



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

**Tuesday, February 19, 2019**

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

**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 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 January 15, 2019 Meeting Minutes

**REGULAR AGENDA**

2. Monthly Planning Report – January 2019
3. Briefings for Administrative Decisions, files Z0030-19-Floodplain Development Permit; Z0031-19-HCA Development Permit; Z0032-19-HCA Map Verification; Z0033-19-WQ Map Verification and Z0034-19-HCA Construction Management Plan – Improvements and Seismic Retro Fit of the 82<sup>nd</sup> Drive Bridge.
4. **Public Hearing:** File Z0597-18-D and Z0598-18-C. Demolition of an existing single-family residence and the construction of a new tri-plex residential building with attached single car garages and associated site improvements on an existing 7,900 sq. ft. lot. 165 E Exeter (2 2E 20CA, TL #07500), Iselin Architects.

BUSINESS FROM THE PLANNING COMMISSION

ADJOURN





**CONSENT AGENDA**



## **GLADSTONE PLANNING COMMISSION WORK SESSION MINUTES of January 15, 2019**

Meeting was called to order at approximately 6:30 P.M.

### **ROLL CALL:**

Commissioner Andriel Langston, Commissioner Natalie Smith, Commissioner Malachi de AElfweald, Commissioner Les Poole, Commissioner Patrick Smith, Chairman Randy Rowlette

### **ABSENT:**

Commissioner Libby Wentz

### **STAFF:**

Tami Bannick, City Recorder; Melissa Ahrens, Senior Planner; Tammy Stempel, Mayor

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### **ELECTION OF PLANNING COMMISSION CHAIR AND VICE CHAIR:**

*Commissioner Pat Smith nominated Randy Rowlette for Chair. Randy Rowlette accepted the nomination. There were no other nominations for Chair. Ms. Bannick took a roll call vote: Commissioner Langston – yes. Commissioner Natalie Smith – yes. Commissioner de AElfweald – yes. Commissioner Poole – yes. Commissioner Pat Smith – yes. Randy Rowlette was selected as Chair.*

*Commissioner Natalie Smith nominated Commissioner de AElfweald for Vice Chair. There were no other nominations for Vice Chair. Ms. Bannick took a roll call vote: Commissioner Langston – yes. Commissioner Natalie Smith – yes. Commissioner de AElfweald – yes. Commissioner Poole – yes. Commissioner Pat Smith – yes. Chair Rowlette – yes. Commissioner de AElfweald was selected as Vice Chair.*

### **CONSENT AGENDA:**

#### **1. Approval of December 18, 2018 Meeting Minutes:**

Commissioner de AElfweald thanked the City for the effort they put into putting it together last month. Chair Rowlette said he appreciates the expanded minutes from the meetings. Commissioner Poole said the reports/minutes are clearer and there is more verbiage about what happened during the meetings.

*Commissioner Natalie Smith made a motion to accept the Consent Agenda. Motion was seconded by Commissioner Poole. Motion passed unanimously.*

### **BUSINESS FROM THE AUDIENCE:**

Mayor Stempel wanted to let everyone know that she will be making liaison appointments at the next Council meeting. She will allow committees/boards/commissions to make recommendations to her regarding whom they would like to work with, so let her know by the end of the first week in February.

### **REGULAR AGENDA:**

#### **2. Monthly Planning Report – December 2018**

Ms. Ahrens gave a summary of the year totals: Customer service counter contacts: 90. Customer phone contacts: 533. Building permits issued: 28. Pre-application conferences: 8. Administrative decisions: 1.

She said there was a question regarding a building permit that they signed off on for Barbary Place – they are converting an existing single-family home into a foster care establishment. She said that is allowed outright in that zone. It is noted in the sign-off that it would be a violation for them to house more than seven individuals at a time. Commissioner de AElfweald asked if it would be possible to add another line to the report regarding how much time is being spent on meetings, etc. He wants to make sure they are not overburdening her. Ms. Ahrens said that she defers to Ms. Betz for anything outside planning related things whether or not that is okay budgetary-wise for her to work on. Chair Rowlette said that if Commissioners have questions they should route those through himself or Ms. Bannick.

Ms. Ahrens said that the County Water Environmental Services Department is handling the 82<sup>nd</sup> Avenue walking bridge project – it's a structural retro fit/improvement. It will be a significant construction project where they are removing the old footings, laying new footings, and making it safe. It will be closed to the public during construction. This project will be on the agenda at the next Planning Commission meeting.

Commissioner Poole said that the density is increasing here and things are happening. He is going back to look/photograph things that they have approved, trying to track their decisions so that they make smart decisions in the future.

Commissioner Pat Smith asked if there is demolition being done at the project at Webster Road/Ridge – Ms. Ahrens said it's actually a vacant parcel so it's behind the newer apartments. They want to rezone it and build an apartment complex on it (3-8 unit clusters).

*Commissioner Langston made a motion to approve the Monthly Planning Report. Motion was seconded by Commissioner Pat Smith. Motion passed unanimously.*

**3. Public Hearing: File Z0615-18-D; Z0616-18-HMV; Z0617-18-CMP; Z0618-18-WBV: Reconstruction of showroom at Tonkin Hyundai, new enclosed service reception drive, remodel service department, re-grade/re-surface a portion of the site to include new display plaza – 19300 S.E. McLoughlin Blvd., Axis Design Group/Bett Investments LLC:**

Chair Rowlette opened the public hearing and went over the procedures/rules for the hearing. He said that a decision may be made by the Commission at the close of the public hearing or the matter may be continued to a time/date certain. Any party may request a continuance of this hearing or may request the record remain open for seven days. If the matter is continued to a date certain this will be the only notice of that date received. He asked members of the Commission wished to disclose any ex parte contacts, bias, or conflicts of interest – there were none. He asked if members had visited this site. Commissioner Langston said he has driven by the site. Commissioner Natalie Smith has visited the site. Commissioner de AElfweald said he visited the site last time but not this time. Chair Rowlette said he visited the site last time but not this time. Commissioner Poole has visited the site both times. Commissioner Pat Smith visited the site today. Chair Rowlette asked if any members of the audience wished to challenge the jurisdiction of the Commission to hear this matter – none did. He asked if any members of the audience wished to challenge any Planning Commission member's ability to participate – there were none. Ms. Ahrens went over the staff report. She said the previous design review approval had expired. The applicants have resubmitted the same project that the Planning Commission approved under Z0582-17-D. In the previous approval a habitat conservation area construction management plan (CMP) was a condition of approval, however, as part of the current application the applicants have submitted all required environmental land use applications for concurrent review with the design review. The property is approximately 3.2 acres in size and is zoned General Commercial (C-3). The wetlands areas in the southeast portion of the site are not proposed for development or

modification of any kind. Planning staff is recommending approval of the proposed project with 6 standard conditions and 10 special conditions of approval.

Commissioner de AElfweald said on page 10, last paragraph, it mentions that the proposed detention swale will improve the drainage on the site and improve the water quality of the site runoff. He asked what impact that will have on the Title 3 and 13 areas. Ms. Ahrens said it is her understanding that the condition onsite and the topography is such that water pools in a certain area of the parking lot currently. The improvements proposed would concentrate that detention area so that it stays in that location and the water quality of that runoff is improved onsite instead of running off into the wetlands so it would be an improvement overall in habitat quality because of the reduction in polluted offsite runoff.

Commissioner de AElfweald said on page 3-6, under General Siting and Design, first block – he wanted to call attention to this because he feels they need to get together with Ms. Ahrens at some point and revisit that section for code/recommendations because it may be out of date at this point in terms of solar, weather changes, etc. Ms. Ahrens said it is her understanding that they are outdated, especially compared to what the County's regulations are. Commissioner Poole said the swale is a necessity and he is trying to get an idea of the size of it. Ms. Ahrens said that Public Works is going to weigh in and they have to sign off on it before the building permits are released to be sure that it can accommodate the volume of runoff given the impervious surface.

Commissioner de AElfweald asked if we could follow up with the Police Department to make sure they are providing feedback in a timely fashion. Ms. Bannick said they do receive the information, but she will follow up.

**APPLICANT TESTIMONY:**

Kendra Kozak with Axis Design Group said they received a letter from Public Works Engineering Department stating that they have reviewed the engineered plans for storm drainage and they approved it.

Commissioner Natalie Smith asked for the dimensions of the swale – Ms. Kozak said she didn't have that information but the areas that are being proposed meet all code requirements for the amount of impervious surface they have at the site.

Commissioner Pat Smith said on page 3-10, toward the top, it says applicant does not expect additional traffic as a result of this project. He is concerned about employee/customer parking, adequate space for inventory (if they will be off-loading it on McLoughlin Boulevard or on the property itself). Ms. Kozak said for the most part the new showroom isn't much larger than the existing one, but it will have canopies. An enclosed service reception area is increasing the square footage of the building – that function existed before; it just wasn't enclosed. For those reasons they aren't anticipating higher traffic volume. There are no increases in vehicle storage onsite. Employee and customer parking remain the same.

Commissioner de AElfweald asked if there is anything to prevent cars from going into the wetland area. Ms. Kozak said the area he was referring to is used for vehicle inventory storage – it is not a customer/employee parking area and construction fencing will be in place before any demolition/construction begins. Ms. Ahrens said there is a grade drop-off there and it is very steep (approximately 18 feet).

**PUBLIC TESTIMONY:**

None.

*Commissioner de AElfweald made a motion to close the public hearing. Motion was seconded by Commissioner Natalie Smith. Motion passed unanimously.*

Discussion: Chair Rowlette said he feels it is important to let applicants know that the application is good for one year.

*Commissioner Pat Smith made a motion to approve the application based on Z0615-18-D, Z0616-18-HMV, Z0618-18-WBV, and Z0617-18-CMP. Motion was seconded by Commissioner Poole. Ms. Bannick took a roll call vote: Commissioner Langston – yes. Commissioner Natalie Smith – yes. Commissioner de AElfweald – yes. Commissioner Poole – yes. Commissioner Pat Smith – yes. Chair Rowlette – yes. Motion passed unanimously.*

**BUSINESS FROM THE COMMISSION:**

**Commissioner Natalie Smith:**

She said that on Sunday she made a stop at Car Planets to look at the ramp. Chair Rowlette said he sent an email regarding following up on this matter but he hasn't received a response yet. Ms. Ahrens said she has been directed not to spend any staff time on enforcement matters; that it would be a Code Enforcement issue. Chair Rowlette said there is an online complaint form to fill out and send in so it would be an item of public record that has to be followed up on – he feels this would be the best way to handle this situation. Ms. Ahrens said anyone can open a complaint with County Building Codes. Ms. Bannick will follow up on this and notify the Planning Commission of her findings.

**Commissioner Poole:**

He thanked the City Council for reappointing him to the Planning Commission.

**Chair Rowlette:**

He thanked Commissioner Poole for his service and thanked the Commissioners for electing him as Chair.

He said that Boards, Committees and Commission training and orientation for members has been scheduled for Wednesday, January 30, 2019 from 5:30 – 7:30 P.M. It will be open to the public as well. Everyone agreed that it is an excellent training opportunity.

**ADJOURN:**

Meeting adjourned at approximately 7:17 P.M.

Minutes approved by the Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Randy Rowlette, Chair



**REGULAR AGENDA**





# City of Gladstone Monthly Report | JANUARY 2019

## PUBLIC CONTACTS/PLANNING ACTIONS

CUSTOMER CONTACT/Planning Actions	JANUARY	FEBRUARY	MARCH	APRIL	YEAR TOTALS
Customer Service Counter Contacts	8				8
Customer phone contacts	48				48
Building Permits Issued	0				0
Pre-application conferences	3				3
Administrative Decisions	0				0

## PLANNING COMMISSION ACTIONS/DECISIONS

- APPROVAL OF AUTOTOWN APPLICATIONS:  
Z0615-18-D; Z0616-18-HMV; Z0618-18-WBV; Z0617-18-CMP

## CITY COUNCIL LAND USE ACTIONS/DECISIONS

- NONE

## PRE-APPLICATION CONFERENCES

- Redevelopment of gas station at 810 e. Arlington
- 420 W. Arlington, Canine sperm bank retail store- reuse of residential property
- 82<sup>ND</sup> Bridge upgrade project

## BUILDING PERMITS

### DECEMBER

Date	Address	Building Permit #	Description
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NONE

## FUTURE ITEMS/PROPERTY UPDATES

Location	Topic	Contact
82 <sup>nd</sup> Ave Bridge	Retrofits and structural improvements to 82 <sup>nd</sup> ave bridge, suite of staff administrative decisions	County WES
18085 se Webster Ridge Rd.	Comp Plan/Zone change; (Design Review and Conditional Use Permit to follow at a subsequent hearing) for a multi-family apartment complex development	Cascadia Planning
310 W. Arlington	Building permit-Demolition of existing home, re-establishment of two platted lots; development of two new homes	N/A
165 E. Exeter	Design Review and Conditional Use for construction of a Tri-Plex; tentatively scheduled for the February PC meeting	Iselin Architects
18595 Portland Ave, Gladstone	Gladstone Civic Center Development; Tentatively scheduled for March Planning Commission meeting	City of Gladstone
19120 SE McLoughlin Blvd	CarzPlanet Design Review application to modify previously approved landscaping; Tentatively scheduled for March Planning Commission meeting	CarzPlanet



**REGULAR AGENDA**





## PLANNING STAFF MEMO: 82<sup>nd</sup> Bridge Project

**Background:** In February of 2018 City of Gladstone public works staff and City of Gladstone planner Melissa Ahrens were alerted that the 82<sup>nd</sup> bridge project was going through multiple land use approval processes with Oregon City. After reviewing the proposed project description it became clear that the current project proposal for the 82<sup>nd</sup> Bridge project would require multiple City of Gladstone land use approvals as well, due to the nature of the proposed development and its location within the City of Gladstone's jurisdiction. Additionally, since a portion of the subject project area is located on City owned property the City and WES have finalized an easement that allows WES to perform the requested work on City property. Land use approvals are still required for the proposed project pursuant to the requirements of Title 17 of the Gladstone Municipal Code.

