



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

Tuesday, June 18, 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 May 21, 2019 Meeting Minutes

REGULAR AGENDA

2. Monthly Planning Report – May 2019
3. **Public Hearing:** File Z0239-19-E. Expansion of the existing 1,600 sq. ft. legally non-conforming Children's Golf Course Clubhouse building, 19825 River Road, to include a 2,600 sq. ft. structural addition, landscaping and drainage improvements, and other minor site improvements. No change to the hours or intensity of the business operation is proposed. Marti Loeb, owner; Jamie Huffman, Orangewall Studios, applicant.
4. Continued Discussion of Possible Changes to Extension Compliance (time limits) in the Gladstone Municipal Code

BUSINESS FROM THE PLANNING COMMISSION

INFORMATION ONLY: Update on Civic Center Tri-Met Bus Stop Request

ADJOURN



CONSENT AGENDA

GLADSTONE PLANNING COMMISSION WORK SESSION MINUTES of May 21, 2019

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

ROLL CALL:

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

ABSENT:

Commissioner Natalie Smith, Commissioner Libby Wentz

STAFF:

Tami Bannick, City Recorder; Lizbeth Dance, Planner

CONSENT AGENDA:

1. Approval of April 16, 2019 Meeting Minutes

Commissioner de AElfweald made a motion to approve the Consent Agenda. Motion was seconded by Commissioner Patrick Smith. Motion passed unanimously.

REGULAR AGENDA:

2. Monthly Planning Report – April 2019

Ms. Dance went over the report. There was a slight uptake in administrative decisions – they feel this trend will continue. They are now doing administrative decisions for signs because the code requires it, but they hadn't been doing that historically. The customer contacts/phone contacts have been consistent. They issued one building permit and had one pre-application conference (18000 Webster Road housing facility proposed by Clackamas County). Carz Planet is still incomplete – there has been no action on that application.

Chair Rowlette asked if a pre-application conference is required – Ms. Dance said they are required for any Type 3 land use review. They are not required for administrative decisions.

Commissioner Langston made a motion to approve the Monthly Planning Report. Motion was seconded by Commissioner de AElfweald. Motion passed unanimously.

3. Public Hearing: File Z0161-19-D – Request for an enclosure of an existing 1,239 sq. ft. service drive area at Dick Hannah Nissan, 19505 McLoughlin Boulevard, to accommodate five (5) employees and customer service areas. No landscaping or parking modifications are proposed. Scott Aldinger, applicant; Jason Hannah, JJHO LLC, owner;

Chair Rowlette opened the public hearing and went over the procedures/rules for public hearings. 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. The Commission's decision will be final unless appealed to the City Council.

He asked if any members of the Commission wished to disclose any ex parte contacts, bias, or conflicts of interest – none did. He asked if members had visited this site. Commissioners Langston has not visited the site. Commissioner de AElfweald has not visited the site and had a brief discussion with Commissioner Patrick Smith regarding the information contained in the packet.

Chair Rowlette is familiar with the site. Commissioner Poole has visited the site. Commissioner Patrick Smith visited the site and had a general conversation with Commissioner de AElfweald prior to the meeting regarding the information contained in the packet.

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 – none did.

Ms. Dance went over the staff report. This project will not be expanding the footprint of the main building. The proposed addition will provide a heated and cooled space for both employees and customers and protect them from weather conditions. No formal comments have been received from the public. Staff is recommending approval of the proposed project with nine special conditions, including submittal of a final lighting plan, Fire Department and Public Works approval, and evidence of bicycle parking on the site.

Commissioner de AElfweald said they used to get staff responses on projects and it seems like they have been falling behind on that – he asked for follow up to see why that is not happening anymore.

APPLICANT TESTIMONY:

None.

PUBLIC TESTIMONY:

None.

Commissioner de AElfweald said that part of the text was illegible so it was difficult to follow the plans in the packet – that was the topic of the conversation he had with Commissioner Patrick Smith prior to the meeting. He clarified that he did not have any concerns with the proposed project.

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

Chair Rowlette closed the public testimony.

DISCUSSION:

Commissioner Poole said that is a very congested area – they seem to be doing a good job working in a tight situation.

Commissioner de AElfweald said that ODOT has restrictions about parking on McLoughlin Boulevard during the construction.

Chair Rowlette reminded the applicant that this approval is only good for one year and if it needs to be renewed/extended they should probably do that approximately three months ahead of time.

Commissioner de AElfweald made a motion to approve File Z0161-19-D. Motion was seconded by Commissioner Patrick Smith. Ms. Bannick took a roll call vote: Commissioner Langston – yes. Commissioner de AElfweald – yes. Commissioner Poole – yes. Commissioners Patrick Smith – yes. Chair Rowlette – yes. Motion passed unanimously.

4. Continued Discussion of Possible Changes to Extension Compliance (time limits) in the Gladstone Municipal Code:

Commissioner de AElfweald said in the red section it says that the City Administrator or designee can do it if there are no changes – the part that said the Planning Commission can if there *are* changes is now missing.

Commissioner Patrick Smith asked in terms of timing how this stacked up against adjoining governmental agencies that regulate this. Ms. Dance said Clackamas County’s land use decisions are good for four years. Cities are under two or three year timelines.

Commissioner de AElfweald said they had agreed to put all the fees in one section. He asked if they could do something similar with the land use timelines instead of having them in several places. He feels we should try to be consistent with all of the timelines. Ms. Bannick will do some research on this topic.

There was discussion regarding property lot line adjustments and what is involved in the process. It was agreed that any one-year time limits should be changed to two years in order to be consistent. If there are changes they need to come before the Planning Commission in order to get an extension past the two years. Commissioner Poole suggested sending reminders prior to expiration dates – Chair Rowlette and Commissioner Patrick Smith disagreed. It was agreed to add the information that they need to apply for an extension 90 days prior to expiration date. Commissioner Patrick Smith asked Ms. Bannick if the City Administrator or designee was comfortable making the recommendations – Ms. Bannick will follow up on that.

BUSINESS FROM THE COMMISSION:

Commissioner de AElfweald:

He said he sent a message to Mayor Stempel regarding a Tri-Met bus stop near the new Civic Center but he hasn’t heard back yet – he will follow up. There was further discussion on this topic.

ADJOURN:

Meeting adjourned at approximately 7:33 P.M.

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

Randy Rowlette, Chair



REGULAR AGENDA



City of Gladstone Monthly Report | MAY 2019

PUBLIC CONTACTS/PLANNING ACTIONS

CUSTOMER CONTACT/Planning Actions	JANUARY	FEBRUARY	MARCH	APRIL	MAY	YEAR TOTALS
Customer Service Counter Contacts	8	4	5	10	6	33
Customer phone contacts	48	42	35	45	52	222
Building Permits Issued	0	1	1	1	0	3
Pre-application conferences	3	1	0	1	0	5
Administrative Decisions	0	0	1	3	4	8

PLANNING COMMISSION ACTIONS/DECISIONS

- APPROVAL OF Z0161-19-D; DICK HANNAH NISSAN ADDITION

CITY COUNCIL LAND USE ACTIONS/DECISIONS

- NONE; JOINT WORK SESSION ON HOUSING CODE AUDIT- NO FORMAL ACTION NECESSARY

PRE-APPLICATION CONFERENCES

- NONE

ADMINISTRATIVE PERMITS

- Z0036-Z-PLA; Property Line Adjustment, Glen Echo
- Z0359-18-HCA, Z0360-18-CMP, Z0361-18-FD Floodplain Development Permit; Deck Development; 345 and 355 W. Clackamas Blvd.

BUILDING PERMITS

MAY

Date	Address	Building Permit #	Description
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FUTURE ITEMS/PROPERTY UPDATES

Location	Topic	Contact
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; no application submitted yet	Cascadia Planning
19120 SE McLoughlin Blvd	CarzPlanet Design Review application to modify previously approved landscaping; Application remains incomplete pending applicant submittal of landscaping plan	CarzPlanet
19825 River Rd	Alteration of Non-Conforming Use; Expansion of the existing 1,600 sq. ft. legally non-conforming Children's Course Golf Clubhouse building to include a 2,600 sq. ft. structural addition	Jamie Huffman, Orangewall Studios



REGULAR AGENDA



Agenda Item No. 3

PC Meeting Date: 6/18/19

STAFF REPORT: ALTERATION OF NON-CONFORMING USE

Application No.: Z0239-19-E

Applicant: Jamie Huffman, Orangewall Studios

Owner: Marti Loeb; The Children's Course Inc.

Project Location: 19825 SE River Rd; The Children's Course Golf Course west of River Road just north of its intersection with Arlington and McLoughlin Blvd; T2S, R2E, Section 19D Tax Lot 600

Zoning: MR, Multi-Family Residential

Project Description: Expansion of the existing 1,600 sq. ft. legally non-conforming Children's Course Golf Clubhouse building to include a 2,600 sq. ft. structural addition, landscaping and drainage improvements, and other minor site improvements. No change to the hours or intensity of the business operation is proposed.

SUMMARY OF PLANNING COMMISSION RECCOMENDATION

Planning staff are recommending **APPROVAL** of the Alteration of Non-conforming Use application Z0239-19-D and recommend the following findings and following conditions in support of approval: (1) 1991 NCU Conditions (2)A landscape plan shall be installed as provided (3) Bicycle Parking (4) ADA Access (5)Fire Department Approval, (6) Public Works Approval, (7)WES Approval (8) Final Occupancy, (8) Endangered Species Act.

The two proposed additions to the existing Club House are to provide new offices to the North (526.5 square feet) and a new multipurpose room that will serve as a learning center and program space to the South (1605 square feet). This request is subject to Chapter 17.14, MR, Multi-Family Residential; Chapter 17.76.020, Nonconforming uses and nonconforming developments, and the Development Standards of Title 17 of the Gladstone Municipal Code (GMC).

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- Exhibit 1. Location Map
- Exhibit 2. Entire Site Plan
- Exhibit 3. Landscape Plan
- Exhibit 4. Site plan
- Exhibit 5. Elevations

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, Tri-Cities

Responses Received: Comments have been received and incorporated into this recommendation from City of Gladstone Public Works, Gladstone Fire and Water Environment Services (WES).

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.

III. SPECIAL CONDITIONS

1. **1991 Conditional Use and Design review.** All conditions of approval established in CU-91-1/DR-91-2 remain in effect.
2. **A landscape plan shall be installed as provided.** PRIOR TO ISSUANCE OF A FINAL OCCUPANCY PERMIT, the applicant shall submit a final landscape plan in substantial conformance with the submitted landscaping plan dated 5/24/19, prepared by Orangewall studios, for the review and written approval of the City. Said plan shall include the following:
 - c. A written commitment by the applicant that all required plantings included in the final landscaping plan shall be maintained in good growing condition, and whenever necessary, shall be replaced with new plant materials to ensure continued compliance with applicable landscape screening requirements.
3. **Bicycle Parking.** PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, developer to submit evidence that the bicycle parking standards of Subsection 17.48.050(1)(c)(A) are met.
4. **ADA Access.** This approval is subject to the development complying with the provisions of the Americans with Disabilities Act (ADA), including provisions for curb ramps.
5. **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.

6. **Public Works Approval.** PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, Applicant shall receive approval in writing from the Gladstone Public Works Department indicating all requirements from that agency have been satisfied.
7. **WES Approval.** PRIOR TO ISSUANCE OF ANY BUILDING PERMITS Per an IGA between the City of Gladstone and Water Environment Services (WES), WES is the delegated authority for erosion control services for all development and redevelopment proposals within the City's boundaries. Erosion control services shall include plan and permit review, fees, and inspection. Prior to the start of any demolition, grading, or construction activities, the applicant shall submit an Erosion Prevention and Sediment Control permit application and erosion control site plan to WES for review and approval. A \$460.00 erosion control permit fee shall be due with the permit/plan submittal.
8. **Final Occupancy.** PRIOR TO ISSUANCE OF A FINAL OCCUPANCY PERMIT, all conditions of the Alteration of Nonconforming Use approval shall be met.
9. **Submitted Plans.** Any changes in the approved plans shall be submitted and approved prior to execution. Any departure from the approved site plan may cause revocation of building permits or denial of the final certificate of occupancy.
10. **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 proposal is to expand the interior space within the Children's Golf Course Club House and learning center to allow for classes and opportunities that are currently occurring on the golf course to have an indoor component in addition to expanding the office space in the building to accommodate the current staff more comfortably. The existing building will be reconfigured to include a classroom, private office, conference room and staff break area. The proposed additions on the north and south ends of the existing building will be built using cross-laminated timber and will be clad with standing seam metal roofing and siding. The golf cart parking area will be expanded to accommodate 6 golf carts. The vehicle parking area will be reduced by one space to allow for additional ADA accessible parking the parking as existing and proposed exceed the required parking standards associated with the use that will be discussed later in the recommendation. A landscape has been provided to ensure the impact of the development are in compliance with requirements of the Title 17 of the City's Municipal Code and the

previous 1991 Conditional Use (CU 91-1) approval for relocation of the existing club house and phased development of the site.

The subject property is approximately 19 acres in size located on the west side of river road, just north of the Arlington/Mcloughlin Blvd intersection the westerly fringe of the commercial corridor. To the North, west and South of the property are the Meldrum Bar and Dahl Parks currently operated by the City of Gladstone. To the northeast of the site, and contiguous to the site, is an existing multi-family complex.

The site is currently referred to Children's Golf Course and was historically called River Greens Golf Course. In 1991 there was a series of actions partitioning off portions of the original golf course property, creating a public access along one mile of Clackamas and Willamette river frontage in Gladstone's downstream from the hwy 99-E bridge expanding Meldrum Bar Park, creating a large multifamily apartment complex development and reducing the River greens golf course to a 9 hole course on its own tax lot with relocation of the original 1961 club house to its current location know today as the Children's Golf Course and club house.

B. ALTERATION/CHANGE OF USE CONSISTENCY FINDINGS

Alteration/Change of a Nonconforming Use

Chapter 17.76 of the GMC regulates exceptions to Title 17 of the GMC. Subsection 17.76.020 establishes the circumstances under which a change or expansion of a nonconforming use may be granted.

Section 17.06.370 defines "nonconforming use" as "a lawful existing use at the time the ordinance codified in this title or any amendment thereto becomes effective, which does not conform to the requirements of the zone in which it is located."

17.76.020(1) Continuance of a Nonconforming Use or a Nonconforming Development: Alteration of a Nonconforming Development. An existing nonconforming development (i.e. the Club House) which conforms with respect to use may be altered or extended provided the alteration or extension conforms to the standards of this title, and complies with all other requirements of this section; also provided, that such change is given as prescribed by GMC Chapter 17.94 (hearings) and after a public hearing is conducted pursuant to said notice.

Specifically *17.76.020(5) Alterations Not Required by Law*, states that an alteration, expansion or change of use of a nonconforming structure will, after the imposition of conditions as authorized below, have no greater adverse impact on the neighborhood than the existing use. At a minimum, factors that shall be considered under this criterion include traffic generation, noise, vibration, smoke, dust, fumes, glare and visual compatibility with surrounding uses;

It is necessary for the Planning Commission to find that the proposed changes will not:

"generate[s] more automobile or truck traffic": Currently club house and golf course exist on the subject property as a youth golf facility operating with the golf course proving classes and learning experiences for those 18 and under. The applicant proposes the expansion and improvements to the existing building on the subject property for the same use. Site features include open and covered concrete patios and walkways. Incidental electric golf cart parking and recharging takes place adjacent to the building and a

portable structure located on the north side of the building provides temporary storage. Currently housed within the building are pro shop with service counter, offices, meeting rooms and retail storage for golf-related paraphernalia and supplies. The clubhouse is used seven days a week from 7am to 7pm to support golf course activities and the programs of the Children's Course and its seven employees and volunteers. The expansion of the interior space is not expected to generate additional traffic.

“create[s] more noise, vibration, smoke, dust or fumes than the existing nonconforming use”: There is no proposed change in use of the existing Club House structure involved with the planned expansion. The applicant plans to use it as a club house established through Conditional Use 91-1 in 1991. None of these uses would be expected to cause or increase, vibration, smoke, dust or fumes. Limited noise will, of course, be generated by any human activity. However, the noise level generated by the proposed uses would not be expected to be greater than that associated with existing uses.

“enlarge on the basic use of the structure or premises by increasing the need for parking facilities or being a more intensive use of the structure or changing the basic character of the structure and premises”: The basic use of the premises is as a golf course and club house for Children's Golf primarily 18 years of age and younger with associated learning programs. There is no evidence that the proposed changes are intended to do anything more than serve existing employees and convocation attendees with one minor exception—the use the new learning center to allow for year round golfing opportunities for students. The applicant has provided a traffic information (included as attachment 3) outlining how the proposed expansion will have a negligible impact on parking facilities.

Staff has been made aware that to parking in the area is limited. This project exceeds parking standards requiring 18 spaces and provided 24. The applicant is in contact with the City of Gladstone Parks Department and City of Gladstone Public Works and will continue conversations regarding improvement to the surrounding parking concerns on and around the property.

The submitted proposal complies with Subsection 17.76.020(3).

Parking and Loading

Chapter 17.48 of the GMC regulates off-street parking and loading. The new expansion will add approximately 2600 square feet of space creating a total interior space 4,200 sq feet in table 17.48.030 Table 1 (5)(e) minimum parking required is 4.3 spaces for 1,000 square feet of interior area, this equals 18 parking spaces. As proposed the club house exceeds the minimum required parking with 24 spaces.

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 development 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 MR 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 MR district, and was approved through a conditional use in 1991.

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 17.48.040(2)(f),(g) and (i) establish the minimum width of access aisles and the minimum dimensions of parking spaces. The applicant is proposing to re-stripe the parking area and add an additional ADA accessible site for 2 ADA parking spaces. As proposed the new striping and addition of the ADA space will meet the minimum standards outlined.

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. As proposed the new striping and addition of the ADA space will meet the minimum standards outlined.

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. **This application will submit evidence that a minimum of two (2) bike parking spaces are available on site, per recommended Special Condition No. 3.**

Applicable portions of Section 17.48 are satisfied.

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.

17.50.020 Vehicular and pedestrian circulation generally.

Vehicular and pedestrian circulation facilities, including walkways, provisions for the handicapped, interior drives and parking as provided under GMC Chapter 17.48 (off-street parking and loading), shall be designated as follows:

- (1) Impervious Surface. Provide for least amount of impervious surface necessary to adequately serve the type and intensity of proposed land uses within developments as well as providing adequate access for service vehicles.*

[...]

The entire area shown for development is impervious surface currently and the existing storm drainage system is consistent with the standards of this Chapter. The proposed project does disturb more than 5,000 sq. ft. of impervious surfaces and this Chapter is applicable to the subject proposal. The applicant has provide an erosion control plat to be reviewed and approved by City of Gladstone Public Works in addition the property is located within the Water Environment Service(WES) and shall coordinate with them proper to permit issuance.

