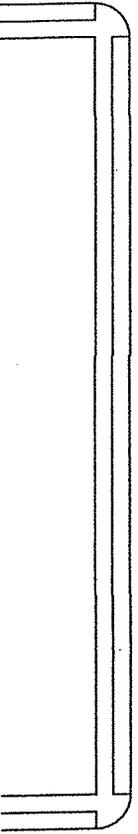


80 Feet

Arlington St.

60 Feet

Portland Ave



2ND FLOOR PLAN