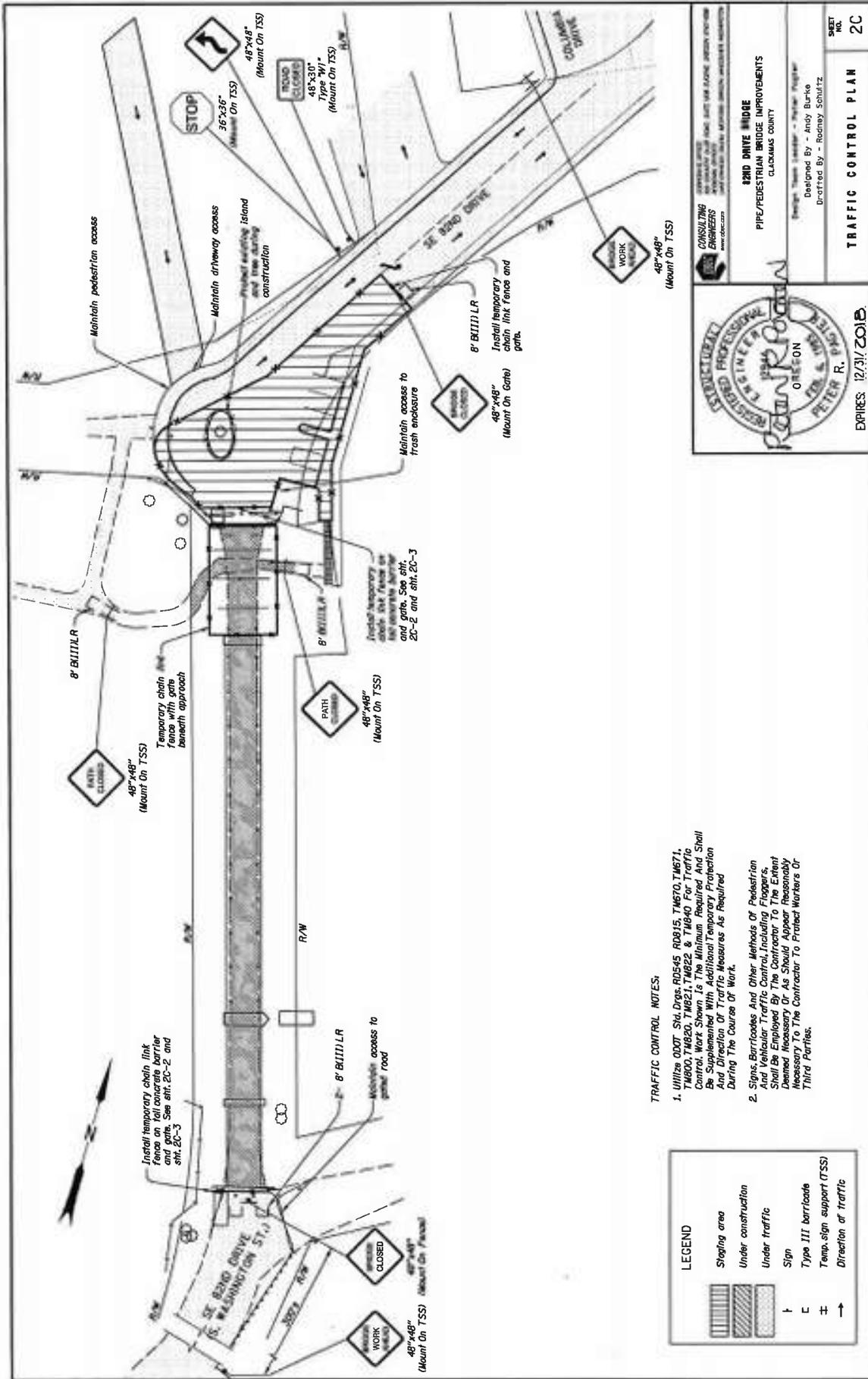
**Current Proposed Project:** The proposed project will replace the existing timber spans at the bridge's north approach with a single concrete span and incorporate seismic retrofits to the main span piers also upgrading and replacing the a sanitary sewer force main on the downstream side of the river. The structure is located on SE 82<sup>nd</sup> Drive. The proposed project also includes 129 cubic yards of grading with a total disturbance are of 4,000 square feet on the City of Gladstone side of the river, underneath the existing bridge to balance the concrete added as part of the seismic retrofitting and maintain compliance with FEMA floodplain requirements. Rip rap is proposed only in a 5' by 5' area for the outfall pipe. Restoration of the entire 4000 square foot disturbance area will occur per the WQRA development allowance and additional restoration per the HCA development permit will occur off site as proposed by WES. The proposed project will also require closure of the pedestrian bridge during reconstruction of the north approach spans. It is anticipated that barricades will be placed at both the south and north end of the structure. Chain link fencing will be installed at both ends of the bridge during construction and WES is working with the City of Gladstone to assure detour routs are clearly identified.

### **Current Land Use applications:**

- ➔ **Z0032-19 HCA Map Verification** (Administrator Decision only if no other approvals are required to go to Planning Commission)
- ➔ **Z0033-19 WQ Map Verification**(Administrator Decision only if no other approvals are required to go to Planning Commission)
- ➔ **Z0031-19 HCA Development Permit** (Administrator Decision per 17.94.050- only goes to Planning Commission if decision is appealed)
- ➔ **Z0034-19 HCA Construction Management Plan** (Administrator Decision per 17.94.050- only goes to Planning Commission if decision is appealed)
- ➔ **Z0030-19 Floodplain Development Permit** (Administrator Decision per 17.94.050- only goes to Planning Commission if decision is appealed)

\* **A Water Quality Resource Area District Development Permit** (Administrator Decision per 17.94.050- only goes to Planning Commission if decision is appealed) will only be required IF WES is proposing to include revetment. If they clarify their proposal to include revegetation of the graded area adjacent to the river with native species (mixed trees/shrubs) then the project will fall within 17.27.040 (2)- Uses allowed under prescribed conditions.





**TRAFFIC CONTROL NOTES:**

1. Utilize ODOT Std. Drgs. RD545, RD915, T1670, T1671, T600, W622, T1621, W621 & T1640 For Traffic Control. Work Signs, Traffic Signs, and Barricades Shall Be Supplemented With Additional Temporary Protection And Direction Of Traffic Measures As Required During The Course Of Work.
2. Signs, Barricades And Other Methods Of Pedestrian And Vehicular Traffic Control, Including Flaggers, Shall Be Employed By The Contractor To The Extent Deemed Necessary Or As Shall Appear Reasonably Necessary To The Contractor To Protect Workers Or Third Parties.

LEGEND	
	Staging area
	Under construction
	Under traffic
	Sign
	Type III barricade
	Temp. sign support (TSS)
	Direction of traffic

**CONSULTING ENGINEERS**

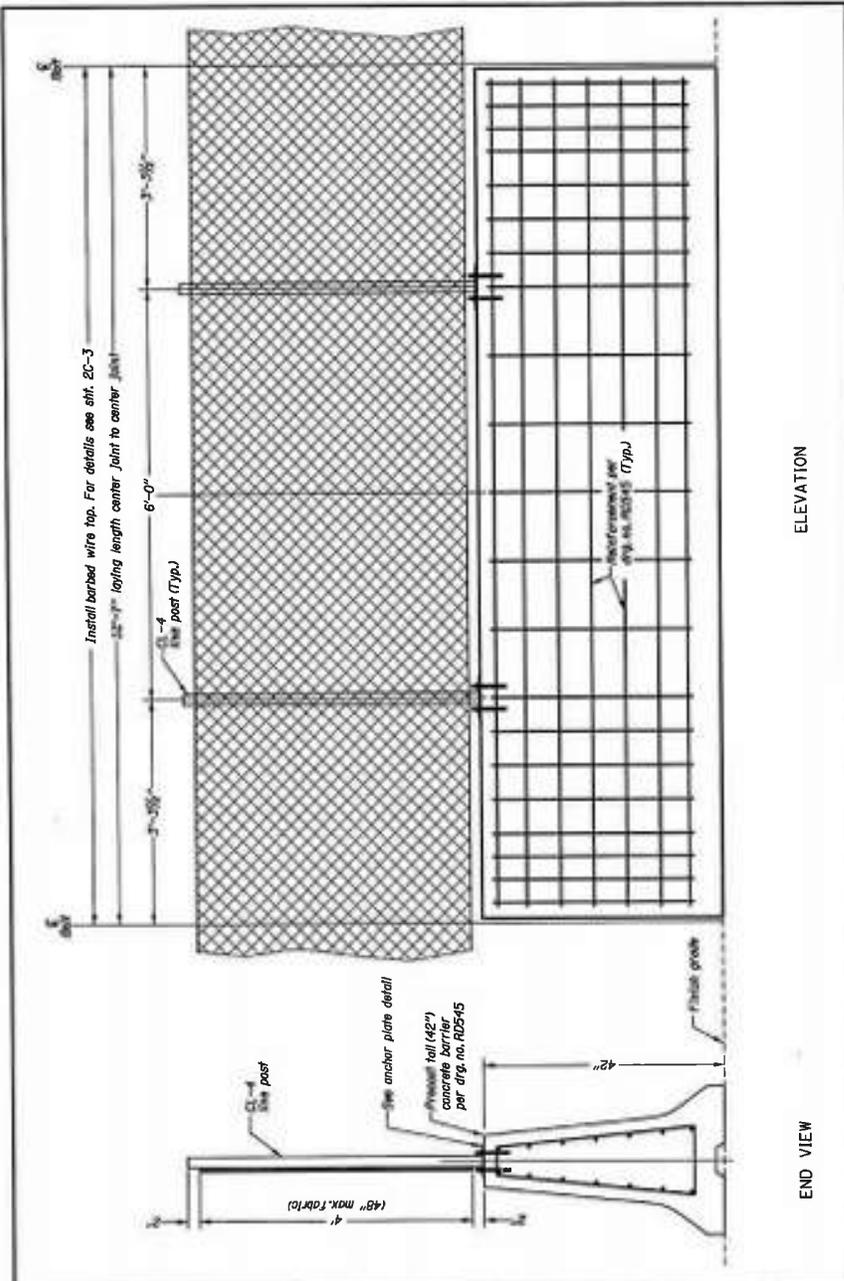
**2ND DRIVE BRIDGE**  
PIPE/PEDESTRIAN BRIDGE IMPROVEMENTS  
CLATSOP COUNTY

Designed By - Andy Burke  
Drafted By - Rodney Schartz

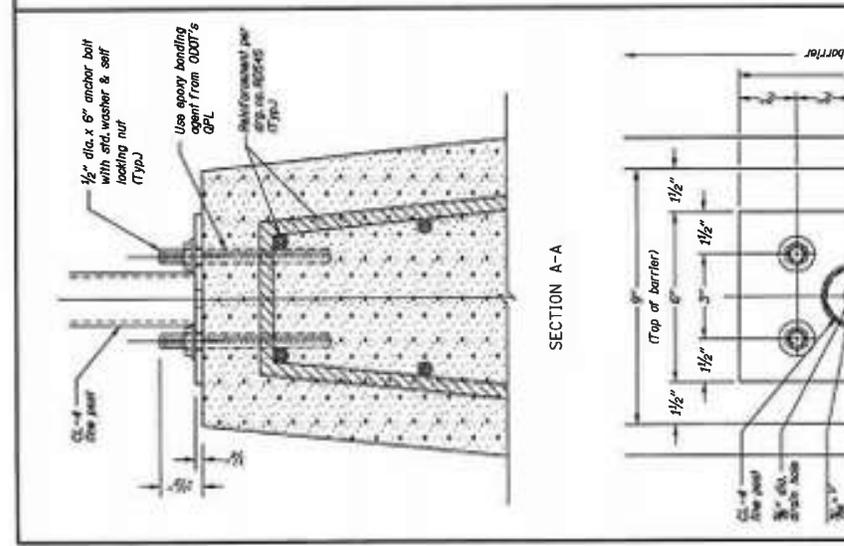
**TRAFFIC CONTROL PLAN**

SHEET NO. **2C**

P:\pwcso\le.obec.com\FW0BEC01\Documents\OBEC\Projects\0070\0070-0063.00\CAD\Roadway\Plans\03 - 0070-0063\_Traffic Control.dgn :: Default 3/15/2018 10:44:58 AM alovendhni



ELEVATION



SECTION A-A

PLAN VIEW

ANCHOR PLATE DETAIL

GENERAL NOTES FOR ALL DETAILS:

1. See drg. no. RD815 for chain link fence details not shown.
2. See drg. no. RD545 for precast tall (42") concrete barrier details not shown.
3. Use CL-4 steel line posts per drg. no. RD815.
4. Top rail is prohibited.
5. Hot-dip galvanize all parts after fabrication.
6. Fabricate and fabric in multiple of units, if so allowed.
7. Install barbed wire top. See sht. 2C-3 for details.

**CONSULTING ENGINEERS**  
www.cse.com

**ROAD DRIVE BRIDGE**  
PIPE/PEDESTRIAN BRIDGE IMPROVEMENTS  
CLATSOP COUNTY

Design Team Leader - Peter Pogtar  
Designed By - Andy Burke  
Drafted By - Matthew Schultz

**DETAILS FOR CHAIN LINK FENCE ON TALL CONCRETE BARRIER**

EXPIRES: 12/31/2018



**REGULAR AGENDA**





## Agenda Item No. 3

PC Meeting Date: 2/19/19

### STAFF REPORT: DESIGN REVIEW

**Application No.:** Z0597-18-D, Z0598-18-C

**Applicant:** Iselin Architects

**Project Location:** 165 E. Exeter st., Gladstone OR  
T2S, R2E, Section 20CA, Tax Lot 07500

**Zoning:** R.5; Single Family Residential

**Comprehensive Plan Designation:** Medium Density Residential

**Project Description:** Demolition of an existing single-family residence and the construction of a new tri-plex residential building with attached single car garages and associated site improvements on an existing 7,900 sq. ft. lot

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### SUMMARY OF PLANNING COMMISSION RECCOMENDATION

The Planning staff are recommending **APPROVAL** of the Design Review application Z0597-18-D and Conditional Use application Z0598-18-C and recommend the following findings and conditions in support of approval: (1) Lighting (2) Public Works Requirements, (3) Landscaping, (4) Fire Department Approval, (5) Design Review Plans, (6) Endangered Species Act.