EXHIBITS



EXHIBIT 1
Location Map
Z0239-19-E

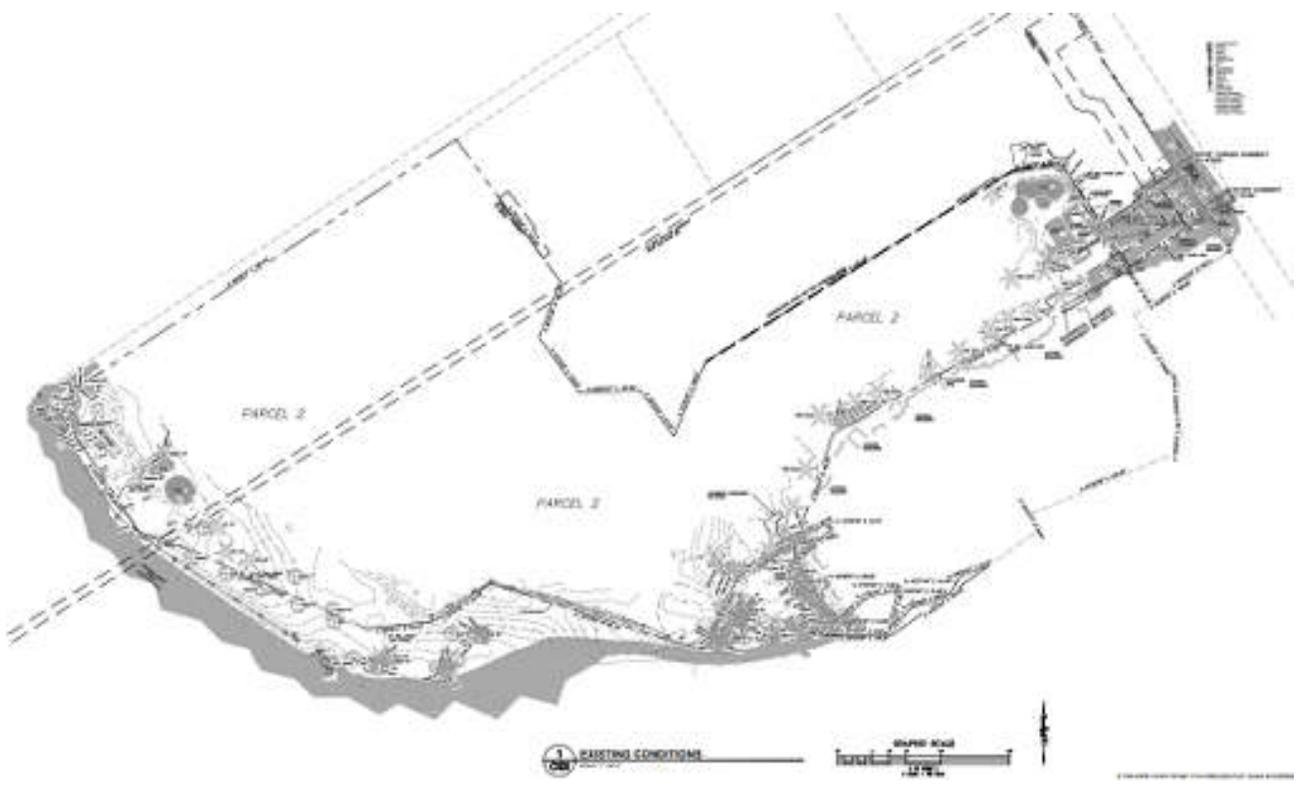


Exhibit 2
Entire Site Plan

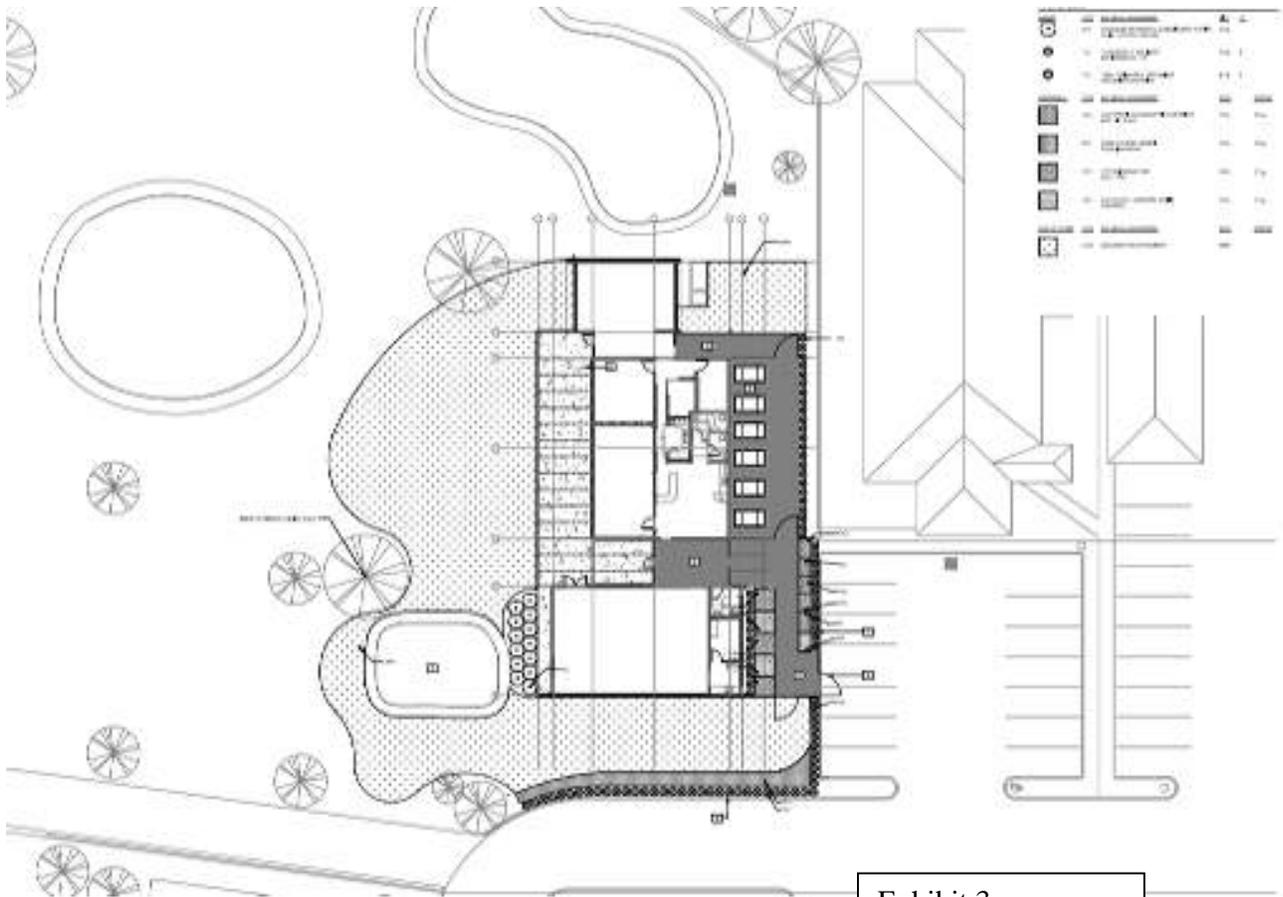


Exhibit 3
Landscape plan

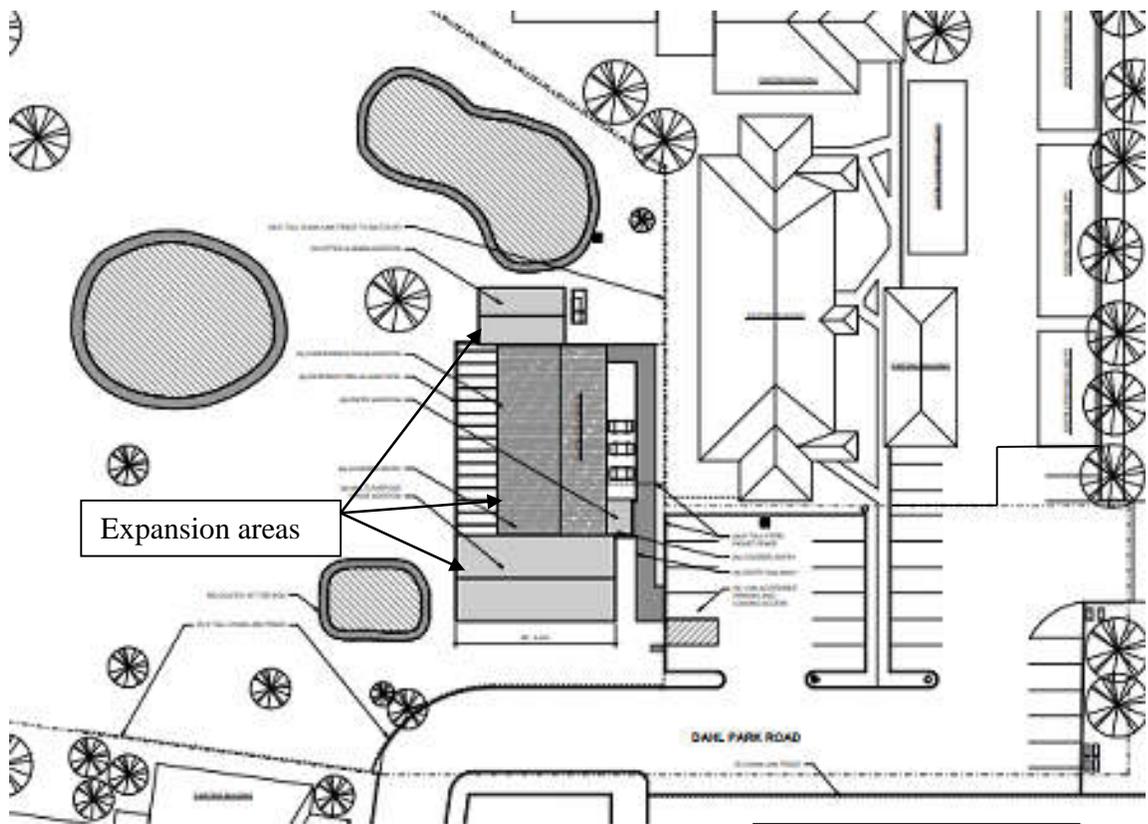


Exhibit 4
Site plan

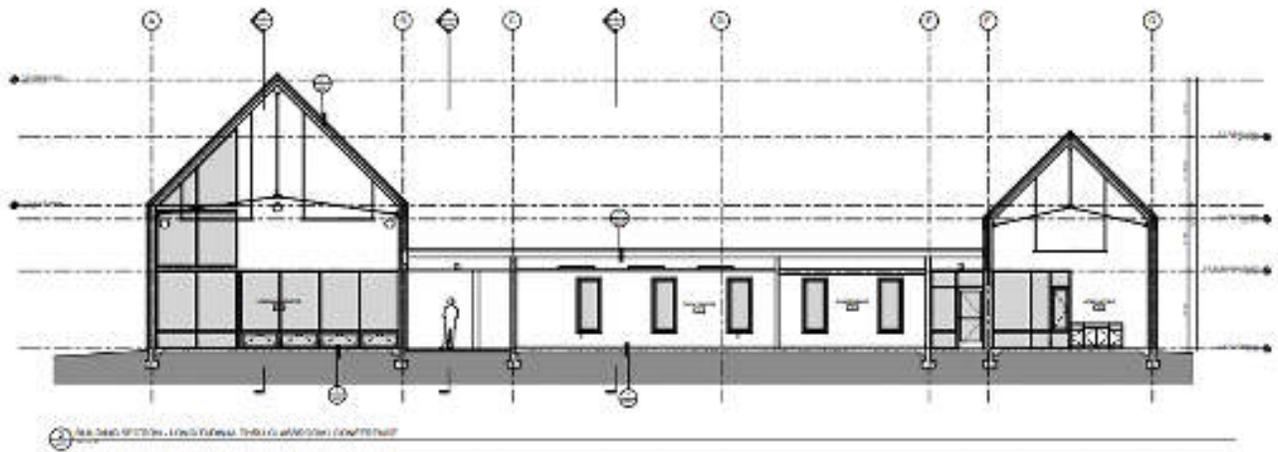
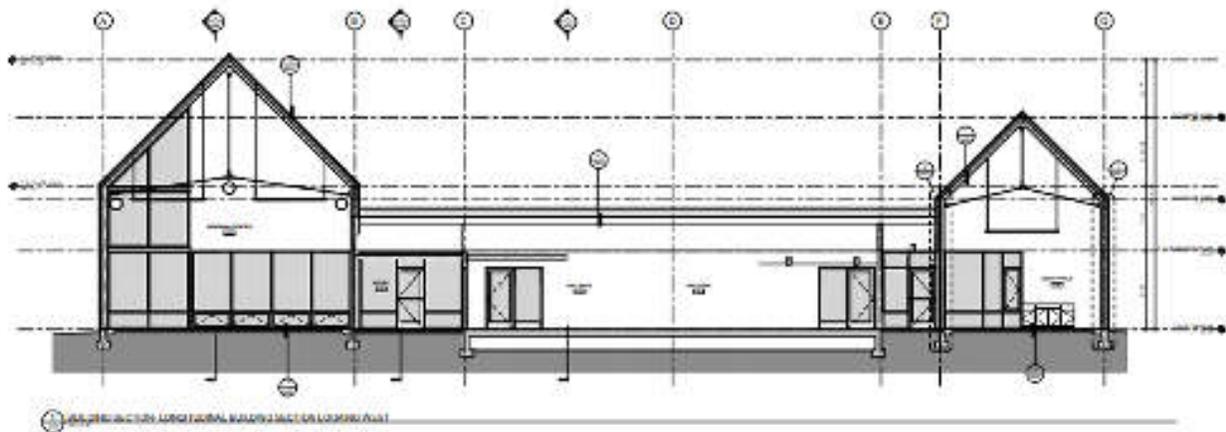
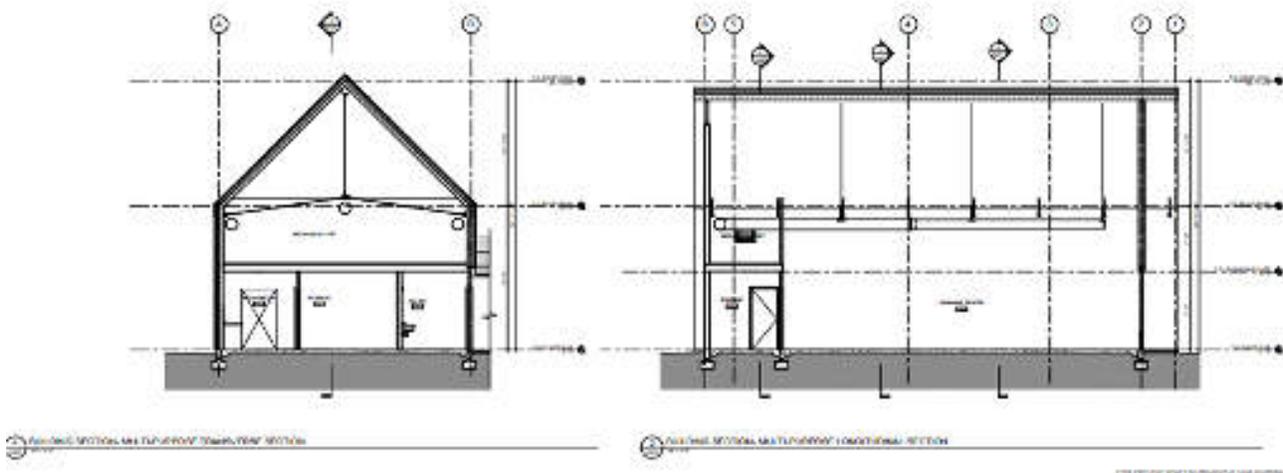
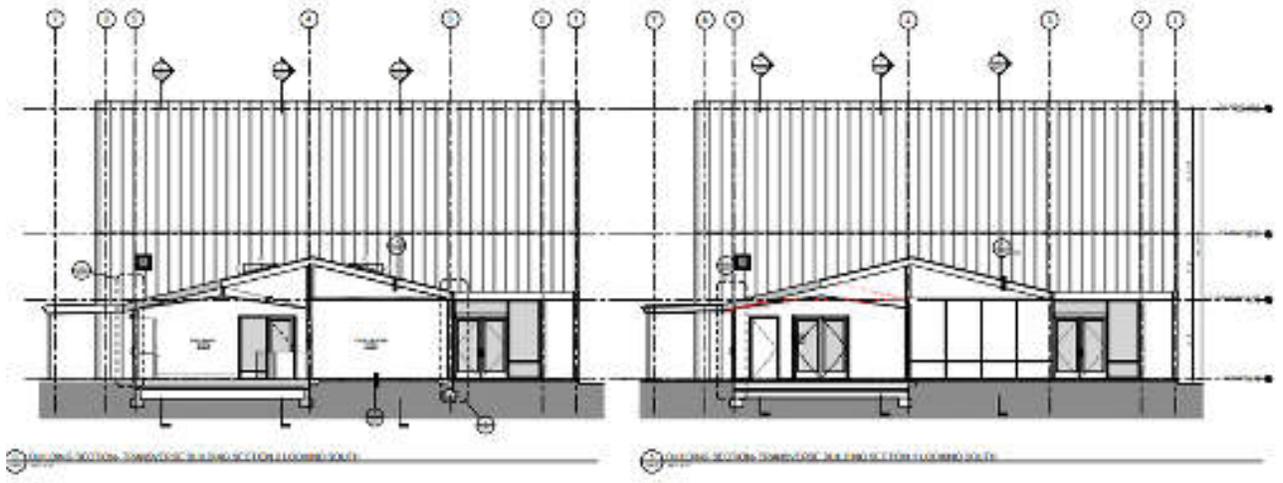


Exhibit 5
Elevations/Renderings





EXCEPTION FOR NONCONFORMING USE ALTERATION/CHANGE INFORMATION SHEET

WHAT IS AN EXCEPTION FOR AN ALTERATION OR CHANGE OF A NONCONFORMING USE?

The Gladstone Municipal Code (GMC) defines nonconforming use as “a lawful existing use at the time the ordinance codified in this title or any amendment thereto becomes effective, which does not conform to the requirements of the zone in which it is located.” A Nonconforming Use may be a dwelling or other structure(s), a commercial or industrial use, or any other use in a zoning district that was permitted when established, but is not now listed as a permitted use or structure in the zoning district in which it is located. The GMC allows for alterations to, or changes in, a Nonconforming Use subject to the provisions of Sec. 17.76.020 of the GMC. An alteration to, or change in, a Nonconforming Use may include, but is not limited to, structural additions, changes to the usage of areas of the property, signing changes, increases in number of employees, a change of hours and/or days of operation, operational changes, and changes to the use itself, etc.

WHAT IS NEEDED FOR APPROVAL?

All Nonconforming use alterations/changes are discretionary and may be permitted after evaluation according to criteria in the GMC. The city must make written findings to support the decision. The applicant is responsible for providing evidence to support a nonconforming use alteration/change request, consistent with Chapter 17.76.020 of the GMC.

WHAT ARE CHANCES FOR APPROVAL?

Staff cannot predetermine the decision on any application. A decision by the Planning Commission will only be made after the complete application is processed. This includes review of citizen and agency comments. The decision is based on criteria appropriate to the application as listed in the GMC. To address the necessary criteria, the information requested in the application form should be as thorough as possible.

APPLICATION PROCESS

Nonconforming use alterations/changes are subject to a public hearing and notice. Public comments received from property owners, agencies, and other interested parties may affect the decision on the application. Special conditions may be attached to an approval. All Nonconforming use alterations/changes applications are reviewed at a public hearing before the Gladstone Planning Commission, this is called a quasijudicial process. The Planning Commission’s decision may be appealed to the City Council, where an additional public hearing will be held. The City Council’s decision may be appealed to the Oregon Land Use Board of Appeals.

HOW DO I MAKE A NONCONFORMING USE ALTERATION/CHANGE APPLICATION?

- A completed nonconforming use alteration/change Land Use Application.
- Plot Plan – The site development plan must be drawn to scale on 8.5” x 11” or 8.5” x 14” paper. The plan must show and clearly identify the existing and proposed development of the property including all structures, parking areas, drain field locations, landscaping and/or significant vegetation, slope of the property, entrance/access location(s), north arrow, the scale of the drawing, and dimensions of the property and structures.
- Building Profile (if applicable) Location(s), north arrow, the scale of the drawing, dimensions of the property and structures. The building profiles shall be drawn to scale on 8.5” x 11” or 8.5” x 14” paper and must clearly depict the proposed new structures or additions to existing structures.



EXCEPTION: NONCONFORMING USE ALTERATION/CHANGE 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

- ✓ 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 _____ Loeb _____ Marti _____
LAST FIRST

MAILING ADDRESS _19825 SE River Road_ CITY _ Gladstone_ ST _OR_ ZIP _97027_

APPLICANT IS: LEGAL OWNER CONTRACT BUYER OPTION BUYER AGENT

NAME OF CONTACT PERON (if other than applicant) _Jamie Huffman_

MAILING ADDRESS OF CONTACT _240 N Broadway Street, Suite 308, Portland, OR 97227_

PHONE NUMBERS OF: APPLICANT: WK _503-939-5881_ HM _____ CONTACT PERSON: WK: _503-227-8100_ HM _____

SITE ADDRESS: _19825 SE River Road, Gladstone, OR 97207_ TOTAL LAND AREA: _18.9 Acres_

LEGAL DESCRIPTION: T _____ R _____ SECTION _____ TAX LOT(S) _22E 19D 00600_

ADJACENT PROPERTIES UNDER SAME OWNERSHIP: T _____ R _____ SECTION _____ TAX LOT(S) _____

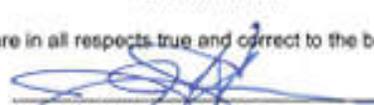
OTHER PERSONS (IF ANY) TO BE MAILED NOTICES REGARDING THIS APPLICATION:

NAME	ADDRESS	ZIP	RELATIONSHIP
------	---------	-----	--------------

NAME	ADDRESS	ZIP	RELATIONSHIP
------	---------	-----	--------------

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.


OWNER'S SIGNATURE


APPLICANT'S SIGNATURE

Marti Loeb
OWNER'S NAME (Print)

Jamie Huffman
APPLICANT'S NAME (Print)

When was the existing use, structures and/or physical improvements established? (Please give specific dates if possible). Describe the buildings, vehicles, equipment and materials used, days and hours of operation, number of employees and other operational and physical information. Submit land use, building, septic, or other permit documents; utility records, dated photographs, tax appraisal information, dated aerial photographs, tax records, receipts, licenses, notarized affidavits, etc. to document the date of establishment of the use, structure(s) and/or physical improvements, and the continuity of the use since established.

The use history was traced back in cooperation with Clackamas County and The Bookin Group to find it a pre-existing and non-conforming use. Records unearthed relating to the land use, permit and development history can be provided by both Clackamas County and the Bookin Group. The existing structure on the site was originally built in 1961 as a clubhouse to the golf course, and although added to and renovated since, it continues to be used in the same capacity. The structure is wood-framed and wrapped in lap siding on a footing and stem wall foundation with a composite shingle roof. Site features include open and covered concrete patios and walkways. Incidental electric golf cart parking and recharging takes place adjacent to the building and a portable structure located on the north side of the building provides temporary storage. Currently housed within the building are pro shop with service counter, offices, meeting rooms and retail storage for golf-related paraphernalia and supplies. The clubhouse is used seven days a week from 7am to 7pm to support golf course activities and the programs of the Children's Course and its seven employees and volunteers.

Describe any changes in the existing use, structures and/or physical improvements since establishment. Describe the buildings, vehicles, equipment and materials used, days and hours of operation, number of employees and other operational and physical information as changes occurred.

One small addition of approximately 225 square feet (SF) was added in 1965 (per previously mentioned use and permit history found and available through Clackamas County and the City of Gladstone) to the provide additional office space. In a separate and more recent effort the lobby and restrooms have been renovated to comply with the Americans with Disabilities standards. The addition and renovation were constructed using like materials to the primary structure. There has been no change to the business operation, vehicles or transportation.

Describe in detail the proposed changes to the use, structure(s), and/or physical improvements. Describe all structural and operational changes proposed.

The existing approximately 1,600 SF building is proposed to be renovated and expanded with additions of 2,600 SF for a total of approximately 4,200 sf. The two proposed additions, one to the north and south as depicted in the attachment are to provide new open offices and a new multi-purpose room that will serve as a learning center and program space with kitchenette and restroom. Please see attached Supplement Drawings. The proposed new structures will be built using Cross-Laminated Timber (CLT) construction and will be clad with standing seam metal roof and siding. Storefront glazing and Hardi Panel systems will cap the east and west ends of each new structure. The existing building will be reconfigured to include a classroom, private office, conference room and staff break area. The current lobby, customer service counter and restrooms including an ADA accessible restroom, will remain. Golf cart parking and charging will be reconfigured to provide designated spaces for four carts. The existing shed building used for temporary storage will be removed. The parking lot will be restriped to accommodate accessible parking. The Children's Course Stormwater management is being addressed as the new and disturbed impervious surfaces will exceed the 5,000sf maximum requirement and will be incorporated into the proposed Civil and Landscape plans for low physical and visual impact. Fire access has begun coordination through conversations with Michael

Funk of Gladstone Fire Department to keep drive aisles clear and discuss potential for fire lane signage when and where appropriate. Dahl Park parking use for Course related activities has been raised as a concern and will be addressed in upcoming Parks planning meetings. Although the course does carry out activities at Dahl Park via Meldrum Bar Park Road the use is infrequent, and does not anticipate any increase in vehicles or transportation. Please see attached Transportation Findings. There are no anticipated changes to business operation, vehicles or transportation due to the proposed improvements outlined above.

How will the use will be compatible with surrounding uses? Will the nonconforming use alteration/change result in greater adverse impact on the neighborhood than the existing use (e.g. increased traffic generation, noise, vibration, smoke, dust, fumes, and/or glare and visual impacts)?

The function and use of the clubhouse to support the educational programs related to the golf course is unchanged from the initial non-conforming use approval for a clubhouse. It is not anticipated that the alteration, expansion or change of use will have no greater adverse impact on the neighborhood than the existing use especially with consideration of traffic generation, noise, vibration, smoke, dust, fumes, glare and visual compatibility with surrounding uses. The proposed alterations are to provide modern, updated facilities for the educational programs and activities that currently occur. The project through these improvements aims to be of continuing benefit to its neighboring park, businesses, residences and community.

Attached:

19_0521 The Children's Course Plat Plan

19_0521 The Children's Course NCU Supplement Drawings

The Children's Course Traffic Study Information

18_1029 The Children's Course Learning Center Renovation + Addition_Pre-App Notes_102918 OWS Amended

(Use additional sheets to answer questions if necessary)



THE
BOOKIN
GROUP
LLC

Land Use &
Institutional
Planning

Policy Analysis

Project
Management

Group
Facilitation

October 12, 2018

RE: The Children's Course – City of Gladstone Pre-Application Conference
Summary of Meeting held on October 11, 2018
Prepared by Debbie Cleek

Attendees:

Melissa Ahrens – City of Gladstone
Lizabeth Dance – City of Gladstone
Jacque Betz – City of Gladstone
Jim Whynot – City of Gladstone
Pat Sisul – Sisul Engineering
Michael Funk – Gladstone Fire Department
Tom Widlits – The Children's Course
Cathy Porter – The Children's Course
Debbie Cleek – Bookin Group
Phil Duff – ORANGEWALLstudios
Jamie Huffman – ORANGEWALLstudios

Amended – OWS 102918

Discussion

Planning:

- The City reviewed historic records and discovered a Conditional Use approval for the site from the 1970's. They did not find a copy of the actual review, but its existence verifies that the golf course is a legal non-conforming use and no further documentation of this is required.
- The City has copies of the Conditional Use approvals from the 90's. The most recent Land Use review on the property was in 2000, which approved covering of the practice facility (driving range).
- Since the status of the use has been verified The Children's Course (TCC) can proceed with the "Exception for Nonconforming Use Alteration/Change" application. The review will require approval from the Planning Commission.
- To be approved the use must not have a greater adverse impact on the surrounding area. The primary focus being traffic generation, glare and visual compatibility. The review could add conditions of approval on to the site to mitigate impacts.
- The application will need to include:
 - Info about the intensity of use: typical operations, special events, staff and employees
 - Info about the shared parking agreements in place with the adjacent apartment complexes
- The south portion of the site is located in the flood plain, but if no development is happening in that area it will not be an issue. No other sensitive environmental areas are mapped on the site.

Engineering:

- The City has concerns about parking conflicts between Dahl Park users and the driving range. The City would like TCC and Parks to work out an agreement to address this parking. A condition of approval to this effect will be added to the land use review. However, if the site is already in compliance with the minimum parking requirements this will not be a "code issue" for the review.

1140 SW 11th Ave.
Suite 500
Portland, Oregon
97205

503.241.2423

bookinggroup.com

- A traffic study will only be required if the addition will create more than 1,000 vehicle trips per weekday. It was discussed that the existing operations at TCC plus the building addition would be well below this threshold. As such, only quantitative information on the general traffic patterns and intensity of use would be required for the land use review.
- For stormwater, Gladstone has requirements triggered with the addition of between 1,000 and 5,000 sf of impervious area, so the Clackamas County threshold of 5,000 sf of new impervious for stormwater management is irrelevant.
- The civil plans will need to show how much stormwater will be coming into the City's stormwater system. The preliminary plans show flow spreaders on the golf course, and it will need to be confirmed if any of the stormwater from the spreaders will flow into the adjacent apartment complex and end up in the City system. If any stormwater will reach the City's system, the standards for infiltration, flow control and water quality must be met on site.
- It was discussed that the addition was only adding one plumbing fixture (a new sink) therefore it was very unlikely that the water meter would need to be upsized.

Three new lavatories and one new water closet are being added, however we don't anticipate an increase to the meter size. – Amended – OWS 102918

- SDC's will apply to the project based on:
 - Water: if the meter needs to be upsized
 - Sewer: added square footage
 - Storm: amount of additional impervious surface
 - Parks: added square footage

Fire:

- Historically there has been fire lane issues on the site (though they have not been as bad recently) due to apartment overflow parking. The biggest issue currently is people parking along the chain link fence on the southwest edge of the site (next to A1 Hawk). The fire department views this review as an opportunity to get these fire lanes better defined.
- There is no internal fire protection system in the existing clubhouse building, and none will be required based on the size of the addition.
- The existing fire hydrant in TCC's parking lot is adequate to serve the addition.

The Children's Course Traffic Information

Pro-shop Traffic entering through River Road

From October 1st, 2017 through September 30, 2018 6,795 customers played our golf course outside of any special events. The average is approximately 20 players per day or 40 trips. Our hours of operation vary during the seasons; winter months 10am-2pm for customers, spring and fall we extend our hours to 9am to 6pm and during the summer months, we usually operate from 8am-8pm.

Special Events entering through River Road

We held 16 special events throughout the course of the year, where attendees entered through our pro-shop. There were 599 attendees or 1198 trips or 3 trips per day.

Total trips per day through our River Road Pro-shop = 40 + 3 + 43

Golf Programs for Children entering through Meldrum Bar Park

The number of trips entering through the back side of our golf course are as follows:
The majority of our programs run in the course of 3 sessions: Spring, Summer and Fall.
The seasons we operate our programs run for 8 weeks.

In the spring, we kick off our programs in the first or second week of April and end the first or second week of June

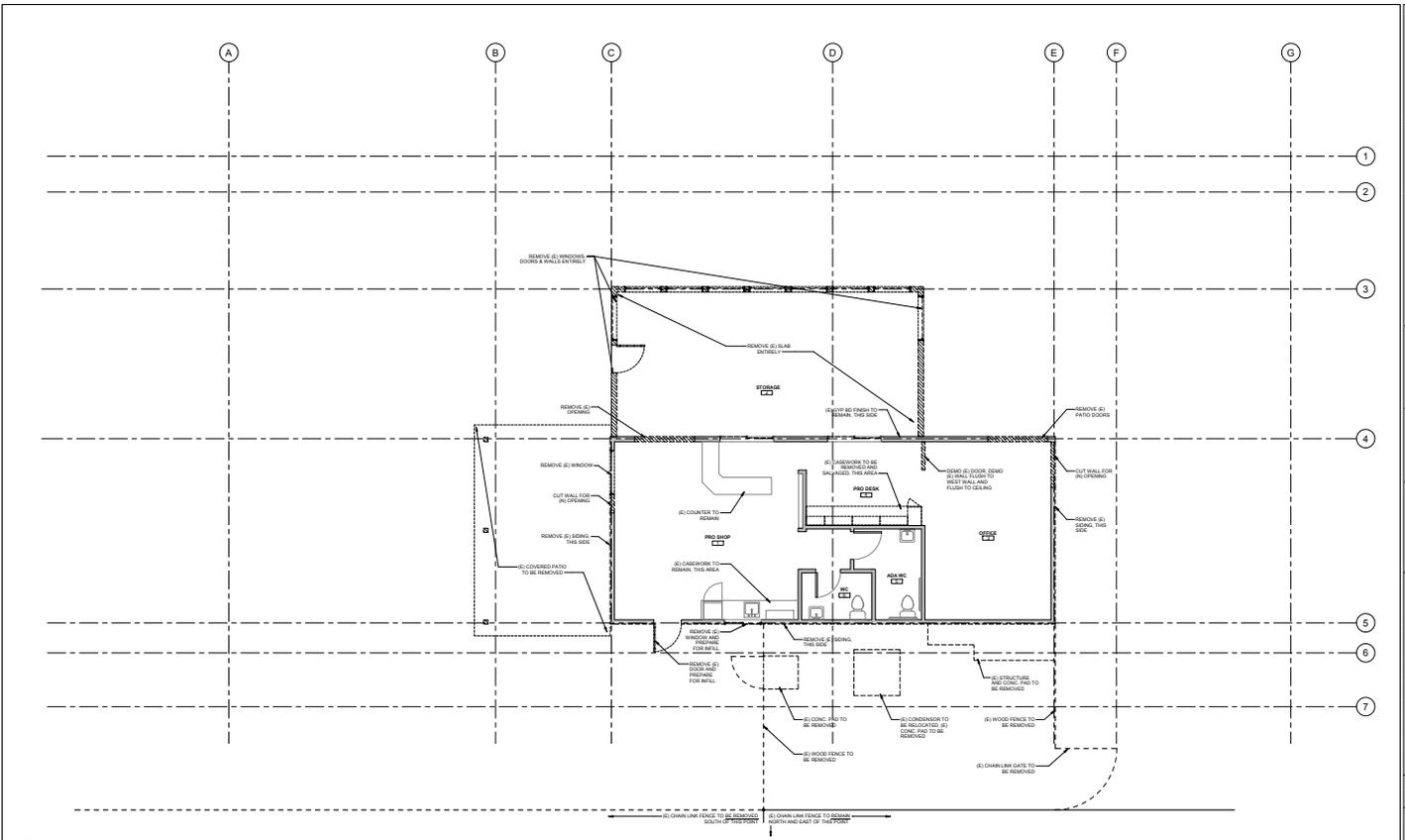
This spring we had a total of 1,740 trips- a trip consists of a drop off or a pick up.
We operate programs Monday through Saturday with the majority of our traffic flow coming in between 10am-12pm, and 4pm -6 pm. We do offer Saturday am classes from approximately 9am – 12pm.

We offer adaptive classes working in partnership with the Clackamas Educational school district during the school day. We may have one or two classes. The schools typically bring out 1 or 2 busses with 8-10 students who have special needs. The classes usually last an hour and they take up 2-4 parking spots.

During the summer months, we offered classes from mid-June to mid-August from 9am-6 pm. We had a total of 2,565 trips.

In the fall our schedule is similar to spring. We offer classes Monday through Friday mostly afterschool and on Saturday morning. This year, the program ran from early September through the end of October. There were 1440 trips in the Fall.

Total Trips entering though Meldrum Bar Park = 5,745 from April through October approximately 215 days. This is equivalent to 27 trips per day. I removed November through March when traffic is scarce. 1 maybe two trips per day.



1 DEMO PLAN
1/4" = 1'-0"

DEMO PLAN NOTES

1. CONSULT PRE-CONSTRUCTION MEETING CONCERN WHICH MATERIALS ARE TO BE SALVAGED AFTER REMOVAL.
2. THE DEMO PLAN NOTES LISTED AND SET FORTH IN THE DRAWINGS REQUIRE THE REMOVAL OF A BUILDING ELEMENT OR SYSTEM OR COMPLETE COMPONENT COMPLETELY TO BE REMOVED UNLESS THE CONTRACTOR SHALL CONSIDER THE REMOVAL OF WALL, PARTITION, AND REMOVAL FROM THE SITE EACH FROM IN ITS ENTIRETY SO AS TO ACCOMMODATE THE REMOVAL OF THE REMAINING STRUCTURE.
3. WHEN A NOTATION APPEARS WITH THE DEMO PLAN TO INDICATE THE REMOVAL OF A PARTICULAR ELEMENT IN MANY LOCATIONS, THE CONTRACTOR SHALL CONSIDER THE REMOVAL OF ALL SUCH ELEMENTS AT ALL LOCATIONS UNLESS THE NOTATION MAY BE IDENTIFIED AS BEING THE CONTRACTOR SHALL REMOVE THE ELEMENTS AT THE LOCATION OF THE DEMO PLAN.
4. THROUGHOUT THE NOTES LIST THE EXISTING BUILDING ELEMENTS TO BE DEMOLISHED, THE CONTRACTOR IS OBLIGATED WITHIN THE SCOPE OF WORK TO REMOVE AND DISPOSE OF ALL SUCH ELEMENTS AND MATERIALS TO BE IN THE BEST OF INTERESTS OF THE MATERIALS AND SYSTEMS RECORDED IN THE DEMO PLAN.
5. THE CONTRACTOR SHALL EXCAVATE AND REPAIR BUILDING ELEMENTS TO MATCH PREVIOUS CONDITION WHERE ITEMS WERE REMOVED OR AREAS THAT MAY HAVE BEEN DAMAGED DURING DEMOLITION.
6. THE CONTRACTOR SHALL COORDINATE DEMO WITH STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS TO ACCOMMODATE NEW SCOPE OF WORK.
7. THE CONTRACTOR SHALL COORDINATE DEMO WITH STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS TO ACCOMMODATE NEW SCOPE OF WORK.
8. PRELIMINARY AND RELOCATE EXISTING ELECTRICAL PANELS AS REQUIRED BY EIGHT COUNTY WITH OWNER AND ARCHITECT PRIOR TO BEGINNING WORK.
9. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION AND CLEAN, VERIFY AND REPAIR PRIOR TO EXCAVATION.
10. VERIFY ADJACENT OF ALL UTILITIES WITH NEIGHBORING CONTRACTORS AND DESIGN CONSULTANTS AND UTILITIES.
11. PROVIDE TEMPORARY SHIELDING AS NEEDED. COORDINATE WITH STRUCTURAL.

KEY NOTES	LEGEND
○	WALL TO BE DEMOLISHED
□	EXTERIOR DOORS AND SHIELDING TO BE DEMOLISHED
▬	WALL ASSEMBLY TO REMAIN

GRAPHIC SCALE

IF THIS SHEET IS NOT SHOWN AT A REDUCED PLOT SCALE ACCORDINGLY

STANWALL GROUP
1000 10th St. N
Fargo, ND 58103
701.785.1234

THE CHILDREN'S COURSE
LEARNING CENTER
RENOVATION & ADDITION

8/14/2024 SET

REVISIONS

NO.	DATE	DESCRIPTION

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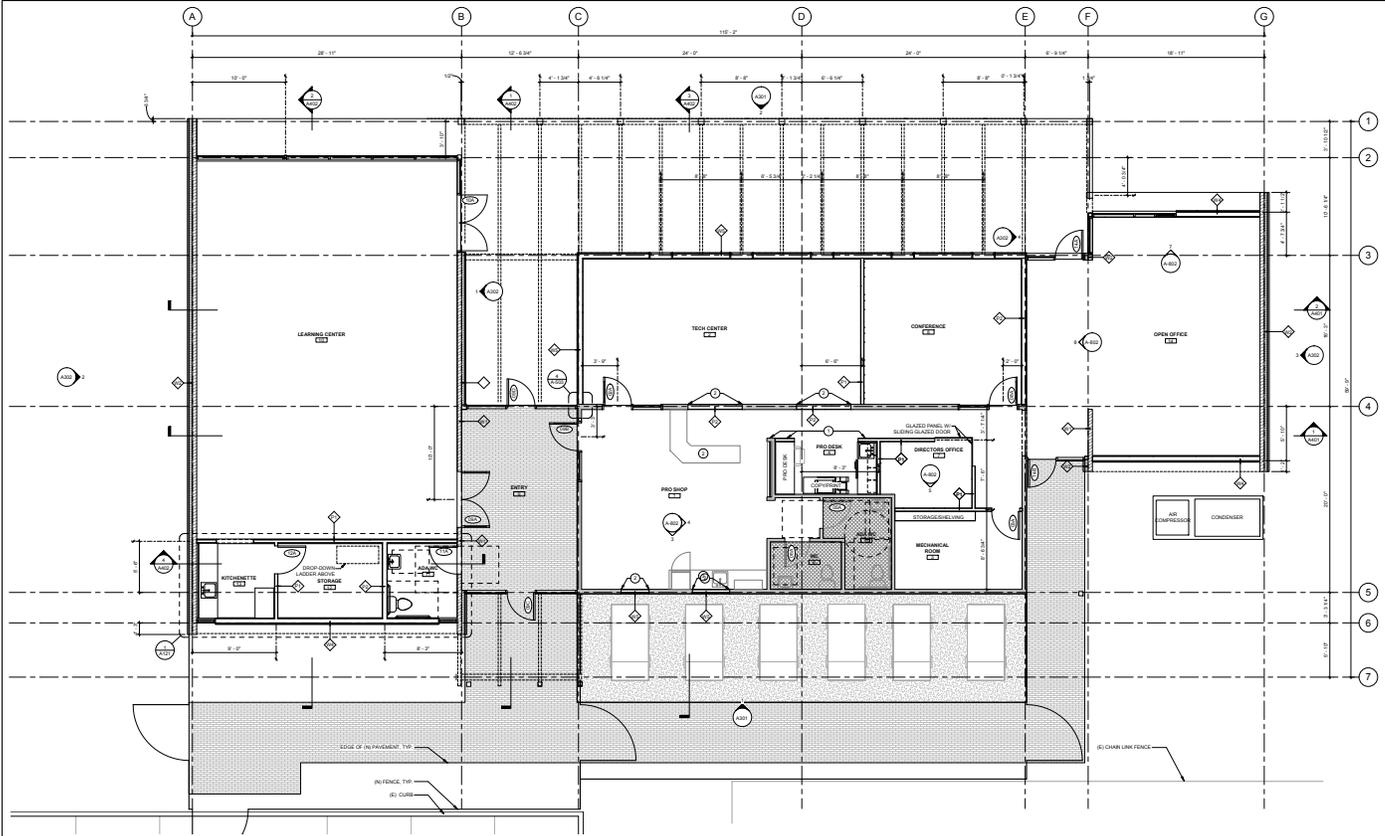
PROJECT: 24004

DATE: 8 May 2024

DRAWN BY: Ashur

CHECKED BY: Chander

AD101



1 FLOOR PLAN
1/8" = 1'-0"

FLOOR PLAN NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AS SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING CONDITIONS AND ALLOWANCES WILL BE MADE FOR UNFAVORABLE CONDITIONS OR EVENTS WHICH MIGHT AFFECT THE WORK. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AS SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING CONDITIONS AND ALLOWANCES WILL BE MADE FOR UNFAVORABLE CONDITIONS OR EVENTS WHICH MIGHT AFFECT THE WORK.
2. ALL WORK SHALL CONFORM TO APPLICABLE BUILDING CODES AND ORDINANCES AS ADOPTED FOR THIS BUILDING BY APPLICABLE JURISDICTION WITH THE EXCEPTIONS AND MODIFICATIONS AS NOTED ON THIS PLAN.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL VERIFY AND CONFIRM ALL DIMENSIONS AND LAYOUT INFORMATION. NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
7. FINISH SCHEDULES REFER TO FINISHES SHOWN FOR MULTIPLE ROOMS. FINISHES SHOWN HAVE PRECEDENCE OVER PLANS OF SMALLER SCALE.
8. DETAIL REQUIREMENTS SHOULD BE APPLIED TO ALL INSTANCES UNLESS THE SAID CONDITIONS APPLY.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

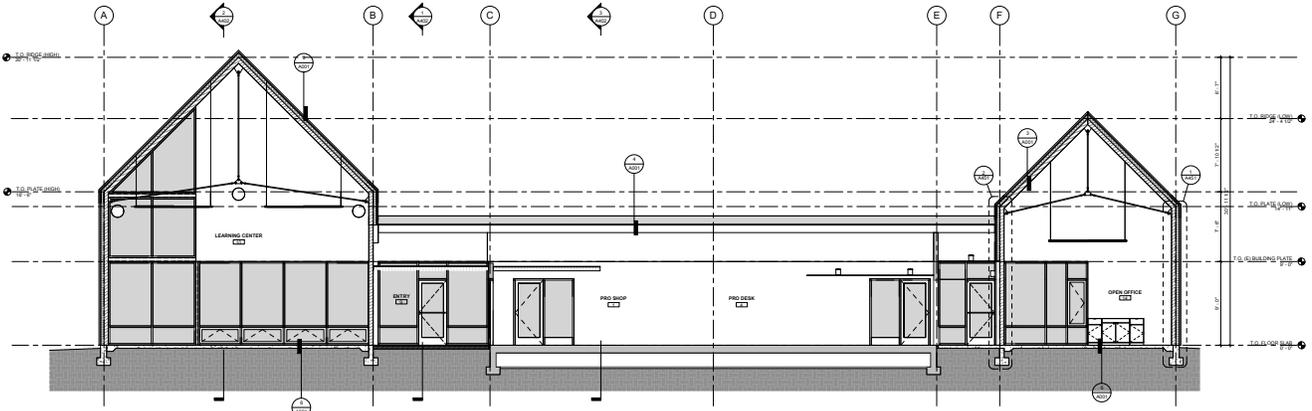
KEY NOTES

1. (A) CASWORK TO REMAIN

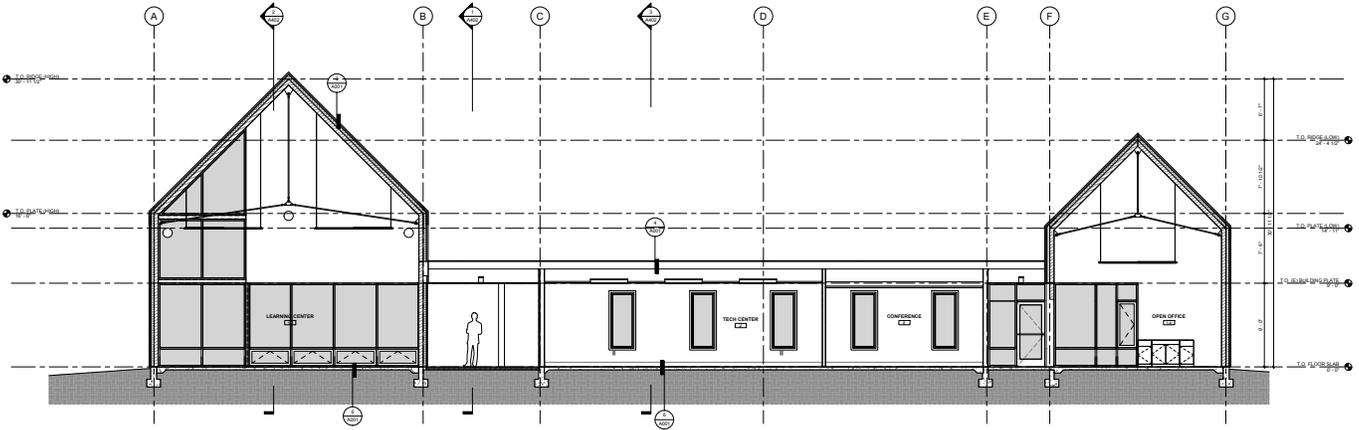
LEGEND

- ASSEMBLY TAG REFER TO ASSEMBLY 4000
 - DOOR TAG REFER TO DOOR SCHEDULE 4000
 - (S) WALL ASSEMBLY
 - (N) HEAVY TIMBER COLUMN
 - (F) FENCING
 - (D) DOWN SPOUT
 - (C) FLOORING TRANSITION, CENTER IN DOORWAY TYP.
- GRAPHIC SCALE**
- IF THIS SHEET IS NOT SHOWN AT A REDUCED PLOT SCALE ACCORDINGLY

THE CHILDREN'S COURSE
THE CHILDREN'S COURSE
LEARNING CENTER
RENOVATION & ADDITION
 CLASBONE, ARIZONA, 2021
 80% GS SET
 REVISIONS
 NO DATE DESCRIPTION
 PROJECT TITLE
FLOOR PLAN
 PROJECT CODE
 DATE
 DRAWN BY
 CHECKED BY
A101



1 BUILDING SECTION - LONGITUDINAL BUILDING SECTION LOOKING WEST



2 BUILDING SECTION - LONGITUDINAL THRU CLASSROOM / CONFERENCE



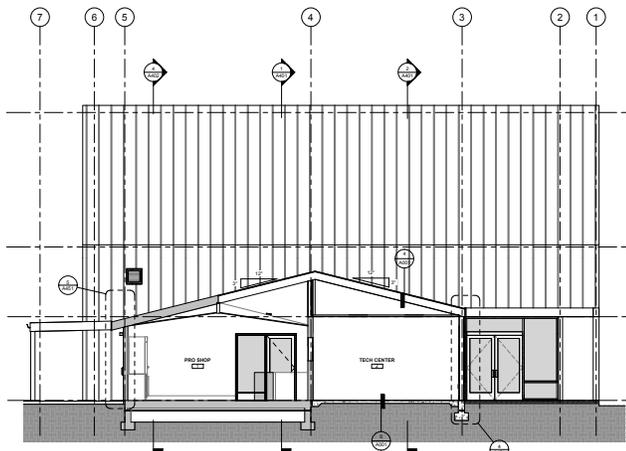


THE FIRST TILE OF COURSE - THE CHILDREN'S COURSE
THE CHILDREN'S COURSE
LEARNING CENTER
RENOVATION & ADDITION
OF AUSTINE, TEXAS

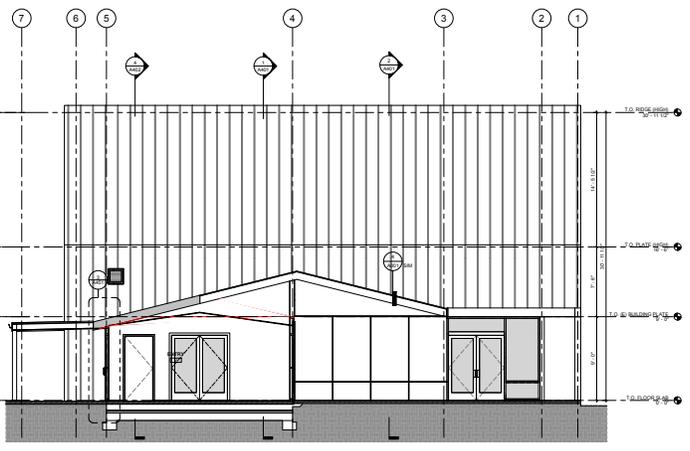
REVISIONS	NO.	DATE	DESCRIPTION

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 DRAWN BY: **ME**
 CHECKED BY: **DMPO**