The proposed project involves the construction of a new tri-plex residential building with attached single car garages and associated site improvements on an existing 7,900 sq. ft. lot. The proposed tri-plex will contain two (2), two-story, three-bedroom units and one (1) single story, two-bedroom unit. This request is subject to Chapter 17.12, R-5, Single Family Residential District; Chapter 17.80, Design Review, the Development Standards of Title 17 of the Gladstone Municipal Code (GMC), as well as the standards of Section 17.70 for Conditional uses.

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## EXHIBITS

Exhibit 1. Location Map

## APPENDIX: SUBSTANSIVE FILE DOCUMENTS

### A. Application Materials

## I. REQUEST FOR COMMENTS

**Sent to:** Property owners within two hundred fifty (250) feet of the subject property, City of Gladstone, Public Works, Gladstone Fire, Gladstone PD, Engineering, WES Tri-City

**Responses Received:** City of Gladstone Public Works

## II. STANDARD CONDITIONS

1. **Expiration.** This approval shall remain valid for one year following the date of approval. If use has not commenced by that date, this approval shall expire unless the Planning Commission pursuant to Section 17.80.100 of the GMC grants an extension prior to expiration of approval.
2. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Planning Director for the City of Gladstone,
3. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the City Planning Department an affidavit accepting all terms and conditions of the permit.
4. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.
5. **Building Permits.** The applicant shall obtain required building permits from Clackamas County. The applicant shall comply with requirements of the permits. Submitted building plans shall be substantially compliant with the plan set submitted with the land use application o 12/11/18.

## III. SPECIAL CONDITIONS

1. **Lighting.** PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, developer shall submit final lighting plan with Subsections 17.44.020(4) and (5) of the GMC, including compliance with IES standards.
2. **Public Works Requirements.** PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, Applicant shall submit a revised plan set demonstrating compliance with the stormwater requirements of Section 17.56, and the Vehicular and Pedestrian Circulation standards of 17.50, as described in the findings of this decision. The applicant shall also receive approval in writing from the Gladstone Public Works Department indicating all requirements from that agency have been satisfied.
3. **Landscaping.** PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, Applicant shall submit a revised landscaping plan demonstrating compliance with the parking screening requirements of Section 17.48 and the Landscaping requirements of Section 17.46, and shall specifically address the following:
  - (a) Provision shall be made for irrigating /watering planting areas where such care is required.

- (b) Landscaping shall be continuously maintained.
  - (c) Plant species list
  - (d) Agreement that landscaping shall be continuously maintained.
  - (e) Demonstrate that parking areas have been appropriately screened. Required screening shall be accomplished by building placement, a landscaped earth berm or a sight-obscuring fence or hedge. Required screening shall be a minimum of six feet high and shall not conflict with GMC Chapter 17.54 (clear vision)
4. **Fire Department Approval.** PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, Applicant shall receive approval in writing from the Gladstone Fire Department indicating all requirements from that agency have been satisfied.
  5. **Design Review Plans.** 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.
  6. **Endangered Species Act.** The approval of the application granted by this decision concerns only the applicable criteria for this decision. The decision does not include any conclusions by the county concerning whether the activities allowed will or will not come in conflict with the provisions of the federal Endangered Species Act (ESA). This decision should not be construed to or represented to authorize any activity that will conflict with or violate the ESA. It is the applicant, in coordination if necessary with the federal agencies responsibility for the administration and enforcement of the ESA, who must ensure that the approved activities are designed, constructed, operated and maintained in a manner that complies with the ESA.

#### IV. FINDINGS AND DECLARATIONS

The Planning Commission hereby finds and declares:

##### A. PROJECT LOCATION AND PROPOSED DEVELOPMENT

The proposed development includes the demolition of an existing single-family residence and the construction of a new tri-plex residential building with attached single car garages and associated site improvements on an existing 7,900 sq. ft. lot. The new tri-plex will contain two, two-story .three-bedroom two and one, half bath units and one (1) single story, two-bedroom, two-bath unit. The proposed building will be constructed using typical residential, wood framed construction and has been designed to match the pattern of surrounding development and residential character of the neighborhood.

Associated site improvements include public utility connections for all three units, including onsite underground stormwater collection chambers. A shared driveway, approximately 24 ft. wide will serve two of the units and a second driveway, approximately 12 ft. wide will serve the third unit. Each unit will have a paved pathway connecting to the public sidewalk. Landscaping is proposed in the front yard area, with lawn areas and perimeter planting also planned on the side and rear yard areas of the property. Additionally, screened fenced garbage enclosures will be provided on the sides of the units and between driveways for the center unit. Two existing Oak trees have damaged the foundation of the existing house and will be removed to accommodate the proposed tri-plex.

The subject property currently contains a two bedroom, one bath home, built in 1940, according to the County's assessor records. The subject home is somewhat dilapidated and has not been repaired or significantly altered through any building permits since its initial construction. The property is zoned R.5, Single Family Residential and has a Comprehensive Plan designation of Medium Density Residential. Multi-family apartments (a triplex in this case) are included in the allowable uses of the medium density Comprehensive Plan land use designation, however, the City's zoning Title 17 lists them as a Conditional Use for the R.5 zoning district. As such, the proposed project is required to receive Design review and Conditional Use land use approval. The appropriate consistency findings for each application type are included in section B and C of this staff recommendation and detail relevant Zoning Title approval criteria for the distinct land use approvals.

## **B. DESIGN REVIEW CONSISTENCY FINDINGS**

### **1. Design Review**

*Chapter 17.80 of the GMC establishes the requirements for design review. Pursuant to Subsection 17.80.021(1), multi-family development is subject to design review.*

*Section 17.80.061 lists submittal requirements for Design Review and the application as submitted satisfies these requirements. Section 17.80.100(1) provides for approved design review to remain valid for one year. If construction has not begun by that time, the approval may be renewed once by the Planning Commission for not more than one year.*

**Finding:** Section 17.80.061 lists submittal requirements for Design Review. The subject application was submitted on 12/11/18 and deemed complete on 12/20/2018. As such, the application as submitted satisfies these requirements. *Section 17.80.100(1)* provides for approved design review to remain valid for one year. If construction has not begun by that time, the approval may be renewed once by the Planning Commission for not more than one year.

### **2. R-5 Single Family Residential District**

#### **17.12.040 Conditional uses allowed**

*In an R-5 zoning district, the following uses and their accessory uses are allowed subject to GMC Chapter 17.70 (conditional uses):*

*(1) Multi-family dwelling, three to eight unit complexes..*

*Section 17.12.050 establishes dimensional standards for the R-5 district.*

*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.*

**Finding:** The proposed infill triplex development is allowed as a conditional use in the R-5 zoning district, consistent with Section 17.12.040 above. Additionally, the proposed development meets the minimum lot size area of 7,500 for 3 units, complies with the front, side, and rear setbacks, and does not exceed 35 ft. in height. Twenty percent (20%) of the property will also be maintained in landscaped area, per subsection 17.12.050(4). Therefore, as proposed, the proposed project meets the applicable use and dimensional requirements of the R-5 zoning district for a multi-family dwelling.

### 3. General Siting and Design

*Chapter 17.54 of the GMC establishes clear vision requirements.*

*Section 17.44.020(5) of the GMC establishes lighting standards. 17.44.020(6) establishes illumination level standards. It requires all on-site lighting to 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.*

*Section 17.44.020(2) requires buildings to have energy efficient designs.*

*Section 17.44.022 requires new multi-family buildings, including accessory buildings to comply with specific Design Standards only if they are visible from R.5 or R.7 residential zoning districts.*

*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.*

*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(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. Metal siding is only permitted to be used for buildings, or the portions of buildings, that are not visible from a road or adjacent property.*

**Finding:** The proposed buildings are consistent with the required dimensional standards for the R-5 Zoning district. The R-5 zoning district implements a maximum height of 35 ft. and the buildings would be a maximum of 29ft and 4 in. The main residential ingress and egress would be located on the front property line of the property that abuts E. Exeter st. The subject property does not face due south/north, but rather the front property line is the northwest edge of the property. As such, given the orientation of the property, the proposed development has been designed to maximize solar access and maximize south facing dimensions to the extent feasible. Additionally, major yard areas are located on the southern portion of the property, as much as is feasible given the lot orientation. As such, the proposed triplex meets the siting standards of Section 17.54(1).

Section 17.44.020(2) requires buildings to have energy efficient designs. The proposed tri-plex development concentrates window areas on the south side of the building and uses architectural features, vegetation, fences, and other adjacent buildings to allow for natural cooling and minimize the effects of winter winds. 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.

The proposed tri-plex would be compatible with the surrounding pattern of development and the neighborhood character. The site is located less than one block off Portland Ave, in a primarily

residential neighborhood. There is an existing multi-family complex (approximately ten units) to the west and single family residences to the east and across the street. John Wetten Elementary School is located on the corner of Exeter St. and Chicago Ave. The surrounding neighborhood contains a mix of single, one and on-half and two-story residences. The public sidewalk extends the full frontage of the subject property. The proposed tri-plex has been sited and designed to blend in with the surrounding pattern of development, provide visual order, and avoid monotony in layout and design.

Section 17.44.020(6) of the GMC establishes illumination level standards and 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. Regarding lighting, the applicant has explained that the lighting will be located at the front and rear/side entries and will be controlled by the individual units. In addition, there will be shielded utility fixtures with motion sensors on the sides of the building to serve the utility meters and garbage/recycling areas. These will be mounted at approximately 7 ft. above grade and will not project measurable light onto adjacent properties. However, the applicant has not submitted any plan details for proposed lighting. As such, Planning Staff are recommending the submittal of a final lighting plan prior to building permit issuance to ensure that the standards of this code section are met, the **Planning Staff are recommending Special Condition No. 3 to require the submittal of a final lighting plan and consistency with 17.44.020(6).**

Section 17.44.020(7) regarding equipment and facilities establishes that all utility lines shall be placed underground. The applicant's utility line connections will comply with this requirement. No roof-mounted fixtures and utility cabinets or similar equipment are proposed. As such, the proposed project is consistent with these Code requirements.

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 proposes to construct new trash/recycling areas, consistent with GMC requirements. The two end units will have trash enclosures located on the sides of the building, screened by a wood fence, and the middle unit will have a trash enclosure located adjacent to the driveway, also with a wood fence to screen it from the street and the adjacent unit. The proposed new trash enclosure would meet the total required area of 50 sq. ft., dictated by Section 17.44.020(8)(a). Furthermore, no roof mounted utility boxes or equipment are proposed and any new utility lines that may be required would be placed underground or screened from public view.

As such, the project, as proposed and conditioned, can be found consistent with the applicable building siting and design standards of Title 17 and staff is recommending approval of the Design review application.

#### **4. Multi-Family development design standards**

##### ***17.44.022 Multi-family design standards.***

*New multi-family buildings, including accessory buildings, shall be subject to the following design standards:*

*(1) Façades. Building façades and exterior walls visible from a public street or pedestrian path or from adjacent property in an R-5 or R-7.2 zoning district shall not consist of a monotonous blank wall and shall include a minimum of two of the following:*

*(a) Windows;*

*(b) Entries;*

*(c) Balconies;*

*(d) Bays; or*

*(e) The use of two or more distinct materials to break up stretches longer than fifty lineal feet (50') of unbroken area.*

*(2) Windows.*

*(a) Window trim shall not be flush with exterior wall treatment.*

*(b) Windows shall be provided with an architectural surround at the jamb, head and sill.*

*(c) All windows facing the front lot line shall be double hung or casement windows.*

*(3) Roofs. Hipped, gambrel or gabled roofs shall be required. Flat roofs shall not be permitted except in areas where mechanical equipment is mounted.*

**Finding:** The proposed triplex frontage and exterior walls visible from the street or adjacent property have been designed to incorporate visually pleasing architectural details that will ensure a monotonous blank wall development is avoided. Specifically the proposed tri-plex includes many windows on each side, entries on the front, southwest, and southwest sides, and the use of two or more distinct materials to break up stretches longer than fifty lineal feet (50') of unbroken area on the northeast and southwest building sides. The proposed windows along the front lot line are double hung or casement and other windows on the building meet the criteria of 17.44.022 above. The roof is not flat and will meet the criteria of 17.44.022(3) above. As such, the project, as proposed, can be found consistent with the applicable multi-family design standards of Title 17 and staff is recommending approval of the Design review application.

## **5. Landscaping**

*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 currently exceeds this requirement, and no changes are planned through this application. This criterion is met.

**Finding:** The applicant's submitted site plan roughly shows that they will meet the required (20%) landscaping coverage, per subsection 17.12.050(4), and indicates that most of the plant species plant to be used will be natives. However, further detail is required to ensure that the 20% coverage amount is calculated out on the plan with the site dimensions. Additionally, the applicant will be required to submit information regarding proposed irrigation, and will need to agree to maintain the proposed landscaping in perpetuity of the development, consistent with Sections 17.46.020(3) and 17.46.020(4). Planning staff is also recommending that, due to the 75 ft. property frontage, an appropriate street is included in the final landscaping plan, per Section 17.46.020(8). As such, in order to ensure compliance with the landscape coverage and landscaping details, **a final landscaping plan is required pursuant to Condition No. 4. As such, staff is recommending approval of the project, as proposed and conditioned.**

## 6. Parking and Loading

### **17.48.040 Design requirements for permanent off-street parking and loading.**

*All structures and developments subject to design review shall provide permanent off-street parking and loading as follows:*

#### *(1) Parking and Loading:*

*(a) Parking and loading areas shall 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;*

*(b) Off-street parking and loading areas shall be screened from abutting properties located in a residential zoning district unless such abutting properties are developed with nonresidential uses. Required screening shall be accomplished by building placement, a landscaped earth berm or a sight-obscuring fence or hedge. Required screening shall be a minimum of six feet high and shall not conflict with GMC Chapter 17.54 (clear vision).*

*[...]*

#### *(2) Parking:*

*(a) Required parking spaces shall be located not further than 200 feet from the building or use they are required to serve, measured in a straight line from the building;*

*(b) Required parking shall be provided in the same zoning district or a different zoning district of a more intensive use;*

*(c) In no case shall required parking for a commercial or industrial use be provided in a residential district, except for approved conditional uses;*

*(d) Groups of more than four parking spaces shall 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;*

*(e) Parking spaces along the outer boundaries of a parking lot shall be contained by a curb at least four inches high and setback a minimum of five feet from the property line. A bumper rail may be substituted for a curb;*

*(f) Off-street parking and loading areas, including parking spaces and access aisles, shall meet or exceed the minimum dimensional standards identified in Tables 2 and 3 and Figure 1 (of this chapter). Access aisles shall be of sufficient width for all vehicular turning and maneuvering;*

*(g) Up to 50 percent of required parking spaces may be provided for compact cars;*

*(h) Parking areas shall be designed, to the maximum extent practicable, to avoid large, uninterrupted rows of parking spaces.*

**Finding:** The proposed project will provide 6 parking spaces, meeting the parking requirements of the Code for multi-family developments. Additionally, Off-street parking and loading areas will be screened from abutting properties located in a residential zoning district. Required screening shall be accomplished by building placement, a landscaped earth berm or a sight-obscuring fence or hedge. Required screening shall be a minimum of six feet high and shall not conflict with GMC Chapter 17.54 (clear vision). **Planning staff are recommending Special Condition No. 3 to ensure that the final plan set, revised in accordance with other recommended special conditions, conforms to these parking screening requirements.**

## 7. Vehicular and Pedestrian Circulation

*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.

*Subsection 17.50.020(3)* requires curbs, associated drainage and sidewalks within the right-of-way or easement for public roads and streets. .

*Subsection 17.50.020(6)* pertains to pedestrian access.

*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

*Section 17.50.040, Streets and Roads Generally,*

**Finding:** The proposed project has been designed to be consistent with the vehicular and pedestrian circulation standards of the code. Specifically, there is no evidence this proposal will result in an ADT of 1000 trips or greater, as such Section 17.50.020(7) does not apply. Additionally, the least amount of impervious surface was utilized to accommodate the triplex use. However, upon consultation with Public Works, the curb and sidewalk across the entire frontage of the site will need to be replaced for consistency with the pedestrian circulation standards of this Code section. Specifically public works is recommending that the sidewalk width be 5 feet, with tapers to match existing sidewalk width beginning at the property lines and that utility trenches are patched. No rebuilding of the street section is necessary.

Additionally, per section 17.50.040(14) requires the proposed curbs and driveways to meet City standards. Based on Public Works review, the proposed driveway configuration does not meet the spacing requirement of Section 5.0070.D.3.c of the Public Works Standards requiring 30 feet minimum between any two curb cuts on the same lot on a neighborhood route or local street. This standard for driveway separation conflicts with the zoning that requires three units be placed on this lot. The Public Works Director has flexibility to waive the Public Works Standard when there is conflict with a higher standard, such as the Municipal Code. Eliminating the driveway (and garage) to the middle unit would bring the project into compliance with the Public Works Standard, but that concept would eliminate two off-street parking spaces in favor of one on-street parking space. The Public Works Director would support waiving the Public Works Standard requiring 30 feet of separation between driveways if the Planning Commission approves of that modification. The applicant has consolidated the driveways into two which supports Public Works Design Standard Section 5.0070.D.4 requiring that curb cuts shall be

kept to a minimum, consolidation of driveways is preferred. **As such, a revised plan set is required by Condition No. 2 to ensure that public works driveway and pedestrian circulation standards are met.**

## **8. Drainage and Stormwater**

### ***17.56.010 [Drainage] Applicability.***

*The development standards for surface water drainage shall apply to all new or redevelopment activities in the City of Gladstone that result in the creation or disturbance of 5,000 square feet or more impervious surface except for substantial improvement or lesser remodel or reconstruction of existing single-family or two-family dwellings.*

### ***17.56.020 Standards.***

*Adequate provisions shall be made to ensure proper drainage of surface waters, to preserve natural flow of watercourses and springs and to prevent soil erosion and flooding of neighboring properties or streets. Such provisions shall include but not be limited to the following:*

*(1) Generally. All development shall be planned, designed, constructed and maintained to:*

*(a) Protect and preserve existing drainage channels to the maximum practicable extent;*

*(b) Protect development from flood hazards;*

*(c) Provide a system by which water within the development will be controlled and managed without causing damage or harm to the natural environment, or to property or persons within the drainage basin;*

*(d) Assure that waters drained from new or redevelopment sites are substantially free of pollutants, including sedimentary materials, through the use of stormwater treatment facilities as referenced herein and appropriate erosion and sediment control practices;*

*(e) Assure that runoff drained from new and redevelopment sites is managed in accordance with criteria outlined in the City of Gladstone Stormwater Treatment and Detention Standards as to not cause erosion to any greater extent than would occur in the absence of development;*

*(f) Avoid placement of surface detention or retention facilities in road rights of way.*

*(2) Watercourses. Where culverts cannot provide sufficient capacity without significant environmental degradation, the city may require the watercourse to be bridged or spanned.*

*(3) Easements. In the event that a development or any part thereof is traversed by any watercourse, channel, stream or creek, gulch or other natural drainage channel, adequate easements for storm drainage purposes shall be provided to the city. This does not imply maintenance by the city.*

*(4) Obstructions. Channel obstructions are not allowed, except as approved for the creation of a detention or retention facility. Fences with swing gates may be utilized.*

*(5) Surface Drainage and the Storm Sewer System.*

*(a) Stormwater treatment and detention facilities shall be designed and installed in accordance with criteria outlined in the Gladstone Public Works Design Standards and the Gladstone Public Works Standard Construction Specifications.*

*(b) The street cross-sections found in the Gladstone transportation system plan may be modified to accommodate alternative stormwater management methods subject to the approval of the Public Works Supervisor. The Public Works Supervisor may require modification of the typical cross section to accommodate alternative stormwater management methods when associated with development proposals. Such modifications may be applied as conditions of development approval.*

**Finding:** The project falls in the range of 1,000 sf – 5,000 sf impervious area, so Chapter 17.56 applies. The proposed drainage system for this project is onsite disposal via an infiltration gallery located in the front yard and under a portion of the west driveway. Site specific infiltration testing has been performed in this area for the purpose of sizing infiltration facilities. The roof drains will be piped to a debris trap before connected to (6) StormTech infiltration chambers embedded within a drain rock filled infiltration gallery with a bottom elevation about 5’ below ground surface. Driveways will be crowned so that they drain to grassy filter strips on either side of the driveway. The grassy filter strips will infiltrate first flush from the driveways and continue to pre-treat larger driveway runoff volumes before entering a series of area drains near the front property line which will also be connected to the debris trap. The rim of the area drains will be set 2” below the adjacent sidewalk grade. For storm events that exceed the 25-year storm design capacity of the infiltration gallery, excess flows will bubble out the area drains and pond in the grassy strips increasing the available infiltration area before sheetflowing over the sidewalk and into the public gutter.

The project applicant has been working closely with City public works to determine that the Stormwater Treatment and Detention Standards are met. Public works has stated that they will require the onsite water quality facility to be piped to overflow to one or more weepholes in the curb. The existing storm drainage system is consistent with the standards of this Chapter and no public storm improvements are necessary. **As such, Special Condition No. 2 will require the proposed project to meet the City Public Works Storm water requirements prior to building permit issuance.**

**C. CONDITIONAL USE FINDINGS**

***17.70.010 Authorization to grant or deny.***

*(1) Approval Criteria. A conditional use may be approved, pursuant to GMC Division VII (administrative procedures), if the applicant demonstrates that the proposed use:*

*(a) Is listed as a conditional use in the underlying zoning district or is authorized pursuant to GMC Chapter 17.74 (authorization of similar uses);*

*(b) Is suitable for the proposed site, considering size, shape, location, topography, existence of improvements and natural features;*

*(c) Is timely, considering the adequacy of transportation systems, public facilities and services existing or planned for the area affected by the use;*

*(d) The location, size, and functional characteristics of the proposal are such that it can be made reasonably compatible with and have a minimal impact on livability and appropriate development of properties in the area and neighborhoods surrounding the subject site.*

*(e) Satisfies the policies of the comprehensive plan that apply to the proposed use.*

**Finding:** Section 17.12.040 identifies multi-family dwellings between three to eight units as a conditional use, as such, the proposed project is consistent with approval criteria (a) above.

Additionally, the site is located less than one block off of Portland Avenue, in a primarily residential neighborhood. There is an existing multi-family complex (approximately ten units) to the west and single-family residences on the east and across the street. John Wetten Elementary School is located on the corner of Exeter St. and Chicago Ave. The neighborhood contains a mix of residential home types, which would be complimented by the siting and design of the proposed triplex. The site is relatively flat and the topography would easily accommodate the proposed development. Existing public improvements and utilities are adequate to accommodate the proposed development as well. Furthermore, the proposed multi-family use and design will be consistent with the mixed residential neighborhood, which contains both single-family, multi-family uses. As such, the proposed use can be found consistent with Section (b) above.

The proposed use is timely considering the housing market in the Portland metropolitan area is strong and there is a demand for higher density, multi-family housing options. This development would provide medium density housing and serve as an appropriate transition between the single-family properties in the area and the mixed uses along nearby Portland ave. Additionally, tri-met bus service is available along Dartmouth St. and Portland Avenue, within one block of the site. A variety of public, retail and commercial businesses are located within the neighborhood, including schools, city offices, restaurants, and a grocery store. As such, the proposed development can be found consistent with Section (c) above.

Furthermore, the development of a three-unit residential building will provide an appropriate transition between the single family residence to the east and the eight unit multi-family complex to the west. The proposed triplex has been designed to ensure compatibility with surrounding single family residences and meets the setbacks of the R5 zoning district. The proposed triplex has been sited to ensure it meets all of the applicable Design Review, Building Siting and Design, Vehicular and Pedestrian Circulation, Off-Street Parking and Loading, Landscaping, and Drainage standards, positively contributing to the livability of the neighborhood. As such, the proposed project can be found consistent with (d) above.

Specifically, the comprehensive plan designation for the property is Medium Density Residential, which includes three to eight unit apartment buildings. As such, the proposed triplex can be found consistent with the underlying Comprehensive Plan designation for the property.

As such, staff is recommending approval of Conditional Use Application No. Z0598-18-C.

## **EXHIBITS**



**EXHIBIT 1**  
Location Map  
Z0597-18-DR



# DESIGN REVIEW LAND USE APPLICATION

Gladstone planning services are provided by Clackamas County.  
Submit all land use applications and correspondence to:  
Clackamas County Planning Division, 150 Beaver Creek Road, Oregon City, OR 97045  
Phone: 503-742-4519 E-Mail: mahrens@clackamas.us

A completed application includes the APPLICATION FOR A DESIGN REVIEW LAND USE APPLICATION and the items identified in the ATTACHMENT CHECKLIST below.

- ✓ Please answer all questions. If a question is not applicable to your project, indicate "N.A."
- ✓ Incomplete applications will not be accepted for filing.
- ✓ All exhibits must be legible.

**• FOR STAFF USE ONLY •**

File No: \_\_\_\_\_ Other Related Permit Applications: \_\_\_\_\_  
 Pre-app: Staff \_\_\_\_\_ Date \_\_\_\_\_ Staff Member: \_\_\_\_\_  
 Date Received: \_\_\_\_\_ Fee \_\_\_\_\_ Zone: \_\_\_\_\_  
 Hearing Date: \_\_\_\_\_ Comp. Plan: \_\_\_\_\_

**• APPLICANT INFORMATION •**

PLEASE TYPE OR PRINT IN BLACK INK ONLY

### SECTION I. APPLICANT/ PROPERTY OWNER

NAME OF APPLICANT Iselin Architects, PC  
LAST FIRST  
 MAILING ADDRESS 1307 7th Street CITY Oregon City ST OR ZIP 97045  
 APPLICANT IS:  LEGAL OWNER  CONTRACT BUYER  OPTION BUYER  AGENT  
 NAME OF CONTACT PERSON (if other than applicant) Jessica Iselin  
 MAILING ADDRESS OF CONTACT 1307 7th Street Oregon City, OR 97045  
 PHONE NUMBERS OF: APPLICANT: WK 503-656-1942 AM \_\_\_\_\_ CONTACT PERSON: WK: \_\_\_\_\_ HM \_\_\_\_\_  
 SITE ADDRESS: 165 E. Exeter Street Gladstone, OR 97027 TOTAL LAND AREA: 7,900 sf  
 LEGAL DESCRIPTION: T 2S R 2E SECTION 20 TAX LOT(S) 7500  
 ADJACENT PROPERTIES UNDER SAME OWNERSHIP: T \_\_\_\_\_ R \_\_\_\_\_ SECTION \_\_\_\_\_ TAX LOT(S) \_\_\_\_\_  
 (None)

OTHER PERSONS (IF ANY) TO BE MAILED NOTICES REGARDING THIS APPLICATION:

<u>Lauren Snyder</u>	<u>622 Elm Place Edmonds, WA 98020</u>	<u>Owner</u>
<small>NAME</small>	<small>ADDRESS</small>	<small>RELATIONSHIP</small>
<u>Lois Snyder</u>	<u>622 Elm Place Edmonds, WA 98020</u>	<u>Owner</u>
<small>NAME</small>	<small>ADDRESS</small>	<small>RELATIONSHIP</small>

I hereby certify the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge.

*Lauren Snyder*  
OWNER'S SIGNATURE  
LAUREN M SNYDER  
OWNER'S NAME (Print)

*Jessica Iselin*  
APPLICANT'S SIGNATURE  
Jessica Iselin  
APPLICANT'S NAME (Print)

**SECTION III. DIMENSIONAL SPECIFICS**

- 6. Project height: Maximum height of structure (ft.) 29'-4"
- 7. Gross floor area excluding parking (sq.ft.) 4,412 sf
- 8. Gross floor area including covered parking and accessory buildings (sq.ft.) 5,219 sf
- 9. Lot area (sq.ft. or acre) 7,900 sf

Lot Coverage	Existing (sq. ft.)	New Proposed (sq. ft.)	Total (sq. ft.)
Building	1,456	3,407	3,407
Paved Area	332	1,519	1,519
Landscaped Area	6,112	2,974	2,974
Unimproved Area			
<b>TOTAL</b> (should equal total lot area)			7,900

10. Is any grading proposed?.....  Yes  No

If yes, complete the following:		
a. Amount of cut	250	Cu.yds.
b. Amount of fill	100	Cu.yds.

11. Parking:

Is any existing parking being removed? .....  Yes  No  
 If yes, how many spaces? 1 existing to be removed, 6 new to be provided.