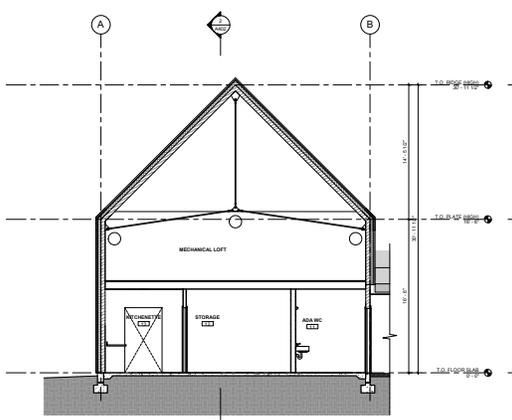
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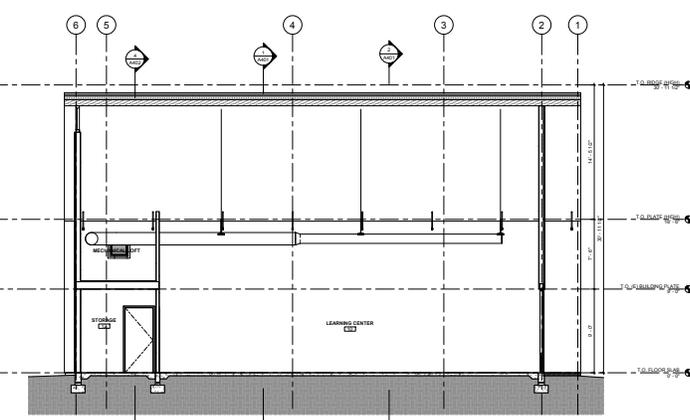
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1/8" = 1'-0"



1 BUILDING SECTION- TRANSVERSE BUILDING SECTION 1 LOOKING SOUTH
1/8" = 1'-0"



4 BUILDING SECTION- MULTI-PURPOSE TRANSVERSE SECTION
1/8" = 1'-0"

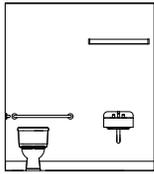


2 BUILDING SECTION- MULTI-PURPOSE LONGITUDINAL SECTION
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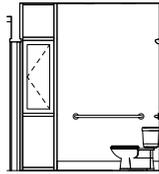
THE FIRST STEP OF DESIGN - THE CALIFORNIA COURSE
THE CHILDREN'S CENTER
LEARNING CENTER
RENOVATION & ADDITION
 COLLEGIATE AVENUE, SAN DIEGO, CA

BPN 103 SET
 REVISIONS
 NO. DATE DESCRIPTION
 SHEET TITLE
BUILDING SECTIONS
 PROJECT: 17066
 DATE: 3 MAY 2016
 DRAWN BY: MSL
 CHECKED BY: DMPO
A402

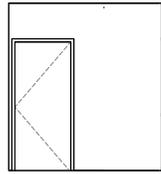
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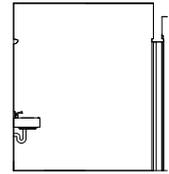
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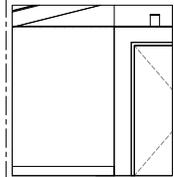
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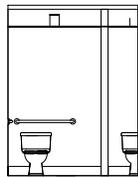
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12'-0" x 11'-0"



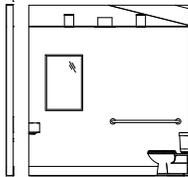
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12'-0" x 11'-0"



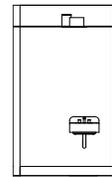
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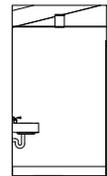
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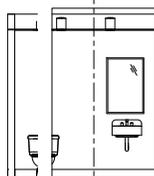
6 RESTROOM ROOM 5 - NORTH ELEVATION
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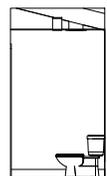
5 RESTROOM ROOM 5 - WEST ELEVATION
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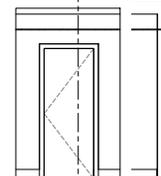
12 RESTROOM ROOM 6 - SOUTH ELEVATION
12'-0" x 11'-0"



11 RESTROOM ROOM 6 - EAST ELEVATION
12'-0" x 11'-0"



10 RESTROOM ROOM 6 - NORTH ELEVATION
12'-0" x 11'-0"



9 RESTROOM ROOM 6 - WEST ELEVATION
12'-0" x 11'-0"

PRINTED ON RECYCLED PAPER

IF THIS SHEET IS NOT SHOWN AT A REDUCED PLOT SCALE, ACCORDINGLY

ARCHITECTURAL
STANDARD
1000 Series
1000 Series
1000 Series

Children's
Learning Center

THE UNITED FILE OF OREGON - THE CALDWAY COURSE
THE CHILDREN'S COURSE
LEARNING CENTER
RENOVATION & ADDITION
CLARK COUNTY, OREGON

8/11/10 SET

REVISIONS

NO. DATE DESCRIPTION

SHEET TITLE

INTERIOR
ELEVATIONS

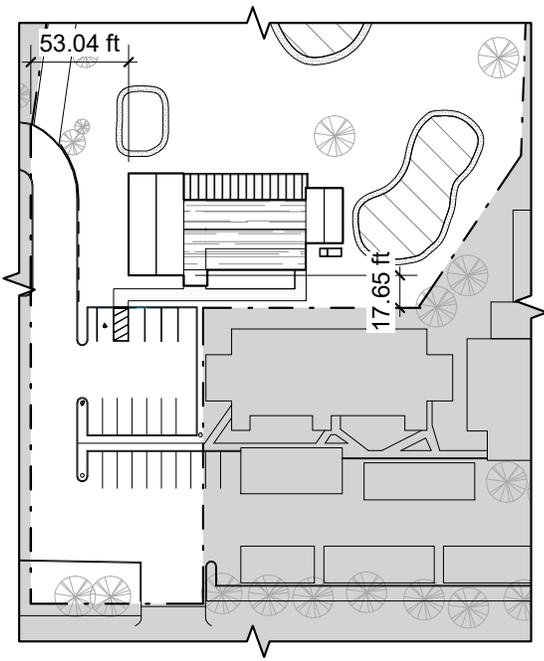
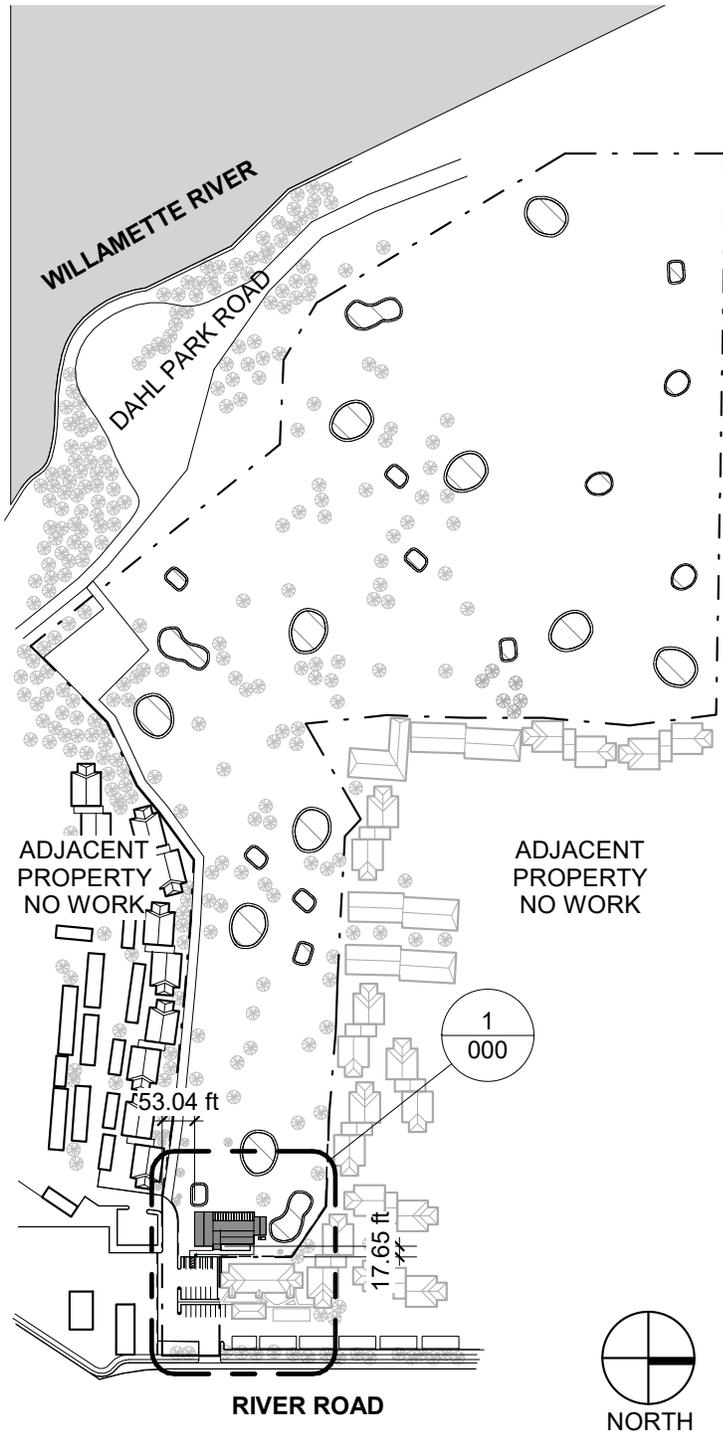
PROJECT: 1000

DATE: 3 May 2010

DRAWN BY: Author

CHECKED BY: Owner

A-801



2 PLAT PLAN
000 1" = 300'-0"

1 AREA OF WORK
000 1" = 100'-0"



THE CHILDREN'S COURSE LEARNING CENTER
RENOVATION & ADDITION

FIRST TEE CLUBHOUSE

PLAT PLAN	
PROJECT#:	17025
DATE:	05/21/19
DRAWING#:	000



THE CHILDREN'S COURSE
LEARNING CENTER RENOVATION & ADDITION

PRELIMINARY
NOT FOR
CONSTRUCTION

REVISED: 11/11/2019

THE STATE TITLE OF ARCHITECT • THE CHILDREN'S COURSE

PROJECT:

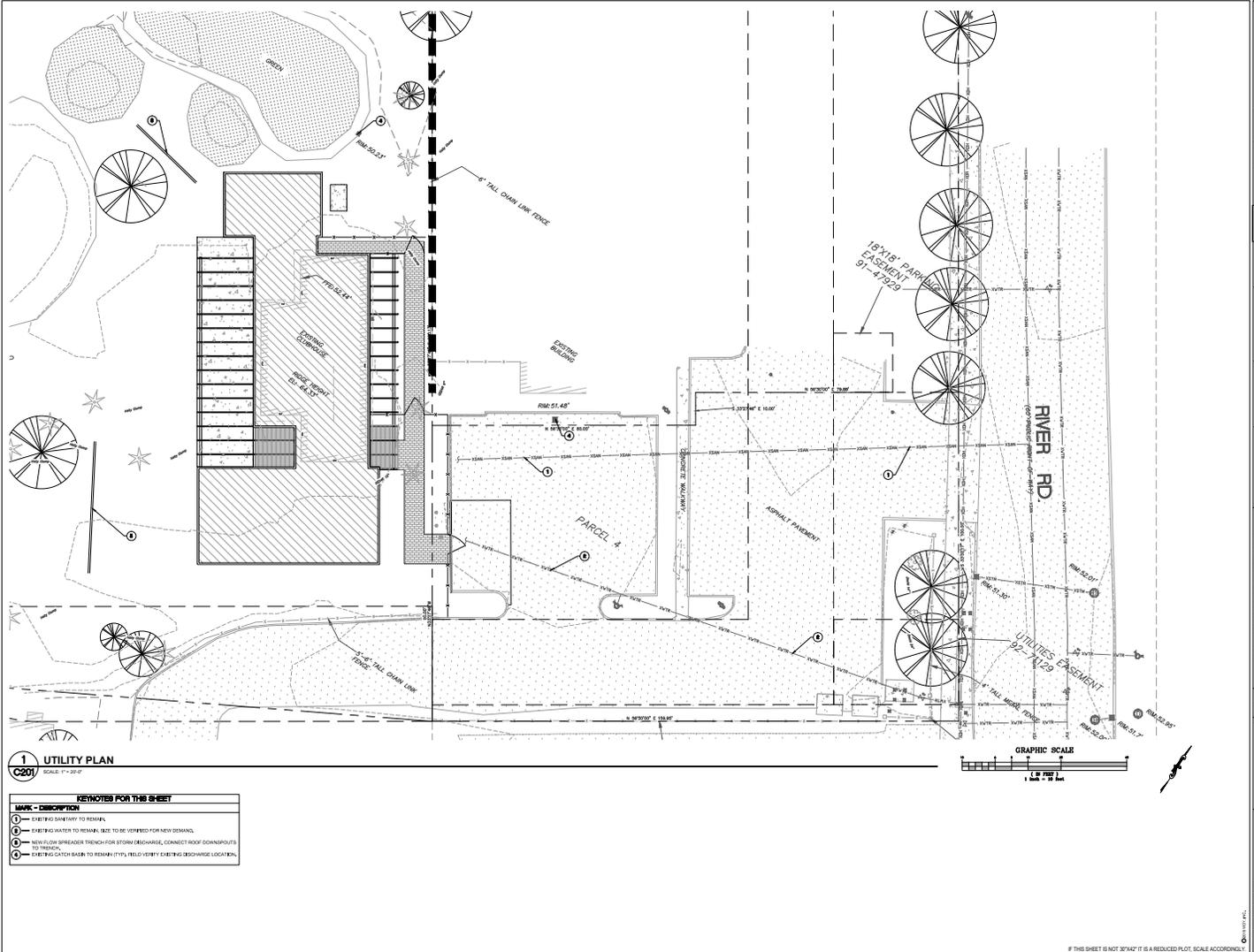
EXISTING CONDITIONS

REVISIONS	DATE	DESCRIPTION

DESIGNED BY: JLB
CHECKED BY: JLB
DATE: OCTOBER 24, 2019
SCALE: 1/8" = 10'

C101

IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PLOT SCALE ACCORDINGLY.



RECEIPT

Dr-90-7

CITY of GLADSTONE

GLADSTONE, OREGON

Rec'd From Ruegreen's Golf Date 6/27 1990

Address _____

City _____

ACC'T NO.	RECEIVED FOR THE FOLLOWING:	AMOUNT
	Major Partition fee	50.00
	Ruegreen's Photo	
	acct 1042485	

CASH	CHECK OR M. O. NO.	TOTAL RECEIVED \$
	X	50.00

By JL

No. **41793**

UARCO® Business Forms - W 800-445-1415; 800-435-9676 (IL)

RECEIPT

W-90-7

CITY of GLADSTONE

GLADSTONE, OREGON

Rec'd From CSM Corp Date 6/27 1990

Address 680 Kasota Ave

City Madras Madras

ACC'T NO.	RECEIVED FOR THE FOLLOWING:	AMOUNT
	<i>design review fee</i>	<i>3486.00</i>
	<i>Rivergreen Phase II</i>	
<i>Acct # 1042485</i>		

CASH	CHECK OR M. O. NO.	TOTAL RECEIVED \$
	<i>X</i>	<i>3486.00</i>
		By <i>JH</i>

No. **41792**

JARCO® Business Forms W 800-445-1415; 800-435-3876 (IL)

DR-90-7

Map in Storage
Room

Rivergreen II Dr 90-7

1. DASH AC Pk. closure language

2. DRIVE ROAD IMPROVEMENTS

- LEFT TURN REFUGE

- CW-DE-SEE DISCUSSION

- NOT RECOMMENDED @ THIS TIME

3. CLOSING AUXILIARY ACCESS ^(GOMELASHIN) THAT'S SOUTH OF
VTG. DASH AC - Pk.

4. ENTRANCE FACILITATE FIRE TRUCK MOVEMENT
50' RADIUS FOR CORNERS

Dr-90-7

CSM CORPORATION

680 Kasota Avenue, Minneapolis, Minnesota 55414 (612) 623-3311
Telecopier (612) 623-0615

July 6, 1990

Mr. Jonathan Block
Administrative Asst.
City of Gladstone
525 Portland Ave.
Gladstone, OR 97027

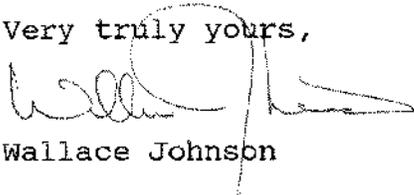
Re: Rivergreens Apartments
Gladstone, Oregon

Dear Mr. Block:

Enclosed is a signed Application for Design Review for the subject property. You should have previously received under separate cover the additional sets of plans which you requested.

Please let me know if there is anything further you need for the hearing on the 19th.

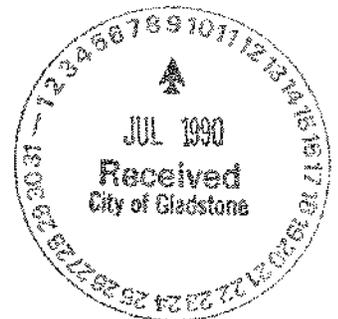
Very truly yours,



Wallace Johnson

Enclosure

WJ/vb



File DR 90-7

**CITY OF GLADSTONE
APPLICATION FOR DESIGN REVIEW**

Received 4/27/90
By JB
Fee \$ \$ 3486

TO: THE CITY OF GLADSTONE

The undersigned petitioner(s) is/are (check one) owner _____ purchaser X lessee _____
other _____ (explain)

APPLICANT(S) CSM Corporation, 680 Kasota Avenue, Minneapolis, MN 55414 (612) 623-3311
% Wallace Johnson, P.O. Box 108, Boise, ID 83701 (208) 343-6438
(Name and Address) (Phone)

LEGAL DESCRIPTION See attached survey
(Lot) (Block) (Plat)

(Tax Lot) (DLC) (Section) (Township) (Range)

PROPERTY DIMENSIONS: Width _____ Depth _____ Total Area Approx. 6.5 Acres
Open &
Present Zone High Density Residential **Surrounding zone(s) and uses** High Density Residential &
golf course to the North, commercial to the East, and Park land and open space to the South
and West.

REQUEST:

Request is for Design Review approval of the Phase II, 150 unit Rivergreens Apartment
Development.

10/19/89
Date

*resubmitted
6/27/90
JBloch*


(Owner's Signature)
680 Kasota Ave. - Mpls. MN, 55414
(Address)
(612) 623-3311
(Phone)

Dr - 90 - 7

GLADSTONE PLANNING COMMISSION MINUTES

APRIL 18, 1989

Roll Call: The following Planning Commission Members answered the Roll Call: Chairman Douglas Galash, Carl Gardner, Collin Matheny, Alan Baucom, Mary Sieckmann and Bert Leonard. Sharon Alexander was unable to attend the meeting.

Staff: Deanne Darling, City Attorney; John Borge, City/County Planner, and Jonathan Block, Administrative Assistant.

Minutes: Bert Leonard requested that the minutes of the March 21, 1989, meeting be corrected to reflect that he was present. Noting that change, the Minutes of the March 21, 1989, meeting were approved as corrected.

VAR-89-2: The Chairman opened the Public Hearing for considering VAR-89-2. Staff presented a letter from the applicant requesting a two month extension of the hearing, citing a family emergency. The City Attorney suggested that staff secure a statement from the applicant waiving their rights to the State Land Use Laws that pertain to the timing of land use decisions.

CU-89-1: The Chairman opened the Public Hearing for Conditional Use request, CU-89-1 and discussion of Design Review DR-89-2, the Bruttger Companies, for a proposed multi-family development on the Rivergreens Golf Course Property. John Borge presented the Staff Report and requested that Condition L be deleted therefrom, noting that only Phase II of the proposed development would be contingent upon the property exchange.

Presenting the proposal were Roger Olson, Real Estate Development Officer, and Wallace Johnson, Vice-President of the Bruttger Companies, P. O. Box 399, St. Cloud, Minnesota 56302, and Tom Wilson, Architect, 1403 Broadway Avenue, Boise, Idaho 83706.

There was no one in the audience to speak in favor or in opposition to the proposal. The City Attorney had recommended some language changes in the recommendations. A motion was made by Alan Baucom, seconded by Mary Sieckmann, to recommend Conditional Use approval to the City Council and grant preliminary Design Review approval of Phase I only based upon the Findings and Conclusions in the Staff Report and the following conditions:

A. Street improvements on River Road to be installed on property frontage pursuant to street improvement plans, including sidewalks, as approved by staff. Such street improvements will need to consider

PLANNING COMMISSION MINUTES

April 18, 1989

Page Two

Dr-90-7

the impacts of traffic moving in and out of the site. Specific approval of these improvements shall be subject to a final traffic analysis that includes a response to the staff concerns in a letter dated April 6, 1989.

B. The applicant shall submit building elevation plans identifying the proposed materials and appearance of the proposed structures. Additionally, a color board and/or rendering shall be provided to identify the image of the structures. Specific attention shall be given to the garages fronting River Road in order to encourage a high image for this development. Design plans for the carports fronting River Road shall be submitted demonstrating a pitched roof design and placement plan acceptable to staff. All plans to be staff approved.

C. As stated in the Staff Report.

D. As stated in the Staff Report.

E. As stated in the Staff Report.

F. Slope re-vampment work along the westerly portion of the development and wrapping along the southerly property line in front of buildings B, A, L, and I shall be completed pursuant to plans approved by city staff. Said plans to be engineered for slope stability and submitted no later than building plan submittal.

G. As stated in the Staff Report.

H. As stated in the Staff Report.

I. As stated in the Staff Report.

J. As stated in the Staff Report.

K. Security lighting shall be completed in a manner to avoid spill-over glare onto adjoining properties. Applicant shall submit engineered site lighting plans consistent with IES Standards, including but not limited to, average maintained illumination levels and maximum to minimum ratios. Lighting plans to be approved by city staff.

L. Delete.

PLANNING COMMISSION MINUTES
April 18, 1989
Page Three

Dr-90-7

M. As stated in the Staff Report.

N. As stated in the Staff Report. Plans to meet city staff approval.

O. Delete.

P. All site improvements shall be completed prior to building permit approval or guaranteed by an irrevocable letter of credit or cash deposit per city attorney approval.

Q. As stated in the Staff Report.

R. Retain all street trees identified on the site plan.

S. Submittal of revised parking lot plans which accommodate turning radius for fire apparatus, including removal of parking spaces and additions of planter areas, per city staff approval.

T. Phase I is subject to final Design Review approval by the Planning Commission or staff and potential imposition of further conditions.

U. Property owner shall test fire hydrants annually and submit test reports promptly to city.

A roll call vote was taken with the following results: Mr. Leonard, yes; Mr. Baucom, yes; Ms. Sieckmann, yes; Mr. Matheny, yes; Mr. Gardner, yes; and Chairman Galash, yes. The motion passed unanimously.

CU-89-2:

The Chairman opened the Public Hearing for Conditional Use CU-89-2, to convert an existing office facility into a residence at 1035 Portland Ave. John Borge presented the Staff Report.

Charles Kindt, Executive Director of Northwest Housing Alternatives, 2316 S. E. Willard, Milwaukie, OR 97222, appeared to present the proposal. There was no one in the audience to speak for or against the proposal.