12. Does project include removal of trees or other vegetation? .....  Yes  No

If yes, indicate **number, type, and size** of trees (1) 36" oak, (1) 46" oak, (1) 10" vine maple, (4) 7" vine maple

Or other **type and area** of vegetation \_\_\_\_\_

13. Present Use of Property

- a. Are there existing structures on property.....  Yes  No
- b. If yes, describe Single-story, single-family residence and shed
- c. Will any structures be demolished or removed? .....  Yes  No
- d. If yes, describe The existing residence and shed will be demolished

## **165 E. Exeter Street New Three Unit Multi-Family Dwelling Conditional Use Supplemental Application**

*Describe your proposed development. Identify the number of people with the use (employees, students, congregation members, clients, etc.); days and hours of operation; building materials, including type and color, unless no new buildings or modifications of existing buildings are proposed; and buildings, vehicles, equipment and materials associated with the use.*

The proposed development includes the demolition of an existing single-family residence and the construction of a new tri-plex residential building with attached single car garages and associated site improvements on an existing 7,900 sf lot.

The new tri-plex will contain two, two-story, three bedroom, two and one-half bath units and one single-story, two-bedroom, two bath unit.

Building area:			
Single story Unit A:	Main Level Living:	1,258 sf	
	Garage:	283 sf	
Two story Unit B:	Main Level Living:	671 sf	x 2 = 1,342 sf
	<u>Upper Level Living:</u>	<u>906 sf</u>	<u>x 2 = 1,812 sf</u>
	Total Living:		4,412 sf
	Garage:	262 sf	x 2 = 524 sf

The building will be constructed using typical residential, wood framed construction and will be finished with painted fiber-cement lap and shingle siding and trim and roofed with laminated composition shingles. Each unit will have a covered entry porch.

*Identify where in the GMC the use is listed as a conditional use in the underlying zoning district or explain why the use may be authorized pursuant to GMC 17.74 (authorization of similar uses).*

GMC 17.12.040 identifies multi-family dwellings between three to eight-unit complex as conditionally allowed.

*Explain why the use is suitable for the proposed site, considering size, shape, location, topography, existence of improvements and natural features.*

The site is located less than one block off Portland Avenue, in a primarily residential neighborhood. There is an existing multi-family complex (approximately eight - ten units) to the west and single-family residences to the east and across the street. John Wetten Elementary School is located on the corner of Exeter Street and Chicago Avenue.

The neighborhood contains a mix of single, one and one-half and two-story residences. The public sidewalk extends the full frontage of the property and there is a single driveway serving the existing residence.

The site is relatively flat with approximately 12" of slope along the western property line. There are two large oak trees on the property that have damaged the foundation of the existing house and will be removed as part of the proposed development.

The proposed use and design of the tri-plex and site will be similar and appropriate to the existing neighborhood properties.

*Explain why the use is timely, considering the adequacy of transportation systems, public facilities and services existing or planned for the area affected by the use.*

The housing market in the metropolitan area is strong and there is a demand for higher density, affordable housing options. This development would provide medium density housing and serve as an appropriate transition between the single-family properties in the area and the mixed use along Portland Avenue.

Tri-met bus service is available along Dartmouth Street and Portland Avenue, within one block of the site. A variety of public, retail and commercial businesses are located within the neighborhood, including an elementary school, city offices, restaurants and a grocery store.

*Explain why the use will not alter the character of the surrounding area in a manner that substantially limits, impairs or precludes the use of surrounding properties for the primary uses listed in the underlying zoning district.*

The development of a three-unit residential building will provide an appropriate transition between the single-family residence to the east and the eight – ten unit multi-family complex to the west.

*Explain how the proposed use satisfies the policies of the Comprehensive Plan that apply to it.*

The Gladstone Comprehensive Plan objectives are:

1. To provide for adequate levels of housing, services, shopping, employment, transportation and recreation facilities for the city's residents.
2. To relate land use actions to housing, open space, recreation, transportation, utilities, shopping facilities, jobs, police and fire protection and other social needs.
3. To protect property values and livability.
4. To direct development away from flood plains, hazard areas, stream banks, places with unique natural value and other desirable permanent public open spaces.

The proposed development will satisfy these plan objectives by providing new housing in an established neighborhood within walking distance to necessary public and commercial services. The development will increase the value of the property and provide desirable higher density housing without detrimentally impacting flood plains or natural resource areas.

The Gladstone Downtown Revitalization Plan incorporates proposed amendments to the Comprehensive Plan, intended to aid in the implementation of the revitalization. One of these amendments encourages an increase in residential density in the surrounding neighborhood in order to support the Portland Avenue corridor. The proposed new tri-plex, located immediately adjacent to the study area, will provide this increased density as well as an appropriate and logical transition between the downtown core and the lower density properties further east.

## **165 E. Exeter Street New Three Unit Multi-Family Dwelling Design Review Section II. Proposed Development**

- 1. Describe your proposed development. Include secondary improvements such as grading, septic tanks, water wells, roads, driveways, outbuildings, fences, etc. (Attach additional sheets as necessary.) Identify the number of people associated with the use (employees, students, congregation members, clients, etc.); days and hours of operation; building materials, including type and color, unless no new buildings or modifications of existing buildings are proposed; and buildings, vehicles, equipment and materials associated with the use.*

The proposed development includes the demolition of an existing single-family residence and the construction of a new tri-plex residential building with attached single car garages and associated site improvements on an existing 7,900 sf lot.

The new tri-plex will contain two, two-story, three bedroom, two and one-half bath units and one single-story, two-bedroom, two bath unit. The building will be constructed using typical residential, wood framed construction and will be finished with painted fiber-cement lap and shingle siding and trim and roofed with laminated composition shingles. Each unit will have a covered entry porch.

Site development will include connections of all units to public utilities, including onsite underground stormwater collection chambers. A shared driveway, approximately 24' wide will serve two of the units and a second driveway, approximately 12' wide will serve the third unit. Each unit will have a paved pathway connecting to the public sidewalk.

The front of the site will be open and contain landscape plantings. The side and rear property lines will be fenced and will provide lawn area and perimeter plantings. Screened, fenced garbage enclosures will be provided on the sides of the units and between driveways for the center unit.

- 2. Identify where in the GMC the use is listed as a conditional use in the underlying zoning district or explain why the use may be authorized pursuant to GMC Chapter 17.74 (authorization of similar uses).*

GMC 17.12.040 identifies multi-family dwellings between three to eight-unit complex as conditionally allowed.

- 3. Explain why the use is suitable for the proposed site, considering size, shape, location, topography, existence of improvements and natural features.*

The site is located less than one block off Portland Avenue, in a primarily residential neighborhood. There is an existing multi-family complex (approximately ten units) to

the west and single-family residences to the east and across the street. John Wetten Elementary School is located on the corner of Exeter Street and Chicago Avenue.

The neighborhood contains a mix of single, one and one-half and two-story residences. The public sidewalk extends the full frontage of the property and there is a single driveway serving the existing residence.

The site is relatively flat with approximately 12" of slope along the western property line. There are two large oak trees on the property that have damaged the foundation of the existing house and will be removed as part of the proposed development.

The proposed use and design of the tri-plex and site will be similar and appropriate to the existing neighborhood properties.

- 4. Explain why the use is timely, considering the adequacy of transportation systems, public facilities and services existing or planned for the area affected by the use.*

The housing market in the metropolitan area is strong and there is a demand for higher density, affordable housing options. This development would provide medium density housing and serve as an appropriate transition between the single-family properties in the area and the mixed use along Portland Avenue.

Tri-met bus service is available along Dartmouth Street and Portland Avenue, within one block of the site. A variety of public, retail and commercial businesses are located within the neighborhood, including an elementary school, city offices, restaurants and a grocery store.

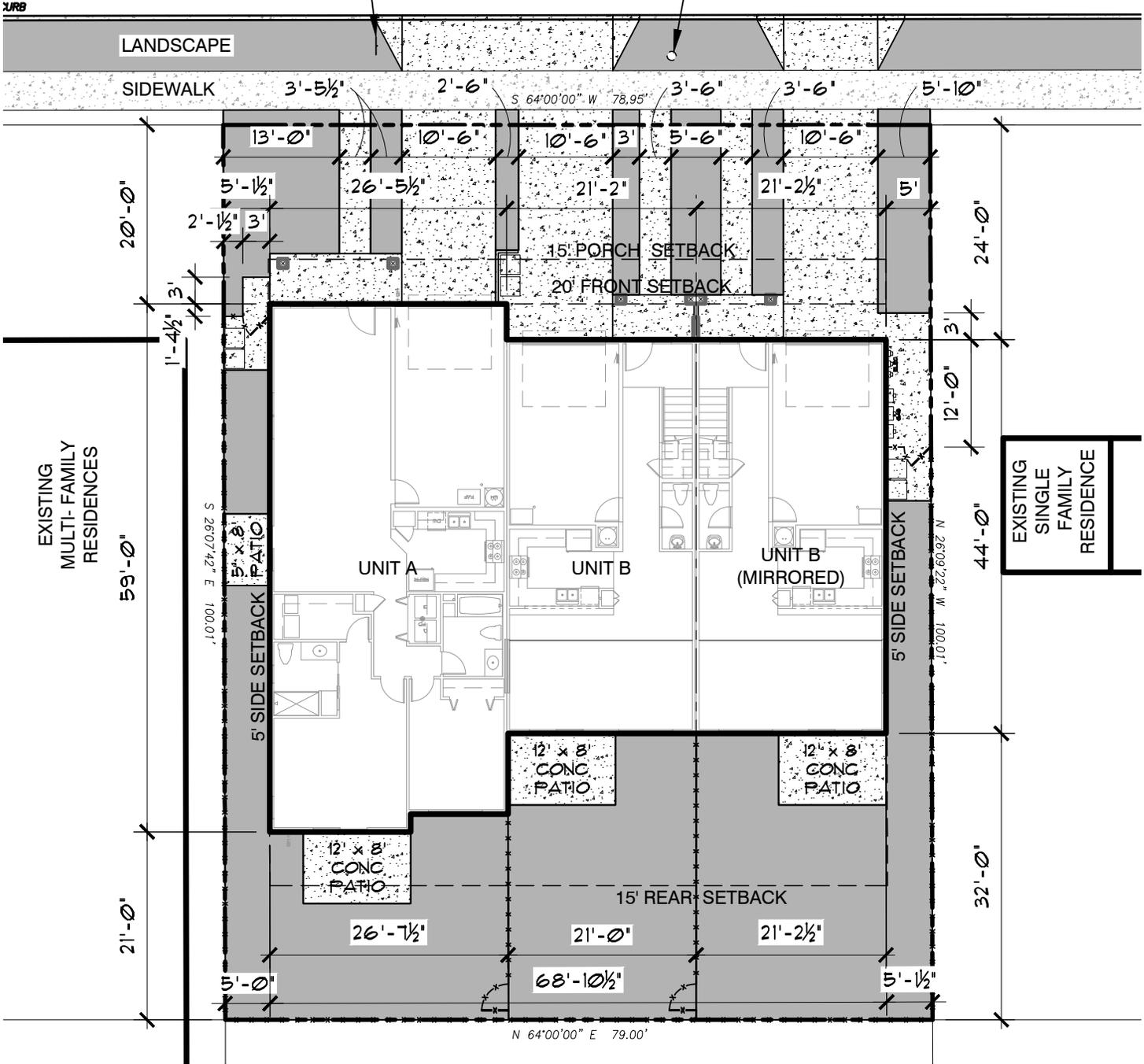
- 5. Explain why the use will not alter the character of the surrounding area in a manner that substantially limits, impairs or precludes the use of surrounding properties for the primary uses listed in the underlying zoning district.*

The development of a three-unit residential building will provide an appropriate transition between the single-family residence to the east and the eight-unit multi-family complex to the west.

EXIST'G SPEED LIMIT SIGN  
TO REMAIN AS POSSIBLE

EXIST'G UTILITY POLE TO  
REMAIN AS POSSIBLE

EXETER STREET



# PRELIMINARY SITE PLAN

1/16" = 1'-0"

## RESIDENTIAL TRI-PLEX

1838 - A-SIT

**ISELIN**  
ARCHITECTS, P.C.

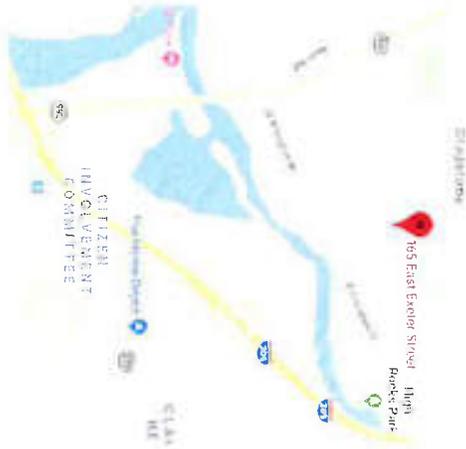
1307 7th Street - Oregon City, Oregon 97045

4 - 23 503.656.1942 - f. 503.656.0658 - www.iselinarchitects.com

1/16" = 1'-0"