DR-90-7

City of GLADSTONE



City Hall
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5223

Police Department
535 Portland Avenue
Gladstone, OR 97027
(503) 656-4253

Fire Department
525 Portland Avenue
Gladstone, OR 97027
(503) 656-4253

Public Library
135 E. Dartmouth
Gladstone, OR 97027
(503) 656-2411

Senior Center
1050 Portland Avenue
Gladstone, OR 97027
(503) 656-7701

City Shop
1859S Portland Avenue
Gladstone, OR 97027
(503) 656-7957

PLANNING STAFF REPORT/RECOMMENDATION TO PLANNING COMMISSION

FACTS - File No.: CU-89-1, DR-89-2
Application Name: Rivergreens Apartments
Date: April 6, 1989

I. GENERAL INFORMATION

A. **PROPOSAL:** This application is a request for a conditional use approval of dwellings in the commercial district and design review approval for 208 apartments at the Rivergreens golf facility on S.E. River Road.

LOCATION: 19825 S.E. River Road, on the west side of River Road just north of its intersection with Arlington and McLoughlin Boulevard.

LEGAL DESCRIPTION: T2S, R2E, Section 19D, Tax Lots 600 and 900; T2S, R2E, Section 19DD, Tax Lot 5200, 5300, and 5400

ZONE: C-3, General Commercial for Tax Lots 5200, 5300, and 5400; MR, Multifamily Residential for Tax Lots 600 and 900

COMPREHENSIVE PLAN: General Commercial for Tax Lots 5200, 5300, and 5400; High Density Residential for Tax Lots 600 and 900

APPLICANT: Brutger Companies Inc.

B. **SITE DESCRIPTION:** The subject property is located on the west side of River Road, just north of the Arlington/McLoughlin Boulevard intersection. The site is currently referred to as the Rivergreens golf course site. Improvements on the site include an existing single family residence and detached garage, clubhouse for the golf course facility, and additional maintenance buildings. A substantial portion of this property is currently used as a golf course. Vegetation includes scattered deciduous and conifer trees throughout a turf base.

Dr-10-7

Near the River Road frontage are a number of buildings that have historically been used for various commercial uses and large amounts of storage areas that have historically been used for the storage of automobiles.

The terrain of the property consists of two significant levels. An upper level where the development is proposed is the site of the existing golf course improvements, including the single family residence. The lower level is entirely in golf course usage. This lower level is within the 100-year floodplain of the Willamette River. The Willamette River Greenway runs along the westerly boundary of the existing golf course as per Ordinance 985, adopted in 1981.

VICINITY DESCRIPTION: The subject property is located on the westerly fringe of the McLoughlin Boulevard commercial corridor. To the north, west, and south of the property are the Meldrum Bar and Dahl Parks currently operated by the City of Gladstone. To the northeast of the site, and contiguous to the site, is an existing multifamily complex. To the east and southeast of the site are various commercial uses including a photography studio, restaurant, and an auto sales facility. River Road is classified as a minor arterial, and McLoughlin Boulevard is classified as a major arterial. Traffic flows can be expected to be of moderate volume on River Road. Additionally, the site is designated as having a bikeway running adjacent and through the property.

Sewer is available to the site. Water, though in need of improvement to flow and volume, is also available to the site.

II. FINDINGS

This application is subject to Chapter 17.68 of the Gladstone Municipal Code, regarding conditional uses, and Chapter 16.36, regarding design review. Additionally, Chapter 17.44 and Chapter 17.60, regarding the General Commercial zoning district and Supplemental Provisions, are applicable to this application.

III. CONCLUSIONS

The Planning staff has reviewed this application in reference to the applicable standards outlined in the Gladstone Municipal Code and Gladstone Comprehensive Plan. This application meets the minimum requirements identified in said code and plan contingent upon improvements commensurate with the level of development. This application is proposed for a site that was recently involved in a land trade between the Oregon Department of Transportation and Charlie Thomas (see File ZC-87-2 and ZC-87-3, Dahl Park and Jenson Property). The appraisals for this land trade have been completed and are currently being reviewed by the state. This proposal is in anticipation of this land trade being finalized.

W-90-7

The conditional use portion of this application proposes to place apartments in a General Commercial zoning district. The staff has reviewed the applicable sections with regard to this proposal and makes the following conclusions:

- A. The applicant has proposed a large development that includes a number of different properties. Most of these properties are zoned for the proposed residential use; however, there are some parcels fronting River Road that require a conditional use for the residential use. Because of the significant size of the proposed development, it appears reasonable to include those properties zoned commercial into this development, as these properties play an integral role in the overall golf course/residential development scheme. The golf course and residential portions of the site will be under separate ownerships; however, the applicant has shown that the relationship between them is more than compatible and is consistent with City standards.
- B. The public facilities appear capable of handling the overall development, provided the applicant makes some improvements to these facilities. Street, waterline, and sewer improvements will be necessary to accommodate the proposed intensity of development. Additionally, the Comprehensive Plan identifies a proposed bike path to extend through the commercial portion of this property and extend southerly to connect to the Dahl Park area. The specific location of this proposed path can be relocated to skirt the periphery of this project to allow the security aspects of this project to remain uncompromised. A gate at the front of the residential facility to prevent unauthorized persons from entering the facility can be possible if the applicant provides a way for connecting a bicycle path along the periphery of this project to the existing park areas along the Clackamas and Willamette Rivers. One such alternative would be to skirt the southeasterly portion of the project's boundaries with such a path and allow it to wind down to the Clackamas River area. Additionally, it is necessary to participate in providing a bicycle path for the Jenson Road access to these parks. Because Phase II of the overall project is not being included in this review, the proposed bicycle path shown to connect River Road with the Clackamas River portion of Dahl Park will be considered later.
- C. The impact of a residential use to the commercial property fronting River Road would in fact be less than that realized by a commercial use. The proposed residential use on this commercial property will include a large parking area that is intended to later serve the golf course clubhouse proposed to be located close to this commercial zone. The impact of a parking area to serve the proposed clubhouse and residential use will not adversely affect the surrounding properties.
- D. Water is currently available to the site; however, improvements to the system are needed in order to assure adequate flow and pressure. There is an existing 24-inch water line in McLoughlin Boulevard that will need to be connected to to serve this

Jr-90-7

development. Curran-McLeod, Inc. Consulting Engineers reviewed various options for providing the most appropriate intertie to accomplish this endeavor. Their recommendation was to loop a 12-inch line, pursuant to specific requirements, that would connect the existing 24-inch line in McLoughlin Boulevard with the existing 6-inch line on River Road. This would provide for a looped system that would improve flow and pressure to the subject site.

- E. Sewer improvements will need to be completed pursuant to the City of Gladstone's requirements in order to adequately serve this site. Such sewer improvements will include connecting to the existing sewer line at the McLoughlin/Arlington intersection. Such connection will need to be completed pursuant to the City of Gladstone standards.
- F. Transportation improvements will be necessary in order to accommodate the impact this development will have on River Road and perhaps McLoughlin Boulevard. The applicant has had a traffic study completed for this site by a consulting traffic engineer (S.E. River Road near Jenson Road traffic analysis; Robert Keech Associations, Inc.). This analysis made recommendations in regards to left-turn refuge lanes entering into the site and a number of lanes entering and exiting the site. This plan was reviewed by the staff and appears to have left some questions unresolved. Therefore, the specific improvements regarding access and refuge lanes are not yet confirmed. It is clear there will be street improvements, including sidewalks, required for the River Road frontage along this site.
- G. A portion of the site is located within the 100-year floodplain. Development, including fill, will need to be completed pursuant to the flood hazard development guidelines in the Gladstone Municipal Code.

The applicant has submitted an overall master plan for Design Review identifying how the entire property is intended to be developed. This application is for specific review of Phase I only and, based upon this review, the staff makes the following conclusions:

- A. There will be some revampment work necessary along the westerly portion of the property in order to allow building placement and fire apparatus compatibility. Specifically, there needs to be enough room between the buildings and the edge of the slope for fire personnel to get in and out, including placement of ladders. The proposed plan identifies a manner of accomplishing this building placement for fire personnel compatibility by placing revampment work along the bank of the site. This has been reviewed by the Fire Chief and it meets his approval. This revampment work will need to be engineered for slope stability.
- B. The placement of the building and parking area has been designed in a sensitive manner to respect the existing features of the site. A significant number of trees have been proposed to be

Dr-90-7

retained. The most significant specimen shown to be saved, an approximately 50-inch Maple, is currently located by the clubhouse near the southwest corner of the proposed development. Staff does have concerns regarding the placement of Building L, in that it does not intrude upon the canopy or root structure of this tree. By moving Building L slightly north, south, or east, it may be possible to provide better protection for that tree. The staff encourages the applicant to review all design alternatives to provide the best protection for this specimen.

- C. The existing multifamily development to the north and east of the property will be impacted by this development simply because of the change of the fairly vacant parcel (golf course) into a multifamily housing development. A board-on-board fence appears necessary along the easterly property line adjacent to Buildings O and P, and extending north to the property line adjoining Jenson Road. Additionally, it may be necessary to bring additional fencing around the corner of the property by Building P and run this fencing in an easterly manner along that north property line to protect the integrity of the existing structures to the north. This does not mean to run a board-on-board fence the entire length of that property line, but just up to the existing tree line.
- D. Some minor modification in the parking area will be necessary to accommodate the turning radius of fire apparatus. The removal of parking spaces near some of the corners and a reduction of the some of the planter areas may be necessary pursuant to review from the City staff. Additionally, this parking area needs to have a few more planter areas with trees to break up the large expanse of parking. Specifically, that area along the north property line connecting River Road needs an additional planter area between the garages and River Road. This is the same for that large expanse of parking spaces fronting Buildings A and B at the rear of the property.
- E. Building profiles for all the structures except Building A have yet to be submitted. A colorboard and/or rendering identifying the types of materials and proposed finishing of the structures is necessary prior to final approval.
- F. The proposed garages shown along the frontage of River Road need specific attention in order to prevent a flat-roofed barracks style appearance. The applicant shall submit additional details regarding these garages. The staff recommends either staggering the roofs or providing some other architectural relief to enhance the image.
- G. Additional attention shall be given to the frontage along River Road to include either a rock or brick wall and landscaping.

IV. RECOMMENDATION

The Planning staff recommends conceptual approval of this proposal subject to the following conditions:

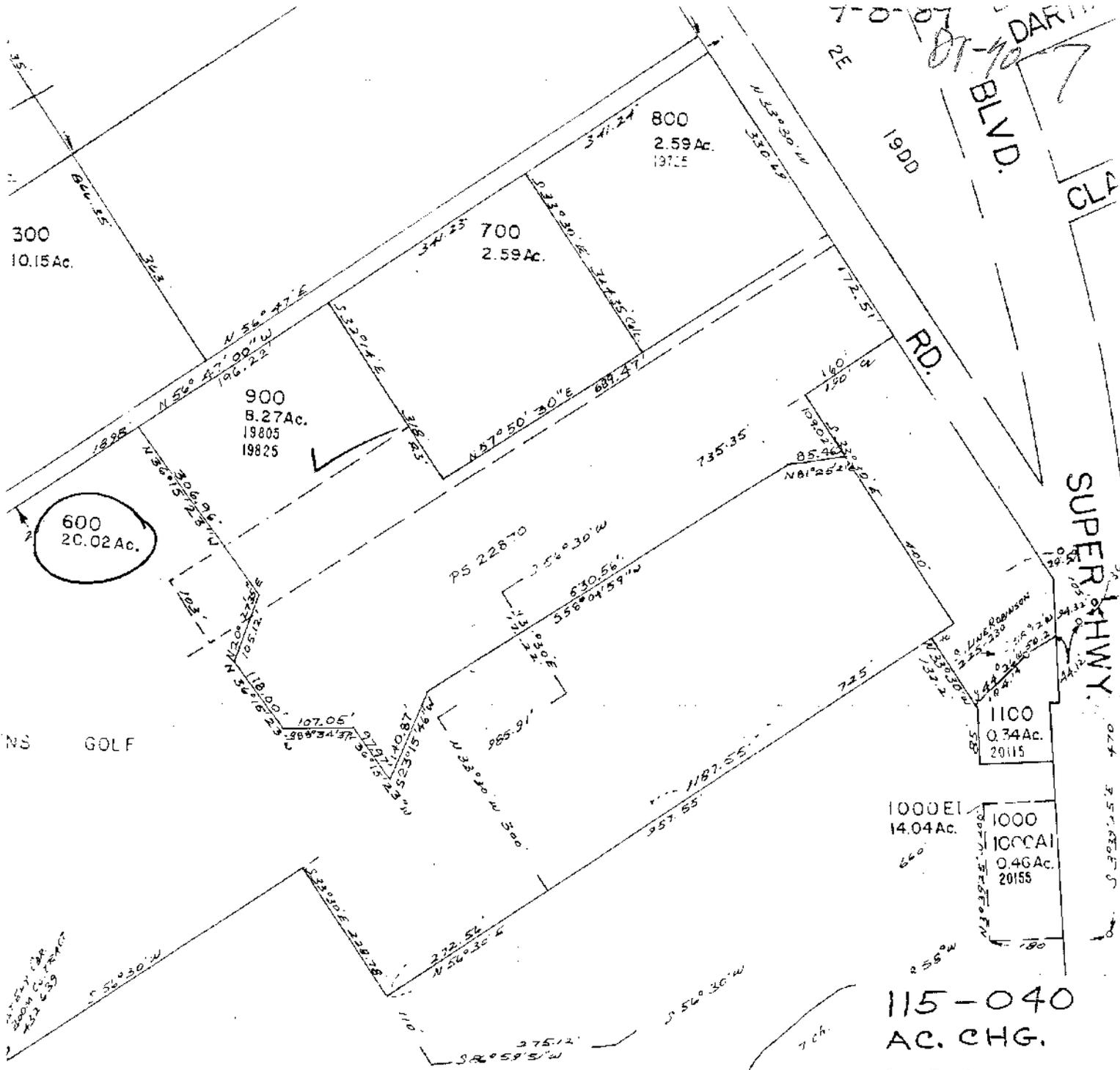
Dr 90-7

- A. Street improvement plans, including sidewalks, shall be submitted to the City of Gladstone. Such street improvements will need to consider the impacts of traffic moving in and out of this site. Specific approval of these improvements shall be subject to a final traffic analysis that includes a response to the staff concerns in a letter dated April 6, 1989.
- B. The applicant shall submit building elevation plans identifying the proposed materials and appearance of the proposed structure. Additionally, a colorboard and/or rendering shall be provided to identify the image of the structures. Specific attention shall be given to the garages fronting River Road in order to encourage a high image for this development.
- C. The applicant shall make waterline improvements to accommodate this development pursuant to the Curran McLeod, Inc. Consulting Engineers report. This includes the extension of a 12-inch waterline for appropriate water capacity. These improvements shall be constructed pursuant to the City of Gladstone's requirements.
- D. Development shall be connected to and served by the existing sewer pursuant to the City of Gladstone standards.
- E. Storm drainage improvements shall be provided as per the requirements of the Gladstone Department of Public Works.
- F. The slope revampment work necessary along the westerly portion of the development and wrapping around the south southerly property in front of Buildings B, A, L, and I shall be engineered for slope stability and submitted no later than the building permit submittal.
- G. The placement of fill, and construction of the structures located in the 100-year floodplain shall meet the minimum standard of the Flood Hazard regulations of the Gladstone Municipal Code as approved by City staff.
- H. A board-on-board fence shall be placed along the northeasterly property line that separates this proposed development from the existing multifamily development to the northeast. This board-on-board fence shall extend south from River Road and wrap around easterly along that northerly property line just north of Buildings K and J to that point where the tree line starts.
- I. The applicant shall provide bicycle path improvements to Jenson Road and anticipate additional bicycle path improvements along the periphery of Phase II. The Jenson Road bicycle path improvement will occur on an existing road bed in a meandering fashion. The specific design of this path shall be reviewed by City staff prior to construction.
- J. The proposed sign shown to be located at the entrance to River Road shall receive specific approval from the City staff prior to placement.

Do-90-7

- K. Security lighting shall be completed in a manner to avoid spillover glare onto adjoining properties.
- L. This approval is contingent upon the property exchange between the State of Oregon and Charlie Thomas being completed.
- M. All utilities shall be placed underground.
- N. A final landscape plan shall be submitted that includes the specific type of trees being proposed. Additionally, the plan shall include the type, style, and size of wall that will be necessary along the River Road frontage, the location of light standards, the manner of enclosing the trash receptacles, and the location of the mailboxes serving the facility.
- O. This proposal is approved for a period of one year following the date of approval, as per Chapter 16.36.230 of the Gladstone Municipal Code. If at the end of that time construction has not begun, this design review approval shall become null and void.
- P. All improvements shall be completed prior to building permit approval, or there shall be a submittal of a guarantee by an irrevocable letter of credit, cash deposit, or bond.
- Q. Phase II of this development will require specific design review approval and, though the overall conceptual plan has been approved, the approval of the Phase I portion of the development does not include any features in the Phase II element.

0406/901-2/jb:mp



115-040
 AC. CHG.
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 & TL 05300
 22E19D
 BOOK 18



CLACKAMAS
 3-53 Gladstone

DLC NO. 41

21.15 Ac. 2004 Cal. 732 639
 21.15 Ac. 2004 Cal. 732 639

otak

P.L.L.
Architects, P.C.

Architecture • Civil Engineering • Development Services • Landscape Architecture • Land Planning • Urban Design • Surveying

Dr-90-7

July 27, 1989

Mr. Jonathan Block, Administrative Assistant
CITY OF GLADSTONE
525 Portland Avenue
Gladstone, OR 97027

Re: Rivergreens Development
Project #2622

Dear Jonathan:

This letter is to confirm our conversations on Tuesday, July 25, 1989, regarding the proposed sale and resulting lot line realignment of a portion of the subject site. My records indicate we discussed and agreed to the following:

1. That because the number of original and proposed parcels is unchanged, there is no partition of the subject property, and there is in fact a lot line adjustment of the parcel lines;
2. That the City of Gladstone has no formal Lot Line Adjustment procedures, and, therefore, the proposed realignment is not subject to application and formal review as long as the resulting lots are in conformance with the City zoning requirements with regard to size, width, and public road frontage;
3. That both Parcel I and Parcel II as shown on the accompanying map meet or exceed City zoning requirements and hence the City has no reservations or objections to the proposed lot line realignment;
4. That though Parcel I and II consist of tax lots with varying zoning designations, they are still viable and developable parcels, and in fact it is not an uncommon occurrence for single parcels to have two or more zoning designations.
5. With respect to proposed Phase 2 of this development, because that future parcel may not have direct public road frontage and access will be accomplished by an ingress and egress easements across Parcel I, that proposed development is subject to Major Partition requirements, and application for the same should be made at the same time as Development Review Submittal.

If your recollections vary from what I have described above, please let me know immediately, as they may have a direct effect on the proposed sale and development of the property.

Lake Oswego Office: 17350 S.W. Boones Ferry Road • Lake Oswego, Oregon 97035 • (503) 635-3618
Vancouver Office: 101 East 8th Street, Suite 54 • Vancouver, Washington 98660 • (206) 695-0357
Kirkland Office: 25 Central Way #305 • Kirkland, Washington 98035 • (206) 822-4446



Dr-90-7

Mr. Jonathan Block, Administrative Assistant
CITY OF GLADSTONE

July 27, 1989

I have enclosed, by your request, a map showing the proposed parcelization of the site. If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

OTAK, INCORPORATED



Jack A. Carlson, P.L.S.
Principal

JAC:sw
ENC

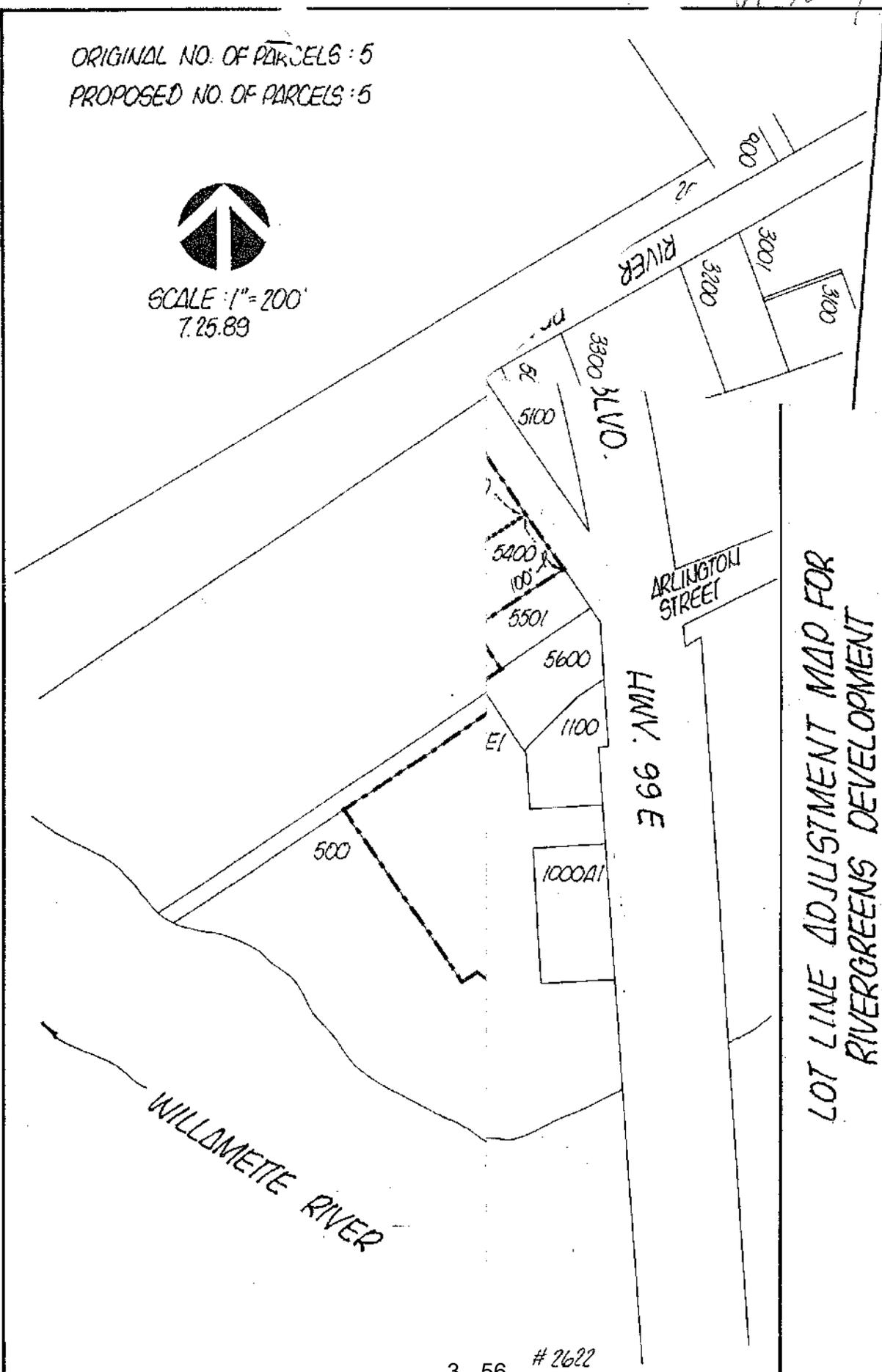
CC: Mr. Terry Hauck, SCHWABE WILLIAMSON & WYATT
Mr. Don Hutchinson, ROBERT H. ZINK COMPANY, INC.