11/29/18

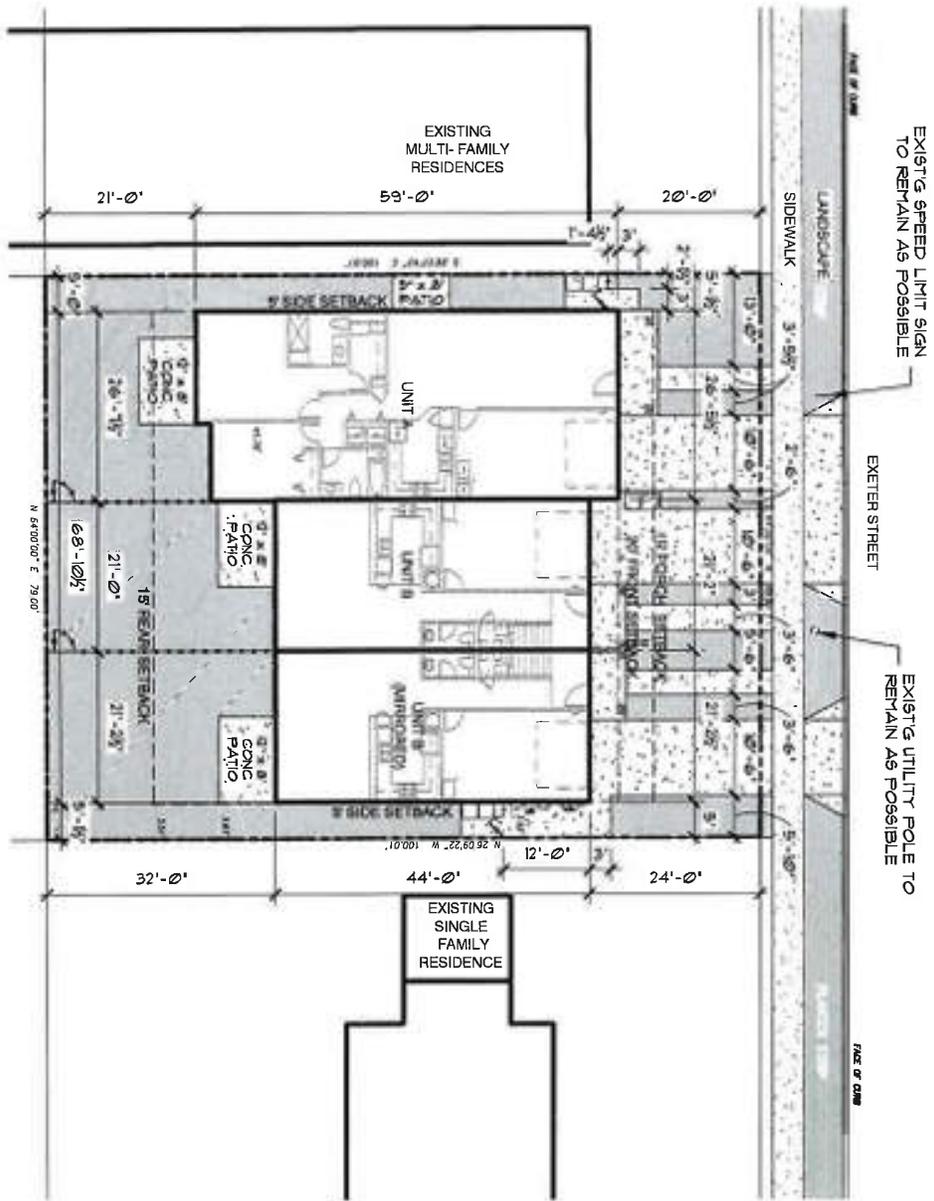
- DRAWING INDEX
- SITE PLAN & VICINITY MAP
- EXISTING CONDITIONS PLAN
- MAIN LEVEL BUILDING PLAN
- UPPER LEVEL BUILDING PLAN
- ELEVATIONS
- ELEVATIONS
- LANDSCAPE PLAN



VICINITY MAP



PRELIMINARY SITE PLAN



**RESIDENTIAL TRI-PLEX**  
 165 E. EXETER STREET  
 GLADSTONE, OR 97027

1836  
 ASIT  
 12/7/16

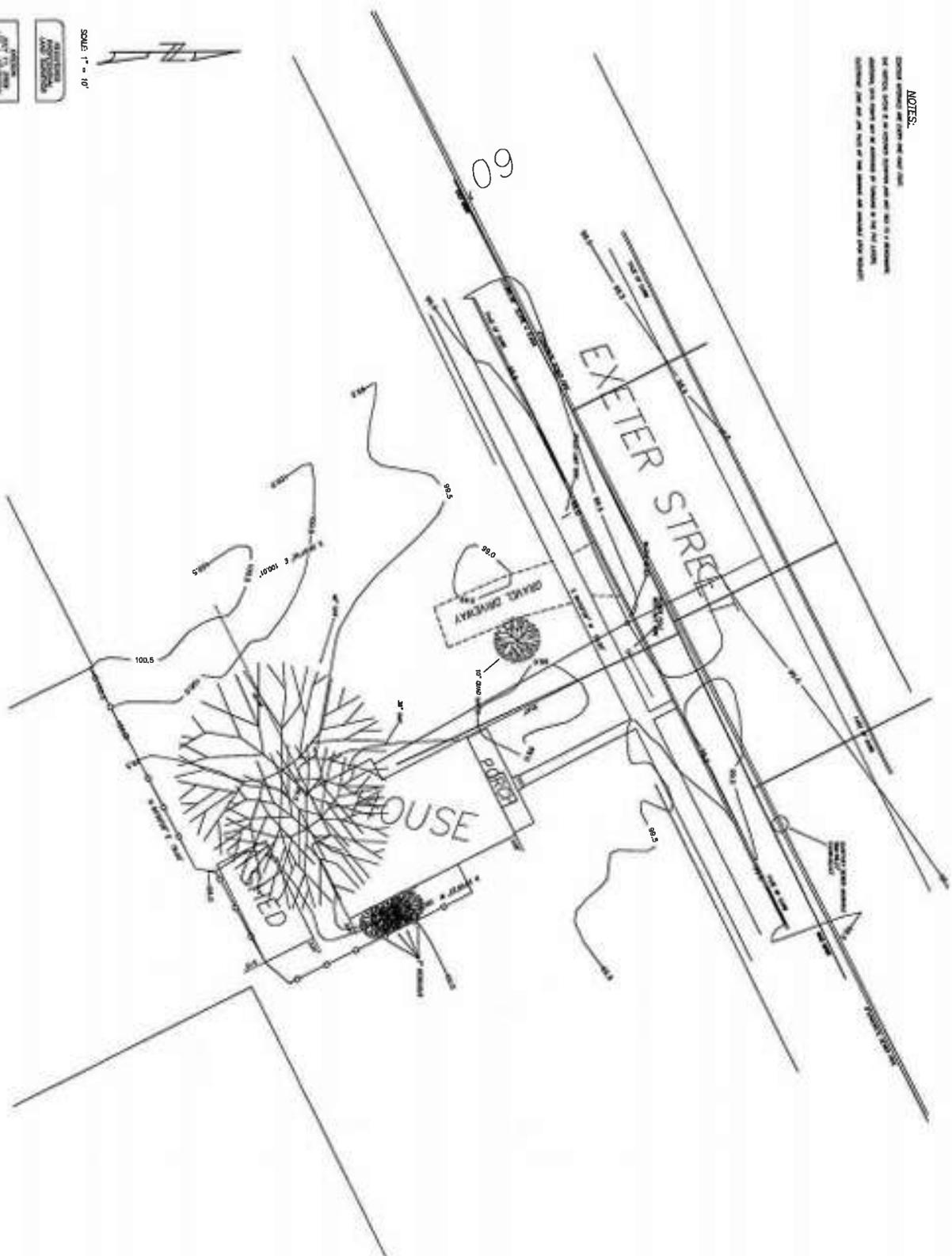
CONDITIONAL USE / DESIGN REVIEW  
 APPLICATION

**ISELIN**  
 ARCHITECTS, P.C.  
 1307 7th Street // Oregon City, OR 97045  
 503-656-1942 ph // 503-656-0558 fax  
 www.iseleinarchitects.com



**NOTES:**  
 1. EXISTING UTILITIES SHOWN AS DOTTED LINES.  
 2. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 3. THE LOCATION OF ALL UTILITIES IS APPROXIMATE.  
 4. THE LOCATION OF ALL UTILITIES IS APPROXIMATE.  
 5. THE LOCATION OF ALL UTILITIES IS APPROXIMATE.

DATE: 9/20/20  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

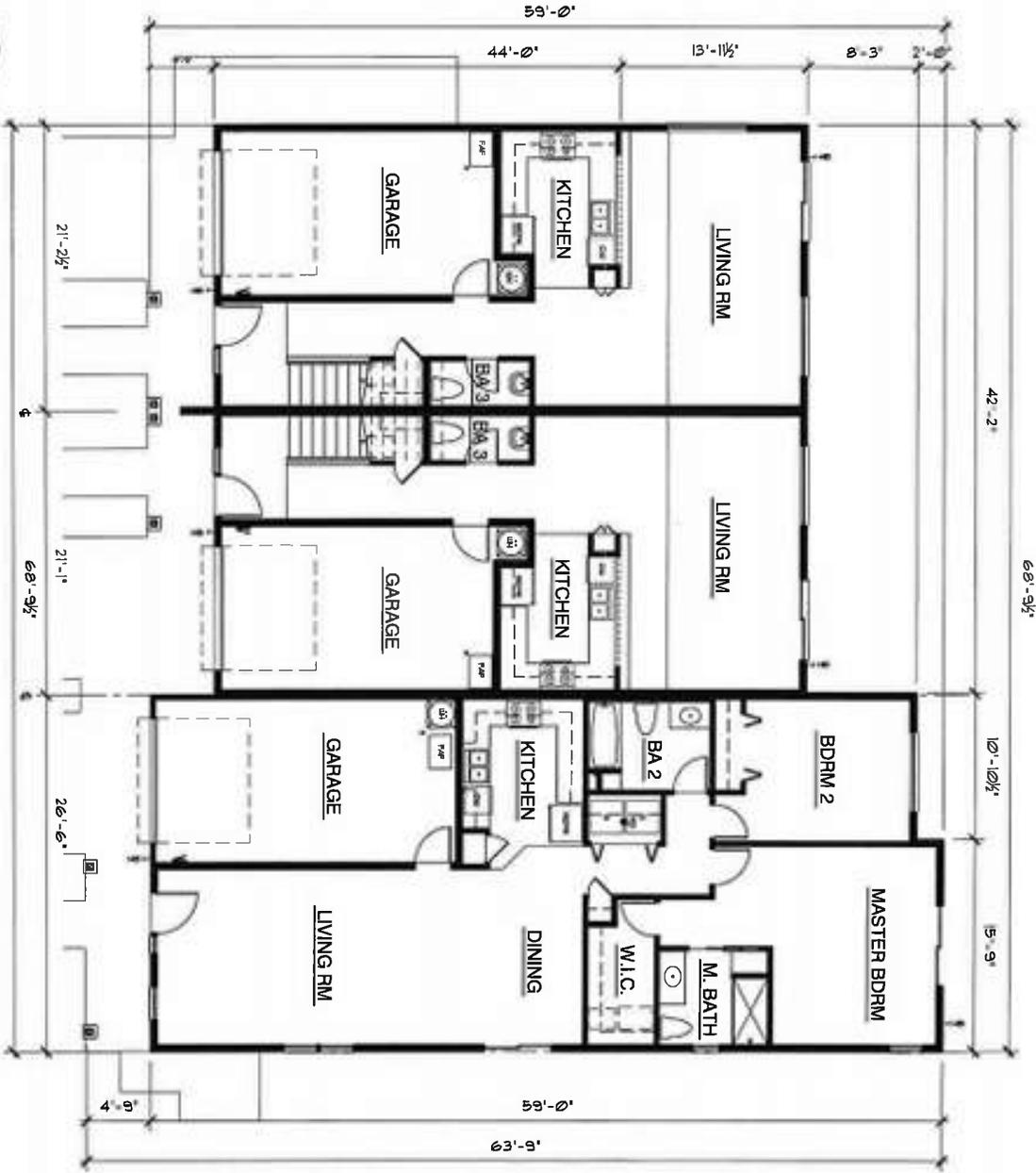


PROJECT: SITE PLAN FOR [Project Name]	
LOCATION:	165 E. EXETER STREET
	NW 1/4 OF SECTION 20, T28N, R12E, M14
	CITY OF SAUNDERS (CLAYTON COUNTY, GEORGIA)
CLIENT:	SAP EXETER, LLC
	LOT NO. 18-7104
	SAUNDERS COUNTY, GEORGIA

THIS DRAWING AND BEEN PRINTED AT 1/8" SIZE  
 PRINTED SCALE SIZE: 1" = 20'-0"



**MAIN LEVEL - BUILDING FLOOR PLAN**



**RESIDENTIAL TRI-PLEX**  
 165 E. EXETER STREET  
 GLADSTONE, OR 97027

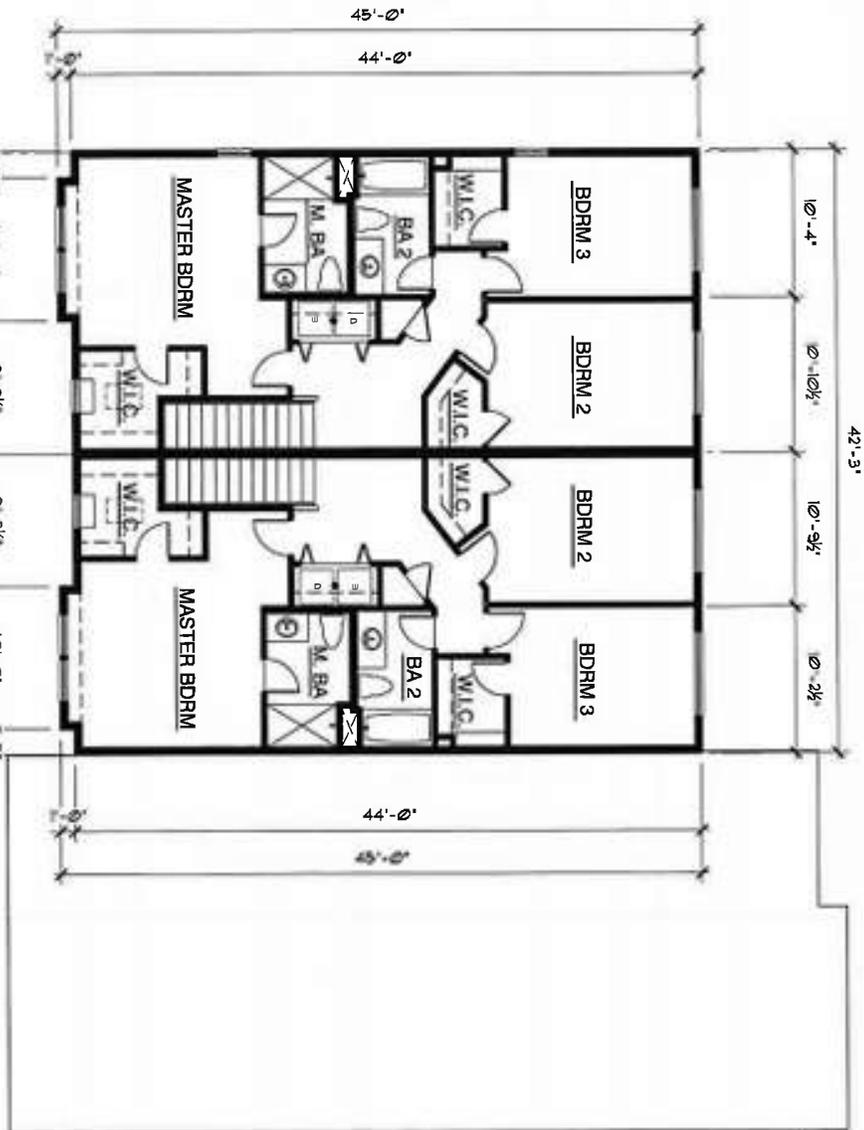
ISSUE NO. 11/20/15

**ISELIN**  
 ARCHITECTS, P.C.  
 1807 7th Street // Oregon City, OR 97045  
 503-656-1942 ph // 503-656-0658 fax  
 www.iselinarchitects.com





UPPER LEVEL - BUILDING FLOOR PLAN

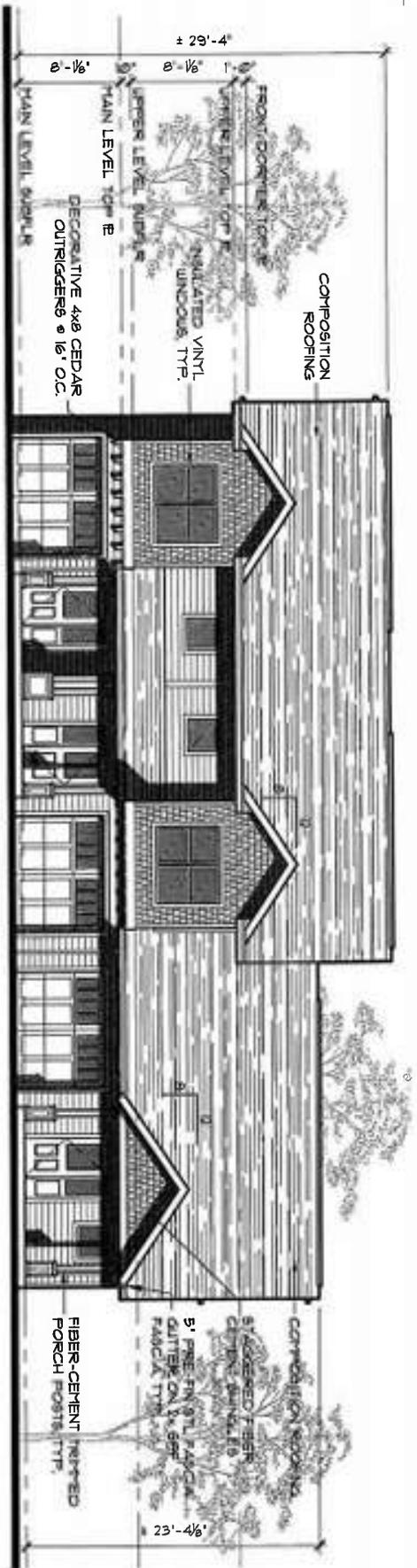


**RESIDENTIAL TRI-PLEX**  
 165 E. EXETER STREET  
 GLADSTONE, OR 97027

1150  
 AHP  
 1/28/18

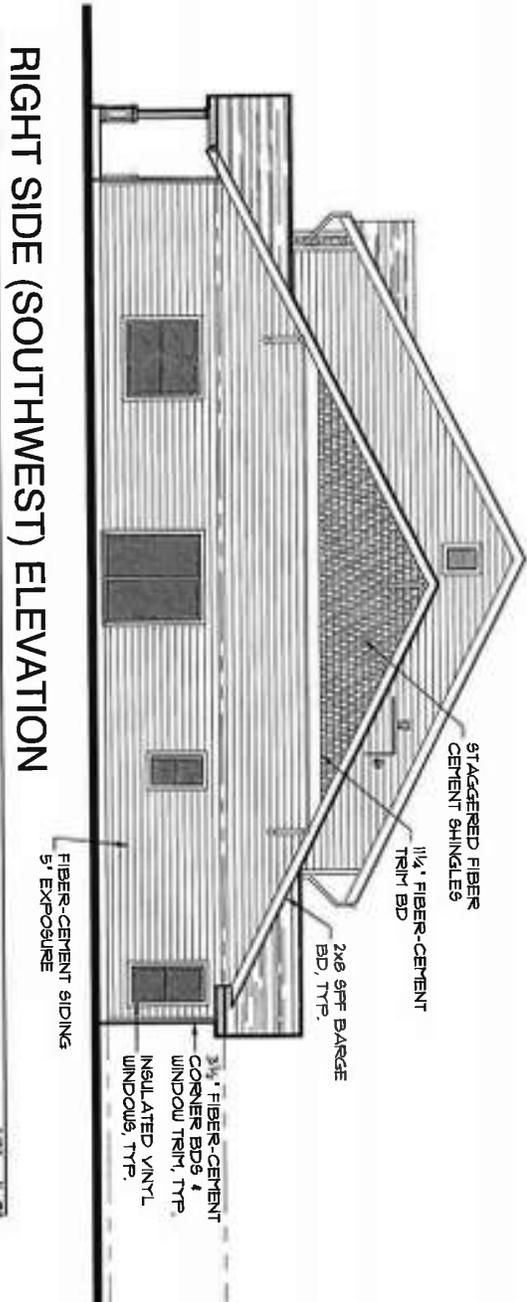
**ISELIN**  
 ARCHITECTS, P.C.  
 1307 7th Street // Oregon City, OR 97045  
 503-656-1942 ph // 503-656-0658 fax  
 www.iselinarchitects.com





FRONT (NORTHWEST) ELEVATION

1/8" = 1'-0"



RIGHT SIDE (SOUTHWEST) ELEVATION

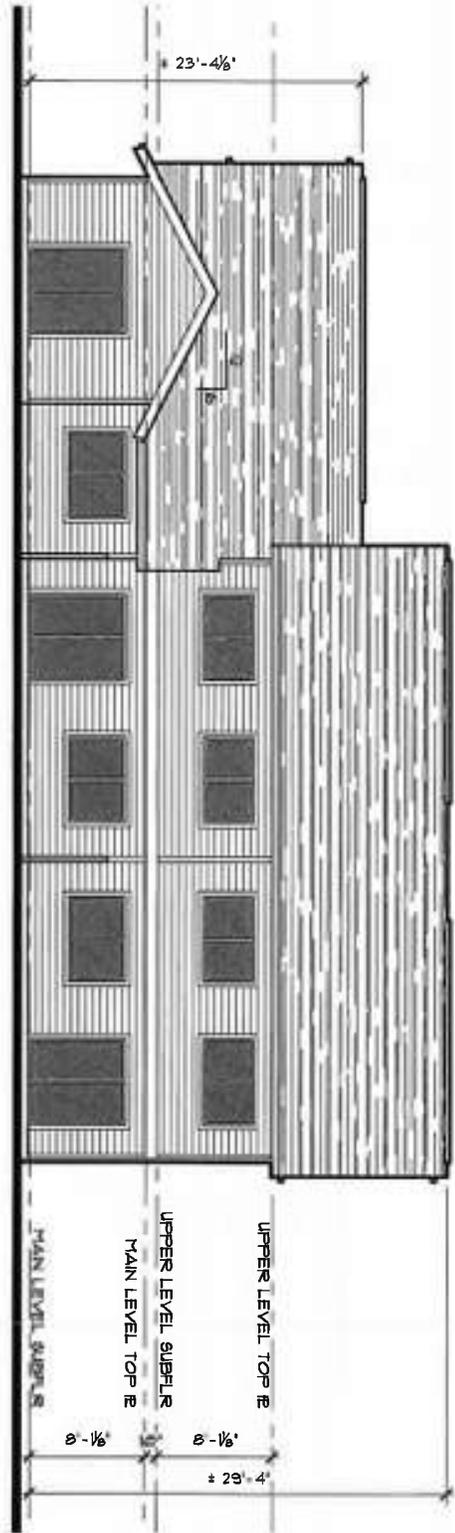
1/8" = 1'-0"

**RESIDENTIAL TRI-PLEX**  
 165 E. EXETER STREET  
 GLADSTONE, OR 97027

11/2019

**ISELIN**  
 ARCHITECTS, P.C.  
 1307 7th Street // Oregon City, OR 97045  
 503-656-1343, ph // 503-656-0558 fax  
 www.iselinarchitects.com

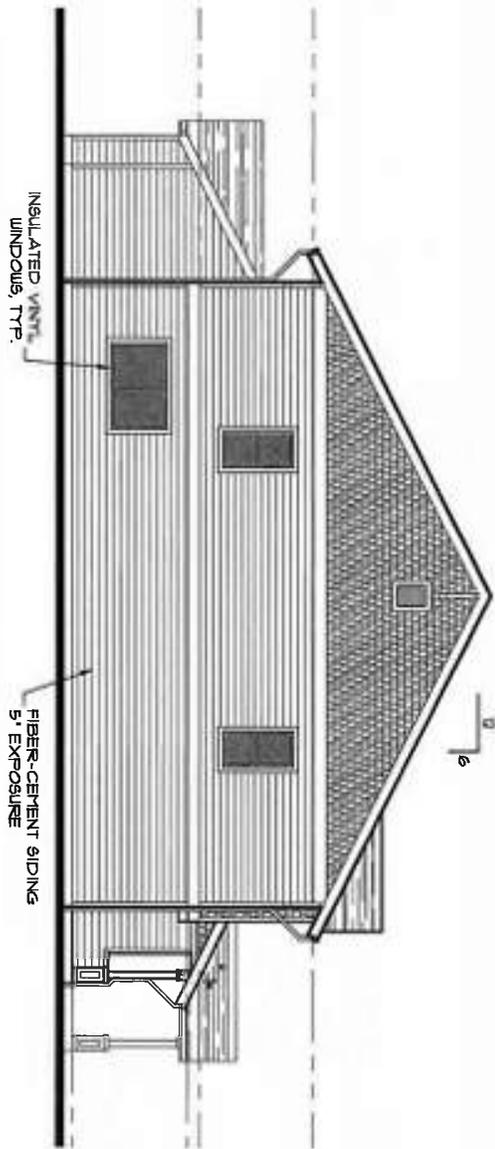




REAR (SOUTHEAST) ELEVATION

1/8" = 1'-0"

LEFT SIDE (NORTHEAST) ELEVATION



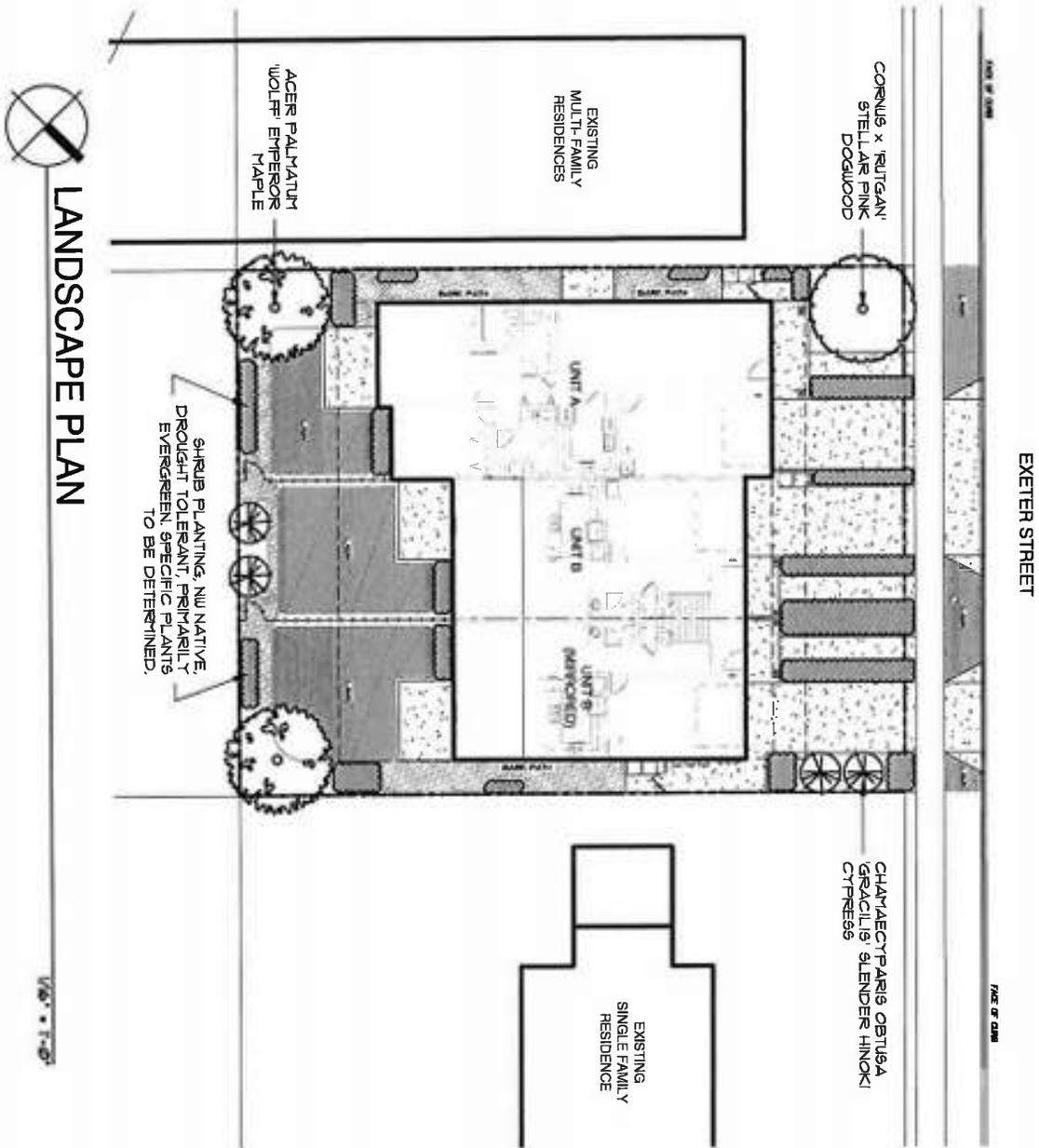
1/8" = 1'-0"

**RESIDENTIAL TRI-PLEX**  
 165 E. EXETER STREET  
 GLADSTONE, OR 97027

1088  
 ASELV  
 1/12/2016

**ISELIN**  
 ARCHITECTS, P.C.  
 1327 7th Street, Gladstone, OR 97045  
 503-658-1242 ext. 0 503-658-5068 fax  
 www.iselinarchitects.com





LANDSCAPE PLAN

1/8" = 1'-0"

**RESIDENTIAL TRI-PLEX**  
 165 E. EXETER STREET  
 GLADSTONE, OR 97027

DATE: 11/28/18

**I SELIN**  
 ARCHITECTS, P.C.  
 1007 7th Street // Oregon City, OR 97040  
 503-658-1042 cell / 503-658-6894 fax  
[www.iselinarchitects.com](http://www.iselinarchitects.com)



## LETTER OF TRANSMITTAL

**Date:** December 10, 2018  
**To:** Melissa Ahrens, Senior Planner  
Clackamas County Planning and Zoning Division  
150 Beaver Creek Road  
Oregon City, OR 97045  
**From:** Jessica Iselin

**Project Name:** Exeter Street Tri-Plex  
City of Gladstone  
**Project Number:** 1838

---

Courier       Fax (# of pgs: )       Mail       Other:

---

Included in this transmission, please find the following:

<b>No. of Copies:</b>	<b>Description:</b>
1ea	Conditional Use Application Design Review Application 11x17 Drawings 8 1/2x11 Site Plan Application Fees CD – Electronic copies of all documents

### **Comments:**

As discussed earlier, the civil design and will be submitted as part of the Building Permit application. Please call if you need additional information.