11-90-7

ORIGINAL NO. OF PARCELS: 5
PROPOSED NO. OF PARCELS: 5



SCALE: 1" = 200'
7.25.89



101 E. 8th Street, Vancouver, WA 98660
25 Central Way, #205, Kirkland, WA 98033 (206) 822-4446

LOT LINE ADJUSTMENT MAP FOR
RIVERGREENS DEVELOPMENT
T/L 600, 900, 2-2E-19D
T/L 5200, 5300, 5400, 2-2E-19D
CSM CORPORATION

91-90-7

File DR 89-8

CITY OF GLADSTONE
APPLICATION FOR DESIGN REVIEW

Received 10/20/89
By JLB
Fee \$ 3408

TO: THE CITY OF GLADSTONE

The undersigned petitioner(s) is/are (check one) owner _____ purchaser X lessee _____
other _____ (explain)

APPLICANT(S) CSM Corporation, 680 Kasota Avenue, Minneapolis, MN 55414 (612) 623-3311
% Wallace Johnson, P.O. Box 108, Boise, ID 83701 (208) 343-6438
(Name and Address) (Phone)

LEGAL DESCRIPTION See attached survey
(Lot) (Block) (Plat)

(Tax Lot) (DLC) (Section) (Township) (Range)

PROPERTY DIMENSIONS: Width _____ Depth _____ Total Area Approx. 6.5 Acres

Present Zone Open & High Density Residential Surrounding zone(s) and uses High Density Residential & golf course to the North, commercial to the East, and Park land and open space to the South and West.

REQUEST:

Request is for Design Review approval of the Phase II, 150 unit Rivergreens Apartment Development.

10/19/89
Date

Wallace Johnson
(Owner's Signature)
680 Kasota Ave. St. Paul, Mn. 55414
(Address)
(612) 623-3311 / (208) 343-6438
(Phone)

May 1, 1989

WCO 355
J-90-7

Keech Associates, Inc.
1225 NW Murray Blvd. Suite #206
Portland, Oregon 97229
(503) 641-6333

RON PARTCH

John Borge, Planner
Clackamas Co. Dept. of Transportation & Development
902 Abernathy Road
Oregon City, Oregon 97045

RE: Traffic Analysis for SE River Road near Jenson Road.

John:

Our office has reviewed your letter of April 12, 1989 concerning our traffic impact analysis and the following represents our response to each of your comments:

1. Comment: The discussion of a left-turn refuge on River Road into the subject property appears to need more detail in justifying the conclusions and recommendations. Specifically, Table D, page 7, refers to criteria based on "volume warrants for left-turn refuges on four-lane streets..." Is this criteria really applicable to River Road, which is a two-lane facility?

This was an error and should have read "volume warrant for left-turn refuges on two-lane streets, (see legend on analysis sheets in appendix F).

2. Comment: Additionally, the percentage of forecast left turns into the site is close to the percentage at which a left turn refuge would be needed. What provisions should be made if the percentage of left turns warrants a refuge?

The left warrants comparison is a guideline which indicates that a left turn refuge should be considered. The installation of the refuge would then be based on engineering judgement, (ie. the consideration for sight distance, certainty in projections, etc.). I would consider that a refuge is necessary if warrant is met because of the uncertainty of traffic flows in an urban situation.

3. Comment: Additionally, the applicant has indicated there will be a security gate placed at the entrance to River Road. The impact of the delay on traffic entering the site because of this security gate needs to be addressed. What is the effect on traffic on River Road waiting to turn into this site?

Dr-907

The effects of vehicles queuing back onto River Road would be a significant impact. The city should not allow this situation to take place. The question is not to create a refuge on River Road, but to set back the security gate a sufficient distance so the backup does not extend into the street. Also, a drive by lane should be installed.

4. Comment: The impact on surrounding driveways needs to also be discussed. Two driveways are located on River Road across from the proposed access to the site. What conflicts may occur between traffic entering and leaving those driveways in relation to the traffic at this access road?

It appears from our aerial photograph that the proposed access would not conflict with the two driveways on the east side of River Road. Our measurements were based on a small site plan, which may not have shown this condition. I would suggest that the final site plan be submitted with those driveways shown and that the proposed access would be constructed across from the southerly driveway.

5. Comment: More specific analysis needed for River Road/McLoughlin/Arlington.

Attached is a detailed analysis of the River Road/McLoughlin/Arlington intersection. It indicates under the "PM Peak/Total Traffic Phase 2" condition, the intersection would operate at a level of service "B", (V/C = 86).

The above referenced analysis indicated average queues of 32 feet on the River Road approach to McLoughlin Blvd. The maximum queues would be 1.5 to 2.0 of this or upwards to 75 feet, (3 cars). This result is consistent with the worksheet in appendix G for the left and thru lane. The right turn lane queue is more difficult to calculate in that it is stop sign controlled, although the signal does create substantial gaps. The worksheet analyzed this movement as a signalized approach which resulted in a maximum queue length between 150 and 200 feet. The access is over 300 feet from McLoughlin Blvd.

6. Comment: Some traffic counts were done during Spring break.

The existing traffic survey was done on the following days:

Dr-90-7

Intersection	Time	Day
McLoughlin/Arlington	AM	3/16/89
"	PM	3/16/89
River Road Access	AM	3/17/89
"	PM	3/17/89
River Road/Gloucester	AM	3/20/89
"	PM	3/20/89
McLoughlin/Gloucester	AM	3/21/89
"	PM	3/21/89

I believe that our assessment of the existing traffic flow is reasonable, because the critical time period is the PM Peak, which would be less influenced by school activity. Also, the critical intersection is the River Road/McLoughlin/Arlington which was covered on March 16, 1989, (the week before Spring break).

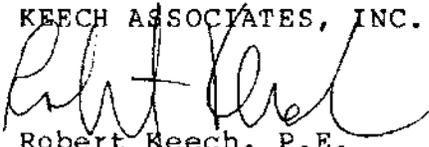
7. Comment: The influence of a 10% growth on River Road.

Also attached is a detailed capacity analysis with a 10% increase in River Road and Arlington traffic flow. This condition increases the level of service to "C", (V/C = 0.89).

If you have any questions please call.

Sincerely,

KEECH ASSOCIATES, INC.


Robert Keech, P.E.
Engineer

cc: Ron Partch ✓
City Administrator
City of Gladstone

Roger Olson
Brutger Companies, Inc.

Dr-90-7

LOCATION: MCMOUGHAN AT RIVER RD

PERIOD: PM PEAK/TOTAL TRAFFIC P2

VOLUMES	NORTH	SOUTH	EAST	WEST
LEFT TURN VOLUME (VPH):	197	70	4	157
THRU VOLUME (VPH):	1277	1510	39	54
RIGHT TURN VOL. (VPH):	138	6	0	82
PEDESTRIAN VOL. (PPH):	0	0	0	0
VEHICULAR VOLUME (VPH):	1612	1586	43	293

DEMAND ADJUSTMENT	NORTH	SOUTH	EAST	WEST
PARKING MANEUVERS(#/H):	0	0	0	0
LANE UTILIZATION(X100):	105	105	100	100
ARRIVAL TYPE (X10):	40	40	30	30
PEAK HOUR FACTOR(X100):	94	93	75	75
PROT. RIGHT TURNS (%):	0	0	0	0
LOCAL BUSES (#/H):	0	0	0	0
HEAVY VEHICLES (%):	2	2	2	2
APPROACH GRADE (%):	0	0	0	0
AREA TYPE: NON-BUSINESS DISTRICT				

CONTROL DATA	NORTH	SOUTH	EAST	WEST
MIN. THRU GREEN (SEC):	0	0	0	0
MIN. LEFT GREEN (SEC):	0	0	0	0
APPROACH SPEED (MPH):	35	35	25	25
SNEAKERS (X10/CYCLE):	20	20	20	20
LANE WIDTH #1 (FT):	12	12	12	12
LANE WIDTH #2 (FT):	12	12	0	12
LANE WIDTH #3 (FT):	12	12	0	0
LANE WIDTH #4 (FT):	12	12	0	0
LANE WIDTH #5 (FT):	0	0	0	0
LANE WIDTH #6 (FT):	0	0	0	0

CONTROLLER TYPE: N/S = ACTUATED, E/W = ACTUATED
 OPPOSING VOLUME COMPOSITION: THRU & RIGHT MOVEMENT(S)
 EAST-WEST PHASING: NEITHER TURN PROTECTED
 NORTH-SOUTH PHASING: BOTH TURNS PROTECTED (WITH OVERLAP)

APPROACH	GROUP	DESCRIPTION	TURN DESCRIPTION
NORTHBOUND	1	LEFTS ONLY	: LEFT: EXCLUSIVE, PROT.
	2	THRUS ONLY	
	3	RIGHTS ONLY	: RIGHT: EXCLUSIVE, PERM.
SOUTHBOUND	1	LEFTS ONLY	: LEFT: EXCLUSIVE, PROT.
	2	THRUS ONLY	
	3	RIGHTS ONLY	: RIGHT: EXCLUSIVE, PERM.
EASTBOUND	2	ALL MOVEMENTS	: LEFT: SHARED, PERM. : RIGHT: NOT APPLICABLE
	3	RIGHTS ONLY	: LEFT: SHARED, PERM.
WESTBOUND	2	LEFTS & THRUS	
	3	RIGHTS ONLY	: RIGHT: EXCLUSIVE, PERM.

S.I.C.A.P. - VERSION 3.3 - 2/89

DATE: 05-08-1989 (PAGE 2 OF 2)

05-90-7

LOCATION: MCLOUGHLIN AT RIVER RD

PERIOD: PM PEAK/TOTAL TRAFFIC P2

DEMAND/SUPPLY TABLE	NORTH			SOUTH			EAST			WEST		
	GP#1	GP#2	GP#3	GP#1	GP#2	GP#3	GP#1	GP#2	GP#3	GP#1	GP#2	GP#3
VOLUME:	210	1426	147	75	1705	6	0	57	0	0	281	109
SAT. FLOW:	1693	3565	1515	1693	3565	1515	0	1242	0	0	1540	1515
FLOW RATIO:	0.12	0.40	0.10	0.04	0.48	0.00	0.00	0.05	0.00	0.00	0.18	0.07
CAPACITY:	243	2306	980	87	1978	841	0	263	0	0	326	321
VOL./CAP.:	0.86	0.62	0.15	0.86	0.86	0.01	0.00	0.22	0.00	0.00	0.86	0.34

GREEN TIME/MOVEMENT (SEC)

AVAILABLE:	17.4	67.7	67.7	8.2	58.5	58.5	0.0	24.2	0.0	0.0	24.2	24.2
REQUIRED:	16.1	45.3	12.4	8.0	53.3	3.6	0.0	6.9	0.0	0.0	20.3	10.1

MEASURES OF EFFECTIVENESS

DELAY (SEC):	49	5	3	72	12	4	0	21	0	0	36	21
QUEUE (FT):	174	236	38	81	410	2	0	32	0	0	213	62
STOPS (%):	88	35	24	97	55	32	0	68	0	0	81	68

4 PHASE OPERATION		(SEC)	(%)		
NB & SB LEFT		8.2	8.2	LOST TIME/PHASE:	3.0 SEC
NB THRU & LEFT		9.2	9.2	TOTAL LOST TIME:	9.0 SEC
NB & SB THRU		58.5	58.5	CYCLE LENGTH:	100.0 SEC
EB & WB GREEN		24.2	24.2	ALL RED TIME:	0.0 SEC
				FLOW RATIO:	0.78
				DEGREE OF SAT.:	0.86

=====

LEFT TURN CHECK	NB	SB	EB	WB
VOLUME:	210	75		
PROTECTION (PROT/PERM):	PROT	PROT		
PERMITTED CAPACITY:	0	0		
PROTECTED CAPACITY:	243	87		
EXCESS LEFT TURNS:	0	0		

=====

SYSTEM PERFORMANCE

APPROACH	LEVEL OF SERVICE	DELAY (SEC)	DELAY (HRS)	FUEL (GAL)	STOPPED VEHICLES	COST (\$)
NORTHBOUND	B	10.0	1.6	2.5	172	11
SOUTHBOUND	B	14.6	2.3	3.5	243	15
EASTBOUND	C	20.6	0.1	0.1	10	1
WESTBOUND	D	32.1	1.1	1.2	76	6
INTERSECTION	B	14.4	5.1	7.3	501	33

(UNIT VALUES: \$ 3.00 \$ 1.00 \$ 0.02)

DT 907

LOCATION: M'CLOUGHLIN AT RIVER RD PERIOD: PM PEAK/T TRAFFIC 10%

VOLUMES	NORTH	SOUTH	EAST	WEST
LEFT TURN VOLUME (VPH):	197	70	4	173
THRU VOLUME (VPH):	1277	1510	43	59
RIGHT TURN VOL. (VPH):	138	6	0	90
PEDESTRIAN VOL. (PPH):	0	0	0	0
VEHICULAR VOLUME (VPH):	1612	1586	47	322

DEMAND ADJUSTMENT

PARKING MANEUVERS(#/H):	0	0	0	0
LANE UTILIZATION(X100):	105	105	100	100
ARRIVAL TYPE (X10):	40	40	30	30
PEAK HOUR FACTOR(X100):	94	93	75	75
PROT. RIGHT TURNS (%):	0	0	0	0
LOCAL BUSES (#/H):	0	0	0	0
HEAVY VEHICLES (%):	2	2	2	2
APPROACH GRADE (%):	0	0	0	0
AREA TYPE: NON-BUSINESS DISTRICT				

CONTROL DATA

MIN. THRU GREEN (SEC):	0	0	0	0
MIN. LEFT GREEN (SEC):	0	0	0	0
APPROACH SPEED (MPH):	35	35	25	25
SNEAKERS (X10/CYCLE):	20	20	20	20
LANE WIDTH #1 (FT):	12	12	12	12
LANE WIDTH #2 (FT):	12	12	0	12
LANE WIDTH #3 (FT):	12	12	0	0
LANE WIDTH #4 (FT):	12	12	0	0
LANE WIDTH #5 (FT):	0	0	0	0
LANE WIDTH #6 (FT):	0	0	0	0

CONTROLLER TYPE: N/S = ACTUATED, E/W = ACTUATED
 OPPOSING VOLUME COMPOSITION: THRU & RIGHT MOVEMENT(S)
 EAST-WEST PHASING: NEITHER TURN PROTECTED
 NORTH-SOUTH PHASING: BOTH TURNS PROTECTED (WITH OVERLAP)

APPROACH	GROUP	DESCRIPTION	TURN DESCRIPTION
NORTHBOUND	1	LEFTS ONLY	: LEFT: EXCLUSIVE, PROT.
	2	THRUS ONLY	
	3	RIGHTS ONLY	: RIGHT: EXCLUSIVE, PERM.
SOUTHBOUND	1	LEFTS ONLY	: LEFT: EXCLUSIVE, PROT.
	2	THRUS ONLY	
	3	RIGHTS ONLY	: RIGHT: EXCLUSIVE, PERM.
EASTBOUND	2	ALL MOVEMENTS	: LEFT: SHARED, PERM. : RIGHT: NOT APPLICABLE
	3	RIGHTS ONLY	: LEFT: SHARED, PERM.
WESTBOUND	2	LEFTS & THRUS	
	3	RIGHTS ONLY	: RIGHT: EXCLUSIVE, PERM.

S.I.C.A.P. - VERSION 3.3 - 2/89

DATE: 05-08-1989 (PAGE 2 OF 2)

DT-907

LOCATION: M'CLOUGHLIN AT RIVER RD

PERIOD: PM PEAK/T TRAFFIC 10%

DEMAND/SUPPLY TABLE	NORTH			SOUTH			EAST			WEST		
	GP#1	GP#2	GP#3	GP#1	GP#2	GP#3	GP#1	GP#2	GP#3	GP#1	GP#2	GP#3
VOLUME:	210	1426	147	75	1705	6	0	63	0	0	309	120
SAT. FLOW:	1693	3565	1515	1693	3565	1515	0	1232	0	0	1509	1515
FLOW RATIO:	0.12	0.40	0.10	0.04	0.48	0.00	0.00	0.05	0.00	0.00	0.21	0.08
CAPACITY:	236	2242	953	85	1923	817	0	285	0	0	349	350
VOL./CAP.:	0.89	0.64	0.15	0.89	0.89	0.01	0.00	0.22	0.00	0.00	0.89	0.34

GREEN TIME/MOVEMENT (SEC)

AVAILABLE:	17.0	65.9	65.9	8.0	56.9	56.9	0.0	26.1	0.0	0.0	26.1	26.1
REQUIRED:	16.1	45.3	12.4	8.0	53.3	3.6	0.0	7.3	0.0	0.0	21.9	10.8

MEASURES OF EFFECTIVENESS

DELAY (SEC):	53	6	3	78	14	5	0	20	0	0	38	20
QUEUE (FT):	183	248	40	85	434	2	0	34	0	0	239	67
STOPS (%):	90	37	26	99	58	34	0	67	0	0	82	68

4 PHASE OPERATION		(SEC)	(%)		
NB & SB LEFT		8.0	8.0	LOST TIME/PHASE:	3.0 SEC
NB THRU & LEFT		8.9	8.9	TOTAL LOST TIME:	9.0 SEC
NB & SB THRU		56.9	56.9	CYCLE LENGTH:	100.0 SEC
EB & WB GREEN		26.1	26.1	ALL RED TIME:	0.0 SEC
				FLOW RATIO:	0.81
				DEGREE OF SAT.:	0.89

=====

LEFT TURN CHECK	NB	SB	EB	WB
VOLUME:	210	75		
PROTECTION (PROT/PERM):	PROT	PROT		
PERMITTED CAPACITY:	0	0		
PROTECTED CAPACITY:	236	85		
EXCESS LEFT TURNS:	0	0		

=====

SYSTEM PERFORMANCE

APPROACH	LEVEL OF SERVICE	DELAY (SEC)	DELAY (HRS)	FUEL (GAL)	STOPPED VEHICLES	COST (\$)
NORTHBOUND	B	11.0	1.7	2.7	183	12
SOUTHBOUND	C	16.3	2.5	3.8	255	16
EASTBOUND	C	19.7	0.1	0.1	10	1
WESTBOUND	D	32.7	1.3	1.3	83	7
INTERSECTION	C	15.8	5.6	7.8	532	35

(UNIT VALUES: \$ 3.00 \$ 1.00 \$ 0.02)



Department of Transportation
HIGHWAY DIVISION

Region I

9002 SE McLOUGHLIN, MILWAUKIE, OREGON 97222 PHONE 653-3090

Dr-907

July 18, 1989

~~John Borge
Clackamas County
902 Abernethy Road
Oregon City, Oregon 97045~~



In Reply Refer To
File No.:

Subject: Traffic Analysis Review
River Road Apartments
City of Gladstone
Clackamas County

As requested, we have reviewed the traffic study for the River Road Apartment complex. The proposed development will contain 358 multi-families dwelling in its adjacent to River Road west of McLoughlin Boulevard in the vicinity of Arlington Street. Arlington Street/River Road and Gloucester Boulevard will be the two predominant access routes to McLoughlin Boulevard to and from this apartment complex.

It is our conclusion that the trip generation and distribution used in this study reasonably represents the expected travel pattern. The McLoughlin/Gloucester intersection has adequate available capacity to handle the added traffic without significantly increasing the overall travel delay at this intersection. As stated in the report and confirmed by the intersection analysis, the intersection of McLoughlin Boulevard at River Road will operate near capacity conditions with the added traffic.

The intersection of McLoughlin Boulevard/River Road has been a concern of the Highway Division for at least seven years. This concern stems from the operating conditions at this intersection resulting from the five-legged intersection--less than desirable sight distance for the River Road/Arlington traffic and the skew of the River Road intersection with McLoughlin Boulevard. Field observations will show that the actual operating conditions at this intersection does not perform as well as the calculated conditions would indicate.

It has been our intention to work with the City of Gladstone to eliminate the five-legged intersection and provide a slight modification to the River Road approach. The report does not indicate how or where future realignment of Dahl Park Road which provides access to the Clackamas beach area will be with the proposed development.

John Borge
Page 2
July 17, 1989

DF-107

It is recommended that this report identify the relocated Dahl Park Road since the capacity and safety of at this intersection is aggravated by the proposed development. It also suggested that the county review the statement in the report that the projected vehicle queues on River Road from McLoughlin Boulevard is not anticipated to interfere with the proposed sight access. Since the traffic entering River Road from McLoughlin Boulevard will be traveling in queues released from a signalized intersection, the potential for rear end accidents at the site access should be reviewed.

Thank you for the opportunity of reviewing this report. If you have any questions on these comments, do not hesitate to call.


Thomas H. Schwab, P.E.
Transportation Analysis Manager

THS:cay

cc: Ron Fäilmezger - OSHD
Jonathan Blocky - City of Gladstone

A22

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

OUTLINE SPECIFICATION

Local Authority or Developer Brutgers Companies, Inc. Project No. _____
Project Name River Greens Architect Wilson Architectural
Location Gladstone, Oregon Date March 10, 1989

INSTRUCTIONS: Describe all materials and equipment to be used. Include no alternates or equivalents. Show extent of work and typical details on drawings. Attach additional sheets if necessary to completely describe the work. The Cost Estimate will recognize quality products and materials in excess of acceptable minimums, when specified. Certain parts of the work cannot be put in their proper classification until more information about their materials and construction is known; therefore describe, under suitable categories below, the following: main service and other stairs, treads, risers, handrails, balusters, etc.; sound insulation of partitions and floors separating apartments and between apartments and public spaces, utility conduits and tunnels, water proofing and drainage, utilities, and related insulation; retaining walls; garages and accessory buildings; and off-site improvements required to serve the project such as roads, curbs, walks, utilities, storm sewers, planting, etc.

1. GENERAL REQUIREMENTS: This project shall include the general construction, mechanical and electrical and other miscellaneous work as required to complete the facilities indicated on the Drawings as prepared by the Architect. Contractor shall provide all temporary facilities required for construction.

2. SITE WORK:
Type of Soil See soils report; Bearing Capacity See soils report
Material and thickness of fill and base course. See soils report
Demolition: Construction of structures to be demolished and materials to be reused.
Other land improvements.
Storm Drainage: Culverts, pipes, manholes, catch basins, downspout connection (dry well, splash blocks, storm sewer).
Site Preparation: Tree protection, surgery, wells, walls, topsoil stripping, clearing, grubbing, and rough grading.
Strip and store topsoil. Site to be cleared of weeds and organic material in areas of new construction.

Curbs and Gutters: Type and material.
Concrete curbs, gutters & sidewalks to city specifications wherever required by County.

Pavement: Material and thickness of base and wearing surface for drives, parking areas, streets, alleys, courts, walks, drying yards and play areas. Steps, handrails, checkwalls.
Asphalt surface: 2" mat on 6" base of 3/4" gravel, 4" thick x 4'-0" wide entry walkway at the ends of the buildings with a minimum 4" thick x 4' wide concrete main entry walk to the structure. All patio slabs and walkways to be 4" thick concrete.

Equipment for Special Areas and Enclosures: Play equipment, benches, fences.
Fences shall be installed as they are required for security.

Finish Grading: Approximate existing depth and method of improving topsoil. Extent of finish grading.
Topsoil to be a minimum of 4" deep at lawn areas and 2'-0" deep at trees and planting areas. All topsoil to be shaped and graded for seeding.

Lawns and planting: Type, size, quantity and location of lawn, ground cover and hedge material, trees, shrubs, etc.
Trees and shrubs as shown on the Drawings.

NOTE: This Outline is based on the "Uniform System" for Construction Specifications, Data Filing, and Cost Accounting developed by AIA, CSI, and AGC.

Dr 40-7

- 3. **CONCRETE:** Concrete strength for exterior walls below and above grade, interior walls and partitions, piers, footings, columns and girders. Size, thickness and location on drawings. Note portions having reinforcing steel on drawings. Location, size and material of footing drains and outlet.