Thank you

---

Urgent       For Review       Please Comment       Please Reply

---

622 Elm Place  
Edmonds, WA 98020  
February 11, 2019

Clackamas County Planning Division  
City of Gladstone Planning Commission  
525 Portland Avenue  
Gladstone, OR 97027

Re: Address: 165 E. Exeter Street, Gladstone, OR  
File #: Z0597-18-D, Z0598-18-C  
Subject: Conditional Use and Design Review

Ladies and Gentlemen:

We are not able to attend the planning commission meeting on February 19, 2019. In our absence, member(s) of our local development team have agreed to be present to respond to any questions you may have. We will be available by phone, text or email to answer direct questions either before, during or after the meeting. Our contact information is listed below.

Although we currently reside in Washington, we are both native Oregonians and spent many years of our business careers in the greater Portland area. We both have immediate family members continuing to reside in Oregon, and are therefore in Oregon quite frequently.

To assist in helping you understand our motives and intentions with respect to this development, we offer the following explanations.

Lois's brother has resided in rental housing in Gladstone for approximately 34 years. Since encountering serious medical issues several years ago, he is on disability for the balance of his life. Due to sight impairment he can no longer drive, therefore must be within walking proximity to services, in an area with which he is familiar, and flat terrain. In an effort to be sure that he has safe and pleasant housing at a cost he will be able to afford into the future, we determined it would be best to provide a place for his long term housing needs.

We looked for some time for a property we felt would meet his needs within the close-in areas of Gladstone. Unable to find a suitable move-in ready existing property, we secured ownership of the subject site in March 2018. Our due diligence soon revealed that:

- 1) the subject improvements were of marginal structural value to support a remodel,
- 2) the site was woefully underutilized,
- 3) improving the property with a higher density would match well with the evolving Downtown Revitalization Plan, and
- 4) a triplex would be a good transitional land use to the school nearby, and the largely single family neighborhoods to the east.

We are excited to be a partner in improving the immediate area with new housing, and look forward to following the evolution of the city's planned core infrastructure improvements outlined in the Downtown Revitalization Plan.

In April 2018, we initiated conversations with planning staff at Clackamas County and subsequently with City of Gladstone staff. We subsequently hired our local design and engineering team and by July 2018 selected our general contractor to build the proposed improvements.

Clackamas County Planning Division  
City of Gladstone Planning Commission  
February 11, 2019  
Page 2

It is our plan to have the smallest, on-grade, single story unit of the triplex development occupied by our family member, with the remaining two, two-story units placed on the market for rent to provide new housing targeting adults and young families who choose to live in the downtown core. Every attempt has been made to plan units that will serve the needs of renters, either room-mates or families, with amenities that meet or exceed rentals that are currently available. We are focused on controlling project costs so that the units can be supported by local market rents.

We have been involved with numerous remodels of homes, and have owned and personally managed rental properties for many years. We were each involved with financing commercial real estate projects throughout our careers, both on a construction loan and permanent loan basis, a great deal of that business within the state of Oregon. Based on that experience we are quite comfortable with holding real estate properties as an investment.

Even though we are not currently Oregon residents, it is our intention to be long term owners of this property, for the reasons cited above. Accordingly, we have sought out firms in Clackamas County to help us as much as possible, to ensure that this project is planned and built to meet or exceed current standards. Once completed, we expect to have the on-going daily property management also performed by a local Clackamas County firm.

We are genuinely thankful for the support and guidance afforded us and our development team members by both the county and city staffs as we have progressed to this point, and also look forward to these relationships continuing through completion of this project.

We or members of our development team are available to respond to any questions you may have.

Sincerely,



Lauren M. Snyder  
Cell: (206) 617-3814  
E Mail: [lmsnyder@msn.com](mailto:lmsnyder@msn.com)



Lois A. Snyder  
(206) 915-8124  
[lois.townsend@comcast.net](mailto:lois.townsend@comcast.net)



**NOTICE OF PUBLIC HEARING  
GLADSTONE PLANNING COMMISSION**

**DATE & TIME:** **February 19, 2019.** This item will not begin earlier than **6:30 p.m.** However, it may begin later depending on the length of preceding items.

**PLACE:** Council Chambers of Gladstone City Hall, 525 Portland Ave., Gladstone, OR 97027

**FILE NO:** Z0597-18-D; Z0598-18-C

**LOCATION** 165 E. Exeter St., Gladstone, OR

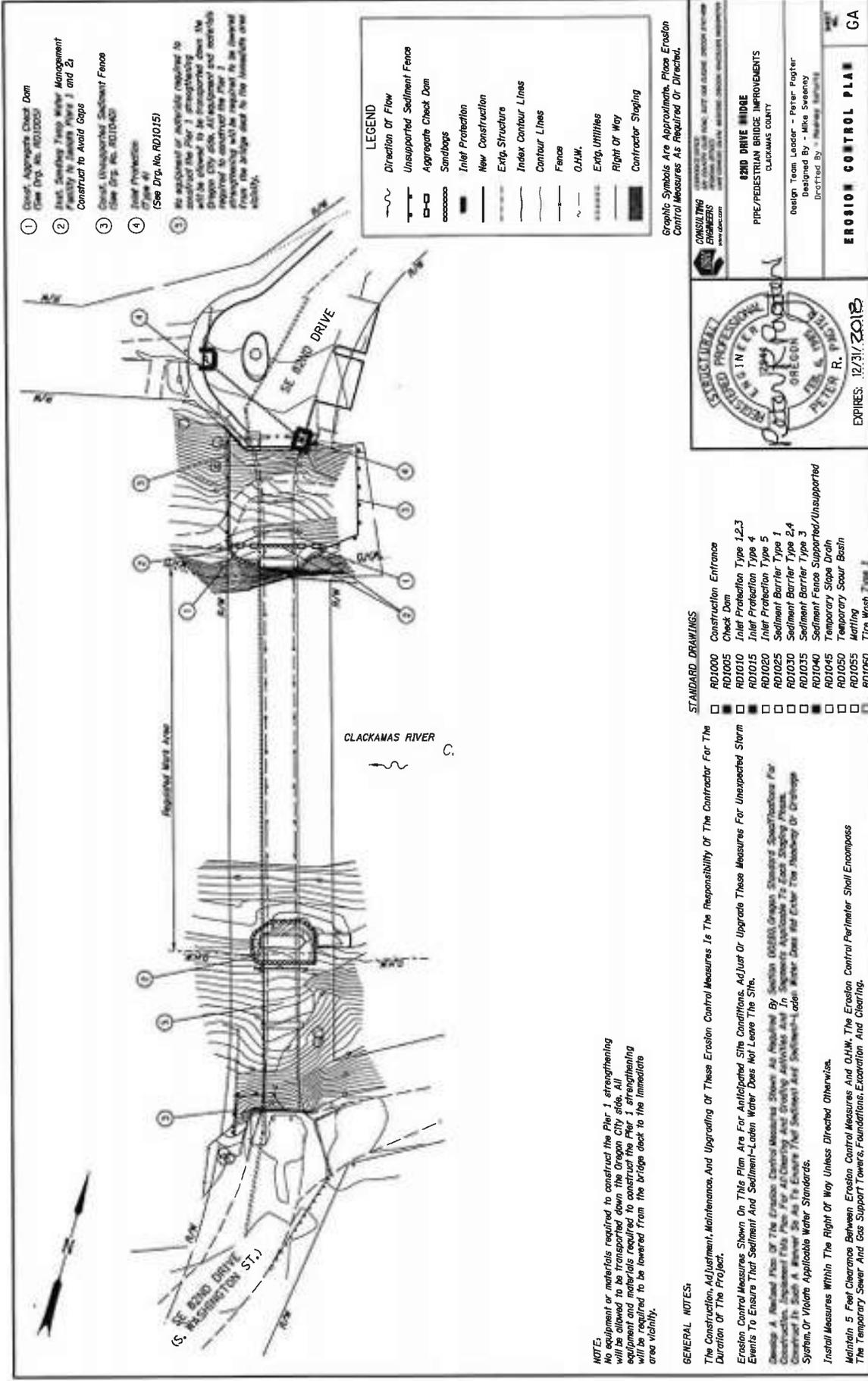
**DEVELOPMENT PROPOSAL:** Conditional Use and a Design Review for demolition of an existing residence and construction of a triplex with attached single car garages, landscaping, and site improvements. The triplex will contain two (2), two-story, three bedroom, two and one-half bath units and one (1) single-story, two-bedroom, two bath unit.

**APPLICABLE REVIEW STANDARDS:** Chapter 17.94, 17.12, 17.46, 17.48, , 17.56, 17.58, 17.80, 17.44, and 17.70 of Title 17 of the Gladstone Municipal Code.

You may attend, offer testimony or seek information at the hearing. Any correspondence received in advance of the meeting will be forwarded to the Planning Commission.

The staff report relating to this application will be available for inspection seven (7) days prior to the hearing at the Clackamas County Planning Division, 150 Beavercreek Road, Oregon City, OR 97045. Copies will be available for a reasonable cost. A copy of the application, all documents and evidence and applicable criteria are available for inspection at no cost and will be provided at reasonable cost. For further information, contact Melissa Ahrens at 503-742-4519.

Please note that failure to raise an issue in a hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.



- 1 Check Aggregate Check Dam (See Drg. No. RD1005)
- 2 Check Staking Trench Water Management (See Drg. No. RD1003 and E1) Construct to Avoid Clogs
- 3 Check Unsupported Sediment Fence (See Drg. No. RD1040)
- 4 Inlet Protection (See Drg. No. RD1015)
- 5 No equipment or materials required to maintain the Pier 1 strengthening will be allowed to be transported down the Oregon City side. All equipment and materials required to construct the Pier 1 strengthening will be required to be removed from the bridge deck to the immediate area vicinity.

**LEGEND**

- Direction Of Flow
- Unsupported Sediment Fence
- Aggregate Check Dam
- Sandbags
- Inlet Protection
- New Construction
- Exst. Structure
- Index Contour Lines
- Fence
- O.H.W.
- Exst. Utilities
- Right Of Way
- Contractor Staging

Graphic Symbols Are Approximate. Please Erosion Control Measures As Required Or Directed.

**CONSULTING ENGINEERS**  
**EROSION CONTROL**  
 1000 SW 10TH AVE. SUITE 1000 PORTLAND, OREGON 97204  
 PHONE: 503.253.1234 FAX: 503.253.1235  
 WWW.EROSIONCONTROL.COM

**BRIDGE DRIVE BRIDGE**  
 PIPE/PEDESTRIAN BRIDGE IMPROVEMENTS  
 CLACKAMAS COUNTY

Design Team Leader - Peter Procter  
 Designed By - Mike Swenson  
 Drawn By - Murray Stewart

**EROSION CONTROL PLAN**  
 GA

**REGISTERED PROFESSIONAL ENGINEER**  
 PETER R. PROCTER  
 OREGON  
 LICENSE NO. 12345  
 EXPIRES: 12/31/2018

**STANDARD DRAWINGS**

<input type="checkbox"/>	RD1000	Construction Entrance
<input type="checkbox"/>	RD1005	Check Dam
<input type="checkbox"/>	RD1010	Inlet Protection Type 1,2,3
<input type="checkbox"/>	RD1015	Inlet Protection Type 4
<input type="checkbox"/>	RD1020	Inlet Protection Type 5
<input type="checkbox"/>	RD1025	Sediment Barrier Type 1
<input type="checkbox"/>	RD1030	Sediment Barrier Type 2,4
<input type="checkbox"/>	RD1035	Sediment Barrier Type 3
<input type="checkbox"/>	RD1040	Sediment Fence Supported/Unsupported
<input type="checkbox"/>	RD1045	Temporary Slope Drain
<input type="checkbox"/>	RD1050	Temporary Scour Basin
<input type="checkbox"/>	RD1055	Netting
<input type="checkbox"/>	RD1060	The Wash Type 1

**NOTES:**  
 No equipment or materials required to construct the Pier 1 strengthening will be allowed to be transported down the Oregon City side. All equipment and materials required to construct the Pier 1 strengthening will be required to be lowered from the bridge deck to the immediate area vicinity.

**GENERAL NOTES:**  
 The Construction, Adjustment, Maintenance, And Upgrading Of These Erosion Control Measures Is The Responsibility Of The Contractor For The Duration Of The Project.  
 Erosion Control Measures Shown On This Plan Are For Anticipated Site Conditions. Adjust Or Upgrade These Measures For Unexpected Storm Events To Ensure That Sediment And Silt Laden Water Does Not Leave The Site.  
 Design A Revised Plan Of The Erosion Control Measures Shown As Required By Section 00500, Oregon Standard Specifications For Construction. Supplement This Plan For All Clearing And Grading Activities And In Situations Applicable To Each Bridging Project.  
 System Of Violate Applicable Water Standards.  
 Install Measures Within The Right Of Way Unless Directed Otherwise.  
 Maintain 5 Feet Clearance Between Erosion Control Measures And O.H.W. The Erosion Control Perimeter Shall Enclose The Temporary Sewer And Gas Support Towers, Foundations, Excavation And Clearing.