5 1/2 bag mix for all concrete. Footings shall be a width and depth and reinforced as required for bearing. Foundation wall shall be 6" wide, 24" deep with #5 horizontal reinforcing.

Structural system of concrete floors at basement, other floors and roof. Thickness of slabs and strength of concrete. Attached exterior concrete steps and porches. If more than one type of construction is used, list separately and state locations.

Concrete slabs to be reinforced as required for soils condition. This design will be with the cooperation and approval of the soils testing engineer.

Slab Perimeter Insulation: Rigid R=10

- 4. **MASONRY:** Material and thickness of exterior walls above and below grade, interior walls and partitions, fire walls, stair, hall and elevator enclosures, chimneys, incinerators, veneer, sills, copings, etc.

N.A.

- 5. **METALS:**

Miscellaneous Iron: Material and size of items such as:

Access Doors N.A.

Area Gratings N.A.

Foundation Vents N.A.

Lintels N.A.

Fire Escapes N.A.

Structural Steel: Framing or structural system used.

Carpports

- 6. **CARPENTRY:** Size, spacing, and grade of lumber to be used for floor, roof, exterior walls above grade and interior partition framing, subfloor, sheathing, underlayment and exterior finish materials (wood siding, shingles, asbestos siding, etc.).

Standard and better Douglas Fir studs, 2x6 @ 16" o.c. at exterior; 2x4 @ 16" o.c. at interior. Roof mfg. wood trusses @ 24" o.c. Sills: Heart redwood or pressure treated fir with sealer.

Grade and species for interior and exterior finish work. Siding: Interior trim to be paint grade pine or fir or prefinished. Hardboard siding with cedar trim.

DT-90-7

7. **MOISTURE PROTECTION:** Materials and method of waterproofing walls and slabs below grade, location, thickness or number of plies. Type of permanent protection of waterproofing (parging) if used. Method of dampproofing above grade. Flashing materials if other than sheet metal. Spandrel waterproofing.
15# felt at roof per MPS and manufacturer's requirements. .006" visqueen at floor slabs.

Thermal Insulation: Thickness R-value and type of material. Method of installation.

Exterior walls R=19 batt insulation (fiberglass)

Ceiling below Roof

Roof R=38 blown insulation (fiberglass or rock wool)

Other R=10 rigid insulation at interior or exterior face of perimeter foundation.

Roofing: Roof covering materials and method of application, weight of shingles, number of felt plies, bitumen, etc.
235# fiberglass shingles, Grade C, 12" x 36" over 15# felt.

Sheet Metal: Material and weight or gauge for flashings, copings, gutters and downspouts, roof ventilators, scuppers, etc.
26 gauge G.I. flashing. Roof vents and gable end vents as required.

Caulking:

8. **DOORS, WINDOWS AND GLASS:**

Windows and Frames: Type and Material. Special construction features or protective treatment.

Aluminum double or triple glazed sliders w/built-in weatherstripping and thermal break.

Mfg. to be Acorn, Milguard or Winterseal. All windows to have a thermal transmittance of U=

Glazing: Thickness, strength and grade of glass and method of glazing.

SSB or better insulated glass

Metal Curtain Walls:

N.A.

Doors and Frames:

Exterior: Thickness, material and type at all locations.

Exterior: All doors to be 1-3/4" metal as manufactured by Everstrait, Peachtree, or approved w/magnetic weatherstrip.

Interior: Thickness, material and type for public halls and stairs, apartments (entrance and interior), boiler rooms, fire doors and other locations.

All doors inside the apartments shall be 1-3/8" flush hollow core close grain birch or pre-finished, pre-hung Legacy.

Finish Hardware: Material and finish of exterior and interior locksets, sliding and folding door hardware, window and cabinet hardware, door closers, door knockers, numbers, etc.

Schlage 'D' or approved. Locksets w/deadbolt on exterior doors and apartment entry doors.

Passage sets on all interior doors; privacy sets at bathroom and primary bedroom. All exterior doors that are not glass and all apartment entry doors shall have one way peep hole.

Dr-90-7

Weatherstripping: Material and Type.

Weatherstripping: Felt

Windows Factory installed

Exterior Doors Factory installed magnetic and compression felt.

Thresholds Aluminum.

Screens: Type and material of mesh and frames.

Aluminum frames and fiberglass mesh at all windows.

9. FINISHES:

Grade, material, and thickness of all finishes.

All interior spaces to receive gypsum board, taped and textured. Thickness as shown on Drawings. Doors stained and two coats of varnish, unless factory finished. Texture of all interior walls shall be orange peel. Exterior doors to have two coats semi-gloss enamel.

Painting: Type and number of coats.

Exterior

Interior

Wood 2 coats acrylic latex exterior paint

Wood 1 coat primer, 1 coat enamel or stain

Metal Prime and paint with enamel

Metal Prime and paint with enamel.

Masonry

Walls & Ceilings 1 coat primer, 1 coat satin

Kitchen & Bath 1 coat primer, 2 coats latex

Tile and Ceramic Bathroom Accessories:

Floor and Wall Covering Materials: Thickness, grade, finish and wainscot height.

LOCATION	MATERIAL	
	FLOORS	WALLS
a. <u>Kitchen, bath, entry</u>	<u>.09" gauge vinyl</u>	<u>gyp. bd.</u>
b. <u>Living, dining, bedroom</u>	<u>Carpet - TYPE III</u>	<u>gyp. bd.</u>
c. <u>Community Building</u>	<u>Carpet Ct., vinyl</u>	<u>gyp. bd.</u>
d. _____	_____	_____
e. _____	_____	_____

Bathroom Accessories: Material and Quantity.

Attached 2 chrome 24" towel bars, (1) shower rod (typ. each unit).

Recessed T.P. holder; (typ. each unit)

Resilient Flooring: Location, type and gauge, for all materials.

.09 gauge vinyl, Armstrong, Congoleum or approved.

10. SPECIALTIES: List Significant Items. Kitchen equipment at public kitchen - see plans

Coal Chutes N.A. Interior partitions other than concrete, masonry or wood.

Fire walls will be required to separate building into appropriate fire areas. These fire walls and fire doors will be designed to meet all appropriate codes.

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Medicine Cabinets: Material, size and type.

Mail Boxes, Package Receivers. As required by local postal authority.
 Packaged Incinerators.

11. EQUIPMENT:

Refrigerators: Capacity for each size of living unit.
14 cu. ft. at all units. Refrigerators to be two door.

Kitchen Ranges: Size and type for each size of living unit.
30" at all standard units.

Kitchen Cabinets: Detail on drawings.

Wall Units: Material Pre-built; Finish Factory
 Base Units: Material Pre-built; Finish Factory
 Counter Top and Backsplash Material Plastic laminate with self-edge.
 Other cabinets and built-in storage units: Paint grade birch.

Equipment: Garbage disposal units, dishwashers, clothes washers and dryers.
(Coin operated) in laundry room as shown on plans.

12. FURNISHINGS:

Shades: Type of shades, venetian blinds or other devices for privacy and control of natural light.
Levellor blinds at all windows, backing at each window for blind support.

13. SPECIAL CONSTRUCTION: Incinerators - Job constructed.

14. CONVEYING SYSTEMS:

Elevators: Attach letter from manufacturer whose elevator installation is proposed, containing a brief comprehensive specification for the complete elevator installation, and the manufacturer's statement that the number of elevators proposed and the installation described will provide adequate service, and that manufacturer maintains an effective service organization in the project locality.

15. MECHANICAL:

Plumbing and Hot Water Supply:
 Fixtures: Material, size, fittings, trim and color.

Sink <u>Stainless 2-compartment</u>	Shower over tub <u>1</u>
Lavatory <u>14" x 17" china</u>	Stall Shower _____
Water Closet <u>China</u>	Laundry Trays <u>Fiberglass</u>
Bathtub <u>Shower/tub combination</u>	Other _____

All fixtures to be Kohler, American Standard, Elkay, Crane, Moen, Color to be as selected by Architect

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Piping: Material

Soil Lines No hub iron/ABS per code Gas Lines Galvanized
 Waste Lines No hub iron/ABS per code Standpipes _____
 Vents ABS Schedule 40 Interior Downspouts _____
 Water Type L copper
Four freeze proof hose bibbs at each building.
 Valve Shutoff for Servicing Stop and waste at each unit. Shutoff per MPS.

Domestic Water Heating:

Direct fired: Type, capacity and recovery rate.
40 gallon gas water heater in each unit, with gas water heating at laundry as re-
quired.
 Indirect fired: Separate boiler or combined with space heating boiler. Storage and recovery capacity.

Solar Energy:

Application _____ System _____
 Subsystem _____ System Capacity _____

Insulation: Type and thickness of insulation on water lines and water heating equipment.

As designed by the mechanical engineer.

Heating:

Kind of System: Hot water, steam, forced warm air, gravity warm air, etc.
Radiant
 Fuel Used: Electric
 Calculated Load: As required
 Heating As required, Domestic Hot Water As required, Total As required
 Equipment:
 Make and Model Cadet

Input (per hr.): Coal (lbs.) N.A., oil (gals.) N.A., gas (BTUH) As calculated

Output (BTUH) As calculated per unit

Distribution System: Electric with individual meters

Insulation: Type and thickness of insulation on heating equipment and distribution system.
As required

Room Heating Units: Baseboard units, radiators, convectors, registers, etc.

Radiant wall

Solar Energy:

Application _____ System _____
 Subsystem _____ System Capacity _____

Space Heaters: Type, make, model, location and output of heating systems such as wall heaters, floor furnaces and unit heaters.

N.A.

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Temperature Controls: Individual unit, zone, central, etc.

Individual unit - Honeywell or equal.

Ventilation: Location, capacity and purpose of ventilating fans.

Bathroom exhaust fans vented to exterior. Attic vents as required. Exhaust fans to be Nutone or equal. Forced air heating system in all public spaces as required by code (ventless range hoods)

Air Conditioning: N.A.

Unitary Equipment: Self Contained or packaged units.

Calculated load: N.A.

Equipment: Make, model, operating voltage and capacity in BTUH for each size serving individual rooms, apartment units, etc.
N.A.

Central System:

Calculated load: N.A.

Equipment: Make, model capacity, etc., of compressor, condenser, cooling tower, water chillers, air handling equipment, and other components which make up the complete system.

N.A.

Utilities On-Site: Material for distribution system for all piped utilities.

Water Supply: Fire hydrants, yard hydrants, lawn sprinkler systems, exterior drinking fountains.

All water lines to be per code requirements.

Gas: N.A.

Sanitary Sewerage: Treatment plants, pumping stations, manholes.

City system

16. ELECTRICAL:

Electric Wiring: Type of wiring and load centers, number of circuits per unit, individual unit metering or project metering, spare conductors for future load requirements, radio or TV antenna systems. Show receptacles, light outlets, switches, power outlets, telephone outlets, door bells, fire alarm systems, etc., on drawings.

Smoke detector at each unit. Wiring per NEC, State and local electrical codes, UBC and MPS. TV antenna in attic space of each building with (1) jack at each unit. Telephone rough-in at living room and master bedroom.

Electric Fixtures: Type for various locations.

(1) light at each entry. Wall mounted light at bath, ceiling mounted light at kitchen, hall, dining.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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Electric light standards for lighting grounds, streets, courts, etc. Underground or overhead service.
Electric service to be underground. Each unit to be individually metered.

All items of construction, equipment and finish, together with all incidentals, which are essential to the completion of the project will be provided whether or not specifically included in the exhibits and will be of a type, quality and capacity acceptable to HUD and appropriate to the character of the project.

(Signed) _____
Local Authority or Developer

By _____
Architect

File DR 90-7

CITY OF GLADSTONE
APPLICATION FOR DESIGN REVIEW

Received 4/20/90

By JB

Fee \$ 3486

TO: THE CITY OF GLADSTONE

The undersigned petitioner(s) is/are (check one) owner _____ purchaser X lessee _____
other _____ (explain)

APPLICANT(S) CSM Corporation, 680 Kasota Avenue, Minneapolis, MN 55414 (612) 623-3311

% Wallace Johnson, P.O. Box 108, Boise, ID 83701 (208) 343-6438
(Name and Address) (Phone)

LEGAL DESCRIPTION See attached survey
(Lot) (Block) (Plat)

(Tax Lot) (DLC) (Section) (Township) (Range)

PROPERTY DIMENSIONS: Width _____ Depth _____ Total Area Approx. 6.5 Acres

Present Zone Open & High Density Residential Surrounding zone(s) and uses High Density Residential & golf course to the North, commercial to the East, and Park land and open space to the South and West.

REQUEST:

Request is for Design Review approval of the Phase II, 150 unit Rivergreens Apartment Development.

10/19/89
Date

(Owner's Signature)

(Address)

(Phone)

650-3418

DR-90-7

GLADSTONE PLANNING COMMISSION MINUTES

JULY 17, 1990

Roll Call: The following Planning Commission Members answered the Roll Call: Vice-Chairman Collin Matheny, Carl Gardner, Bert Leonard, Alan Baucom, Mary Sieckmann, and Geraldine Wright. Doug Galash was unable to attend the meeting.

Staff: Deanne Darling, City Attorney; John Borge, City/County Planner, and Jonathan Block, Administrative Assistant.

Minutes: A motion was made by Mary Sieckmann, seconded by Bert Leonard, to approve the minutes of the June 19, 1990, meeting. A roll call vote was taken with the following results: Carl Gardner, yes; Mary Sieckmann, yes; Alan Baucom, yes; Geraldine Wright, yes; Bert Leonard, yes; and Vice-Chairman Matheny, yes. The motion passed unanimously.

Public Hearing, DR-90-7 and MAJ-90-1: The Vice-Chairman opened the public hearing for considering requests for Design Review approval and a Major Partition for Phase II of the Rivergreens Apartment Project. John Borge presented the Staff Report and advised the Commission that one additional Condition be added which makes approval of the land use requests contingent upon completion of the land exchange between the State and Charlie Thomas.

Wallace T. Johnson, CSM Corporation, 680 Kasota Avenue, Minneapolis, Minnesota 55414, appeared before the Planning Commission to present their proposal and expressed some concern regarding the requirement for constructing a new access road and bikepath.

Pat March, 502 North Shore, Lake Oswego, 97034, stated that he was also representing the applicant.

Speaking in favor of the proposal was Charlie Thomas, 19805 River Road, Gladstone, who stated that during the property exchange negotiations, no mention was made of a requirement for he or the prospective developer to construct or participate in constructing a new access road.

Speaking against the proposal was Don Cozart, 5722 Glen Echo, Gladstone, who stated that he owns property at 330 and 340 W. Berkeley, and Dahl Park is heavily used and deserves better maintenance and higher quality facilities before the city acquires additional park land and obligations.

Answering a question was Tom Wilson, Project Architect, 1403 Broadway, Boise, Idaho, 83706.

There was no other testimony and the public hearing was closed. After a lengthy discussion, a motion was made by Bert Leonard, seconded by Geraldine Wright, to approve the requests based upon the Staff Report, its Findings and Conclusions and recommended Conditions, with the following revisions:

Modify Condition #7 to read: Payment of \$30,000 to the city's park development fund for the purpose of park access connection from Meldrum Bar Park Road to Dahl Park subject to an agreement between the city and the applicant for timing of this improvement prior to closing off access to Dahl Park Road.

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PLANNING COMMISSION MINUTES
July 19, 1990
Page Two

Replace existing Condition #12, the requirement for bike path improvements, with the following: Fire access near the old Dahl Park Road shall be provided by way of a locked gate.

New Condition #24 that this approval is contingent upon completion of the land exchange between Charlie Thomas and the State of Oregon and completion of the zone change.

A roll call vote was taken with the following results: Carl Gardner, yes; Mary Sieckmann, yes; Alan Baucom, yes; Bert Leonard, yes; Geraldine Wright, yes; and Vice-Chairman Matheny, yes. The motion passed unanimously.

Recess: The Planning Commission took a ten minute recess.

Public Hearing CU-90-3 and DR-90-6: The Vice-Chairman opened the public hearing for considering requests by School Bus Services for a bus barn on property zoned C-3 at Cornell and First. Commissioner Bert Leonard disqualified himself from the proceedings, saying that he will be testifying in favor of the proposal. John Borge presented the Staff Report and requested that the Planning Commission consider adding a new Condition #13 "Underground irrigation is a requirement of this development."

Lee Larson, President, School Bus Services, 1625 S. E. Hogan Road, Gresham, 97080, appeared before the Planning Commission to present his proposal.

Speaking in favor of the proposal was Bert Leonard, 560 Collins Crest, Gladstone, who explained that the applicant has an excellent reputation in the bus business.

Voicing opposition to the project were Katherine Johnston, 100 Cornell Avenue, Gladstone, who was concerned about the potential noise and disruption from additional traffic; and Judy Graf Wykes, 480 E. Clackamas Blvd., Gladstone, who was also concerned about noise, and the potential for additional attractive vandalism. Ms. Wykes suggested a one way arrow on the street to help control traffic patterns, noting that a number of cars still go the wrong way on this one-way section of Cornell.

The Planning Commission noted receipt of a letter from a Mr. Woods, giving no address, stating opposition to the proposed project.

Douglas Pagar, 540 First Street, Gladstone, stated that he was not necessarily opposed to the project but has some concerns. Mr. Pagar stated that for many years there was lots of truck traffic on First when it was part of the designated truck route and that long haul truckers have used this site in the past. Mr. Pagar suggested that some evergreens be included in the landscape plan, as they would provide better buffering during the winter months.

Carol Pagar, 540 First Street, Gladstone, was also concerned about noise and additional traffic from this proposed development.

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PLANNING COMMISSION MINUTES
July 19, 1990
Page Three

Lee Larson, applicant, responded to some of the stated concerns, noting that school buses use considerably smaller diesel engines than long haul trucks and that idling new school bus engines is not good for them, and it is not a practice that his company promotes or endorses.

There was no other testimony and the public hearing was closed.

After considerable discussion, and after noting a lack of specific detail regarding the treatment of building materials, a motion was made by Geraldine Wright, seconded by Alan Baucom, to continue this matter to the August 21st meeting at 7:00 p.m. A roll call vote was taken with the following results: Carl Gardner, yes; Mary Sieckmann, yes; Alan Baucom, yes; Geraldine Wright, yes; and Vice-Chairman Matheny, no. The motion passed by a vote of 4 to 1.

Adjourn:

There was no other business and the meeting was adjourned.

Jonathan Block, Administrative Asst.

DR-90-7

City of GLADSTONE



PLANNING STAFF REPORT/RECOMMENDATION TO PLANNING COMMISSION

City Hall
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5223

Police Department
535 Portland Avenue
Gladstone, OR 97027
(503) 656-4253

Fire Department
525 Portland Avenue
Gladstone, OR 97027
(503) 656-4253

Public Library
135 E. Dartmouth
Gladstone, OR 97027
(503) 656-2411

Senior Center
1050 Portland Avenue
Gladstone, OR 97027
(503) 656-7701

City Shop
18595 Portland Avenue
Gladstone, OR 97027
(503) 656-7957

FACTS - File No.: DR-90-7, MAJ P-90-1
Application Name: River Greens Apartments, Phase 2
Date: July 11, 1990

I. GENERAL INFORMATION

A. **PROPOSAL:** This is a request to major partition the River Greens Golf Course property and secure design review approval for a 150-unit apartment complex known as Phase 2 of the River Greens Apartments.

LOCATION: Adjacent to Dahl Park Road, just west of its intersection with the River Road/McLoughlin Boulevard intersection.

LEGAL DESCRIPTION: T2S, R2E, Section 19D, Tax Lots 600 and 900, and T2S, R2E, Section 19DD, Tax Lots 5200, 5300, 5400.

ZONE: C-3, General Commercial, for Tax Lots 5200, 5300, and 5400; MR, Multifamily Residential, for Tax Lots 600 and 900.

COMPREHENSIVE PLAN: General Commercial for Tax Lots 5200, 5300, and 5400; High Density Residential for Tax Lots 600 and 900.

APPLICANT: CSM Corporation

B. **SITE DESCRIPTION:** The subject property is located on Dahl Park Road just west of McLoughlin Boulevard. The 6.5-acre site tapers towards the Willamette River drainage to the west, except that portion along the south property line which drops abruptly towards the Clackamas River drainage. The site consists generally of a wooded area that has been graded in some localized areas for roads and other purposes. Vegetation includes a mix of conifer and deciduous trees and a wide variety of medium and understory brush material. The existing Dahl Park Road runs through this property and currently connects to Dahl Park. Access is taken via Dahl Park Road from the McLoughlin Boulevard/River Road intersection.

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A portion of the property is located within the 100-year floodplain of the Willamette and Clackamas Rivers.

VICINITY DESCRIPTION: The subject site is located adjacent to the River Greens Golf Course and is sandwiched between this golf course and the Clackamas River. Adjacent land uses include the commercial strip along McLoughlin Boulevard and open space along the Clackamas and Willamette Rivers (Dahl Park). River Road is considered a minor arterial and McLoughlin Boulevard is considered a major arterial.

HISTORY: This is a request for Phase 2 of the River Greens facility that was approved in the spring of 1989. Specifically, Phase 1 of this project included 208 apartment units on the north side of the golf course, with this remaining 150 units anticipated for the south side of the golf course. The overall plan was to provide multifamily housing adjacent to the golf course that included amenities such as clubhouses, swimming pools, etc. This proposal was a result of a land trade between the state of Oregon and Charlie Thomas that accomplished two significant things. It allowed an undevelopable portion of property located in the Willamette River floodplain adjacent to the Willamette River to be traded for a developable piece of property on an upper terrace adjacent to the Clackamas River. Secondly, it enabled the City of Gladstone to benefit from the trading of a less usable piece of park property above the Clackamas River for Willamette River frontage that would connect the existing Dahl and Meldrum Bar Parks.

Now that the land trade has essentially occurred, this request is to finalize the River Greens development and enable the developer to proceed with his plans.

II. FINDINGS

This request is subject to Chapter 17.34 of the Gladstone Municipal Code regarding Partitions. Additionally, Chapter 17.14 regarding the Multifamily Residential zoning district, 17.80 regarding Design Review, and Chapters 17.42 through 17.65 regarding the development standards are applicable to this request.

III. CONCLUSIONS

The Planning staff has reviewed this request in reference to the applicable sections of the Gladstone Municipal Code and, based upon this review, makes the following conclusions:

1. The proposed major partition is a request to divide Phase 2 from the existing golf course complex. Essentially the land exchange between the state of Oregon and Charlie Thomas traded the Phase 2 portion of the River Greens complex for property west of the existing golf course adjacent to the Willamette River. This request is to partition that

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portion identified as Phase 2 from the golf course property. Phase 1 was a separate combination of properties that was lot line adjusted. Because Phase 1 and Phase 2 do not share a common property line, and Phase 2 does not have frontage on a public road and has to be served by easement, the major partition is necessary.

This partition is consistent with the Gladstone Municipal Code and the minimum standards described therein. Additionally, standard improvements normally required with land divisions such as this are consistent with the intensity of development. These include:

- a. Street improvements along River Road.
- b. A path improvement identified in the Comprehensive Plan as located adjacent to the Clackamas River for pedestrian/bicycle use.
- c. Provisions for access to Dahl Park via Meldrum Bar Park because of the necessary closure of the existing Dahl Park Road.

To conclude, the Planning staff recommends approval of the major partition, subject to conditions that will insure the necessary improvements associated with such an intensity of development.

- 2. The Planning staff has reviewed this request in reference to the applicable Design Review sections of the Gladstone Municipal Code and, based upon this review, makes the following conclusions:
 - a. This request is consistent with the conceptual approval of the River Greens complex approved in 1989. Additionally, the proposal is consistent with the conditional use approval for the Charlie Thomas golf course modification that also occurred in 1989.
 - b. Portions of the site are located in the flood hazard district of the Clackamas and Willamette Rivers. Development within this flood hazard area, identified as approximately 44 feet above sea level, shall occur pursuant to Chapter 15.24 of the Gladstone Municipal Code.
 - c. Impacts to adjacent properties will be minimal as the development is occurring a substantial distance from the existing waterways. Additionally, the development may in fact have a positive impact on the adjacent golf course and does not appear to be detrimental to the adjacent commercial area along McLoughlin Boulevard.
 - d. This request is consistent with the Multifamily Residential zoning district as described in Chapter 17.14 of the Gladstone Municipal Code. Specifically, the necessary setbacks for buildings and separation between buildings is shown on the submitted plans to be in compliance with this district. It should be noted that the maximum elevation height is 35 feet, which is calculated on gable-type structures to be a point halfway between the eaves and the peak of the roof. Therefore, the minimum dimensional setbacks of the multifamily residential zoning district are satisfied by this request.

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- e. Parking for this proposed facility requires a minimum 1-1/2 spaces per unit. The 150-unit facility requested will require a total of 225 spaces. The applicant is identifying Phase 2 with 233 parking spaces, which satisfies this minimum requirement. The dimensional standards of the circulation pattern, including aisle width and parking stalls, appear to be satisfied. However, there may be some areas of minor modification in order to facilitate the turning radius of fire equipment. Such minor modifications can be worked out with the fire marshal and City staff to insure such equipment movement is not hindered.
- f. The proposed buildings are acceptable in concept as they appear to offer architectural lines that provide interest and character to this development. The applicant is prepared to present to the Planning Commission for its review color renderings of these proposed structures, including the garages. The proposed clubhouses are anticipated to be of similar design to the submitted plans; however, they are currently unfinished. The Planning Commission may take the opportunity to require their review of those plans; however, it may be possible for these accessory structures to be reviewed at the staff level for consistency.

The staff notes that the structures proposed near the south property line and the building at the most northwesterly portion of Phase 2 will require grading and filling. The submitted plans show revampment work being proposed along the south property line because of the existing terrain. Such revampment work shall be carefully engineered in order to not only provide appropriate stability but allow accessibility by fire personnel. The details of this revampment work shall be resolved with the fire marshal prior to development.

The proposed colors of the structures are acceptable to staff.

- g. The public facilities for this complex will need improvement to accommodate the intensity of use. Specifically, the waterline improvements necessary for accommodating this development include the extension of a 12-inch line as per the Curran McLeod, Inc. consulting engineers report. This specific improvement was mentioned in the Phase 1 review of this complex. Sanitary sewer improvements are also necessary, as identified in the Phase 1 review. Such improvements include connecting to the existing sewer line at the McLoughlin/River Road intersection and shall be completed pursuant to the City of Gladstone's requirements. Storm sewer improvements shall also be completed as per the City of Gladstone's requirements, and detailed plans shall be submitted to the City prior to development.

The transportation improvements necessary to accommodate this development include the following:

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1. River Road shall be improved to accommodate the intensity of development. Such improvements shall include curbing and sidewalk along the frontage of River Road. Additionally, it may be necessary to provide a left-turn refuge for northbound River Road traffic to allow easy access into the site. Detailed street improvement plans shall include this potential refuge though the need for this refuge will be contingent on a review by the Gladstone Traffic Safety Commission. Specifically, the length of the refuge and the necessary realignment/stripping of River Road to accommodate such a refuge are at issue, and the City would like an opportunity to review the impacts of placing such a refuge versus the public gain before requiring actual construction.
2. A path that will connect Dahl Park and McLoughlin Boulevard/Highway 99E shall be placed pursuant to the City of Gladstone standards. This bicycle/pedestrian path is identified in the Comprehensive Plan as skirting the south side of Phase 2 of this development. The applicant has indicated he would prefer not to have this path extend through this proposed development, and the City staff has no objections to this provided the path is placed to the south of the property. This path may need some dedication, or easement, by the developer, and shall be constructed by the developer pursuant to the City staff's approval of the exact alignment. The minimum width of this path shall be 8 feet.
3. Phase 2 of this proposed River Greens complex will result in the closure of an existing road serving Dahl Park. Specifically, Dahl Park Road currently extends through the middle of the proposed Phase 2 portion of this complex. The applicant has indicated a need for privacy for this development and would prefer not to have the public traveling through this development to Dahl Park. This means another access will have to be provided to Dahl Park from Meldrum Bar Park. The timing of this is critical as there is a need to provide access for emergency personnel to Dahl Park for fire-life safety. Therefore, the applicant will need to either construct the road or share half the cost of this road with the City, constructing it to avoid isolating Dahl Park. The cost for providing this road is anticipated to be approximately \$60,000. Details of this agreement, including alignment and timelines, shall be completed prior to development.
4. The police and fire services of the City of Gladstone require additional methods to exit the site should the need occur. Therefore, the specific building layout in the north end of Phase 1 will need to be modified to allow for emergency exiting onto the prior "Jennsen Road." This will occur in the manner of using "grasscrete" to provide the necessary stability for supporting the anticipated equipment. Additionally, a "crash gate" shall be provided in the southwesterly corner of the property that will allow

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emergency exiting into the Dahl Park parking area located to the southwest of the property.

- h. The Planning staff has reviewed the proposed landscape plan and finds this plan acceptable. The specific materials, including size and spacing, appear suitable, and the underground irrigation system being proposed is applicable.

The proposed River Road fence as shown in the submitted plans is acceptable. It should be noted that exterior lighting for this facility shall be developed consistent with Illuminating Engineering Standards (IES) including, but not limited to, average maintained illumination and maximum to minimum ratios pursuant to Section 17.44.020G. This will allow the necessary security and safety for patrons of this facility. The proposed trash receptacles appear to be in reasonable locations for servicing the units and shall be fenced for appearance.

IV. RECOMMENDATION

The Planning staff recommends approval of this request, based on the submitted plans, subject to the following conditions:

1. This approval is subject to the conditions of Phase I of this River Greens apartment complex.
2. All development occurring within the 100-year floodplain shall be in accordance with Chapter 15.24 of the Gladstone Municipal Code regarding the Floodplain Development Requirements.
3. The property shall be surveyed, if not already completed, identifying the specific corners of the lots being partitioned.
4. The applicant shall enter into reciprocal easements for access with the property to the north (Charlie Thomas property). This shall include a road maintenance agreement between these property owners, in perpetuity, and recorded.
5. On-site circulation in the parking area will be subject to minor modification to permit emergency equipment movement. Resolution of these minor modifications shall occur at the staff level with the fire chief.
6. Street improvements are required, including curb and sidewalk along the frontage of River Road, pursuant to the City of Gladstone standards. This includes engineered drawings for a left-turn refuge for northbound River Road traffic, subject to a review by the Gladstone Traffic Safety Commission for determination of implementation.
7. Either: A) Construction of a connector road from Meldrum Bar Road to Dahl Beach parking lot, to city specifications, or B) Payment of \$30,000 to the road fund for this purpose subject to an agreement between the city and the applicant for timing of this improvement; prior to closing off access on Dahl Park Road.

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8. Water facility improvements are required pursuant to the requirements of the City of Gladstone. These improvements shall include an extension of a 12-inch line as per the Curran McLeod, Inc. consulting engineers report.
9. Storm sewer improvements are required pursuant to the City of Gladstone's requirements. Detailed drawings of these improvements shall be submitted prior to development.
10. All utilities shall be placed underground.
11. Bank revampment work and other areas of fill shall be engineered, pursuant to the Uniform Building Code. Additionally, revampment work along the south property line of Phase 2 shall allow for access for fire-fighting personnel as approved by the City staff.
12. The proposed path between the Dahl Park parking area to McLoughlin Boulevard/Highway 99E shall be constructed a minimum 8 feet in width and placed in alignment as approved by City staff.
13. The proposed fence as shown on the submitted plans is acceptable and approved.
14. The proposed garages are to be constructed as shown on the submitted plans.
15. The proposed residential structures shall be constructed as shown on the submitted plans, including the lap siding.
16. Proposed signage adjacent to the entrance to River Road shall receive specific approval from the City staff prior to placement.
17. Exterior lighting shall be developed on the site pursuant to the IES standards identified in Chapter 17.44 of the Gladstone Municipal Code.
18. The proposed landscape plan is acceptable as submitted, and shall be irrigated with the underground sprinkler system as shown on the submitted plans. Additionally, the applicant shall include the specific type of trees being proposed subject to approval by staff.
19. The specific design of the proposed clubhouses shall be consistent with the overall design scheme as shown on the submitted plans, as approved by staff.
20. All improvements shall be completed prior to issuance of a building permit or guaranteed by an irrevocable letter of credit or cash deposit per City Attorney approval.
21. All improvement costs shall be borne by the developer unless otherwise specified in this approval.
22. The property owner shall test fire hydrants annually and submit test reports promptly to the City.
23. All federal and state permits for development in the floodplain shall be secured prior to development in these floodplain areas.

Dr 90-7

REQUEST FOR COMMENTS

SUBJECT: Design Review and Major Partition, DR 90-7, MAJ P 90-1

DATE OF APPLICATION: June 22, 1990

ADDRESS OF AFFECTED PROPERTY: River Road

LEGAL DESCRIPTION: Tax Lots 600, 1000, T2S, R2E, Section 19D; Tax Lots 5200, 5300, 5400, T2S, R2E, Section 19DD

APPLICANT: CSM Corp.

#####

Fire Department: Proper planning would indicate putting in left-turn lane or making provisions for one. All corners to meet the required turn radius.

Police Department: I have concerns that a development of 350 units has only one ingress and egress. Reminds me of a movie theater full of people and someone shouts fire. I suggest emergency access from the lower parking area near Dahl Park (south) and one between buildings M and D onto Jensen Road on the north.

Prewire units for security and fire alarms would also be suggested along with standard or above security lighting in all parking areas and along footpaths. All stairways should also be illuminated for security and safety.

Bold addresses and apartment numbers should be affixed to exterior of units for easy location for emergency personnel. If possible these numbers should be illuminated.

Is this going to be a security style community with key-card entry?

Public Works Department:

Library:

Administration Department: Developer should provide 8-foot paved path from Dahl parking lot to a place midway beneath the 99E bridge, with an access to the west side of 99E. Since this project will result in the loss of access to Dahl Park, developer should either: (1) construct a new road from Meldrum Bar Park Road to Dahl Beach, in a location determined by the City and constructed to City standards, or (2) provide \$30,000 cash in lieu of construction contingent upon the City and developer reaching agreement including timing of the roadway improvement. City staff estimates the roadway construction cost at \$60,000. Re: left-turn (northbound) refuge - River Road currently carries less traffic than either Portland Avenue or W. Arlington and is probably underutilized. Before making a decision as to whether or not a left-turn refuge be required, the Planning Commission could ask the developer for detailed plans for a left-turn refuge and/or for different driveway approach plans, where stacking could be provided on private property for several automobiles.

87-90-7


CSM CORPORATION

680 Kasota Avenue, Minneapolis, Minnesota 55414 (612) 623-3311
Telecopier (612) 623-0615

October 19, 1989

Mr. Jonathan Block
Administrative Assistant
City of Gladstone
525 Portland Avenue
Gladstone, Oregon 97027

RE: Rivergreens Apartments - Phase II

Dear Mr. Block:

I have enclosed an Application for Design Review; an Application for Major Partition Review; four sets of Design Review exhibits; four site plans as exhibits to the Major Partition request; and a check in the amount of \$3,486 which represents \$3,436 for the Design Review Fee and \$50 for the Major Partition Fee.

As you, and I believe the members of the Planning Commission are aware, the Phase II request is the completion of our Design Review submittals of the 358 unit Rivergreens Apartment proposal to be developed in conjunction with the modifications to the Rivergreens Golf Course which is owned by Mr. Charles Thomas.

Our delay in submitting this second phase for your consideration was due to length of time for the State of Oregon and Mr. Thomas to arrive at an agreement regarding the boundaries of the properties which are to be exchanged, and then to have this parcel surveyed with special attention to topography and the location of trees.

You will note in your review of the Phase II submission material, that a definitive boundary has not been established along the Westerly edge of the multifamily development. This border, and subsequent legal description will be established following the Design Review process so that we will know if any modifications are necessary following the comments by the police, fire, city staff, and Planning Commission. Once the border has been established, it is the intention of Mr. Thomas to incorporate the balance of this land into his golf course property.

Dr-90-7

Mr. Block
October 19, 1989
Page Two

As additional exhibits to our Design Review application, we have included a new overall site plan showing both Phase I and Phase II and their relation to the golf course and points of traffic ingress and egress. We have also included a revised Phase I site plan which shows the movement of the site entrance further North; a center island for the stacking of cars; and an elevation of the garage structures and proposed fence along River Road. I believe that these exhibits are an important and integral part of the overall development. Additionally, you should have on file a copy of the traffic study which was prepared by Robert Keech Associates, Inc. which took into account the traffic patterns for both phases at the time of its initial preparation and submittal for Phase I.

The Phase II development is situated on a parcel which is approximately 6.5 acres in size, and consists of a portion of the Rivergreens Golf Course and a portion of the land to be traded with the State of Oregon.

The buildings have been sighted to take advantage of the views of the golf course and the wooded areas along the Clackamas River. The Phase II community area has been placed adjacent to the commercial property along McLaughlin Boulevard since it is only a one story structure and can be sheltered with landscaping and a wooden fence. Ingress and egress to the Phase II property will be by perpetual easement across the Southeast corner of the golf course. At the West end of the property, an area has been incorporated to provide overflow parking and to include what we believe to be an appropriate turning radius for fire equipment.

The unit mix for Phase II is 27 one-bedroom units, 117 two-bedroom units and 6 three-bedroom units. The units will be individually metered for electricity, the cost of which will be borne by the occupant. The development will pay for domestic water, sewer, rubbish removal, lawn care and interior and exterior maintenance. Each unit will be provided with a carport; garages will be available at an additional charge.

The individual units will each be equipped with a full appliance package in the kitchen, a fireplace, outside storage, full size laundry hook-ups, a deck or patio, covered entry, and cable T.V. service. The two and three-bedroom units will have a second full bath.

W-90-7

Mr. Block
October 19, 1989
Page Three

In addition to the numerous amenities and parks offered within the City of Gladstone, on-site amenities will include a tennis court, racquetball court, two outdoor pools with one suitable for winter enclosure, two whirlpools, two fitness center, two saunas, a large community/meeting area, T.V. lounge, pool table room, computer room and on-site management offices. In addition, and we believe it is an amenity unique to the Portland area, we can offer a golf package to our residents.

It is our opinion that we can offer a first class development on a first class site and in a first class location, and we look forward to working with the City of Gladstone to bring this proposal forward.

I believe that I have included all of the necessary exhibits required under 16,36,100 Review Plan - Submittance Requirements. However, if you feel that something has been omitted or you would like some additional information, please give me a call.

Very truly yours,

Wallace T. Johnson

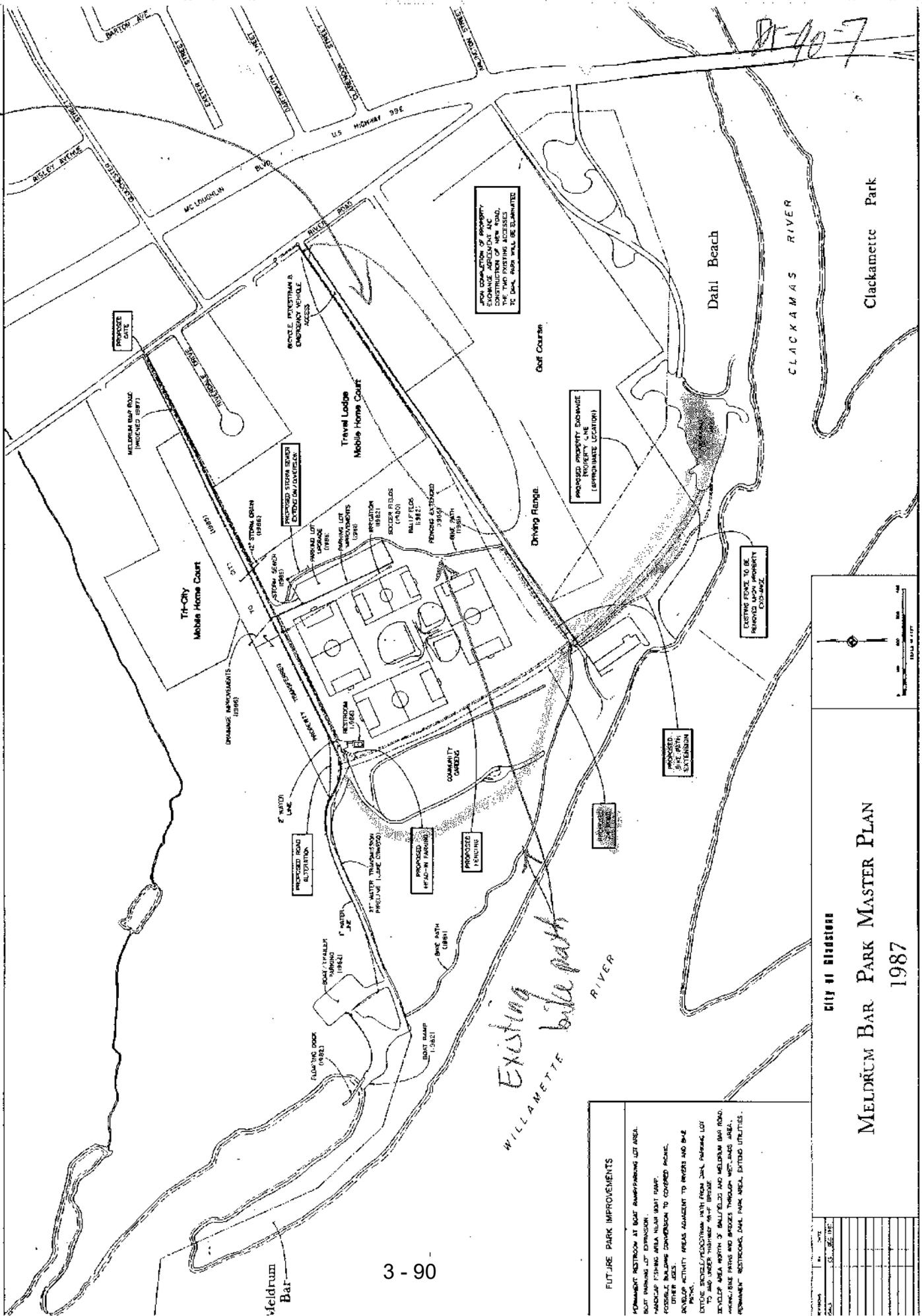
WTJ/kab

Enclosures

cc: Gary Holmes, President CSM Corporation
John Borge
Charles Thomas

Bratger to pave this section

87-40-7



FUTURE PARK IMPROVEMENTS

PERMANENT RESTROOM AT BOAT AMP/PARKING LOT AREA.
 BOAT PARKING LOT EXPANSION.
 HANDICAP FISHING AREA NEAR BOAT RAMP.
 POSSIBLE BUILDING CONVERSION TO COVERED PICNIC, DRINK SHELTERS.
 PARKING ACTIVITY AREAS ADJACENT TO RIVERS AND BIKE PATHS.
 EXERCISE STROLLS/RESTROOMS WITH FRESH AIR, PARKING LOT TO AND UNDER THUNDER WAT F BRIDGE.
 DEVELOP AREA NORTH OF BALLFIELDS AND MELDRUM BAR ROAD.
 WALK/BIKE PATHS AND BRIDGES THROUGH WEST LAGOON AREA.
 PERMANENT RESTROOMS, DAHL PARK AREA, EXTEND UTILITIES.

CITY OF BEASONS

MELDRUM BAR PARK MASTER PLAN 1987

DATE	1.15.88
BY	...
FOR	...
SCALE	1" = 100'

00-907

Rivergreens Phase II 150 units:
Design Review and Major Partition

The property exchange between C. Thomas
and the state is all but completed and
the state has OK'd the land use applications
for the Dahl Park property.

Attached are the files on Phase I,
including required conditions of approval,
and a site plan, etc. for Phase II.

The city's planners would like your
advice as to whether or not a northbound
left turn pocket should be provided
in River Rd. at the site entrance.

The traffic study done for this
project did not recommend one but
pointed out potential
is not constructed. At
is related correspond

John
Borge

85-90-7

REQUEST FOR COMMENTS

SUBJECT: Design Review and Major Partitions DR 90-7 MAP 90#
DATE OF APPLICATION: June 22, 1990
ADDRESS OF AFFECTED PROPERTY: RIVER RD
LEGAL DESCRIPTION: 4.15 600, 1000 22 E 19 B ; 7.15 5200 5300 5400 225 19 00
APPLICANT: CSM Corp

After reviewing and commenting on the attached information, please forward to:

FIRE CHIEF/MARSHAL: Proper. Planning would indicate fitting in left turn lanes
on R. Making modifications to meet the req.
TURN RADIUS. (SEE ATTACHED

POLICE CHIEF: See attached sheet.

PUBLIC WORKS SUPERVISOR:

LIBRARY DIRECTOR:

SENIOR CENTER MANAGER: Developer should provide 8' paved path from
Dahl parking lot to a plan midway between the 99-E bridge
with an access to the W side of 99-E. Since this project will
result in the loss of access to Dahl Park, developer should either: 1)
construct a new road from Millman Bay Park Rd to Dahl Beach, in a
location determined by the city and constructed to city standards or 2)

ADMINISTRATION: provide \$30,000 cash in lieu of construction contingent
upon the city and developer reaching agreement, including timing of
the roadway improvement. City staff estimate the roadway construction
cost at \$100,000. RE: Left turn (northbound) refuge - River Rd currently
carries less traffic than either Portland Ave. or W. Arlington and is
probably underutilized. Before making a decision as to whether or not
a left turn refuge be required, the Planning Commission could ask the
developer for detailed plans for a left turn refuge and/or for a
different crossway approach plans, where stacking could be provided on

7/2/90

DP-90-7

Police Department - I have concerns that a development of 350 units has only one ingress and egress. Reminds me of a movie theater full of people and someone shouts fire. I suggest emergency access from the lower parking area near Dahl Park (south) and one between buildings M and D onto Jensen Rd on the north.

Pre wired units for security and fire alarms would also be suggested along with standard on above security lighting in all parking areas and along foot paths. All stair ways should also be illuminated for security and safety.

Bold addresses and apartment numbers should be affixed to exterior of units for easy location for emergency personnel. If possible these numbers should be illuminated.

MAX PATTERSON
C.O.P.

P.S. Is this going to be a security style community with key card entry?

GLADSTONE PLANNING COMMISSION MINUTES

Dr - 90 - 7
APRIL 18, 1989

Roll Call: The following Planning Commission Members answered the Roll Call: Chairman Douglas Galash, Carl Gardner, Collin Matheny, Alan Baucom, Mary Sieckmann and Bert Leonard. Sharon Alexander was unable to attend the meeting.

Staff: Deanne Darling, City Attorney; John Borge, City/County Planner, and Jonathan Block, Administrative Assistant.

Minutes: Bert Leonard requested that the minutes of the March 21, 1989, meeting be corrected to reflect that he was present. Noting that change, the Minutes of the March 21, 1989, meeting were approved as corrected.

VAR-89-2: The Chairman opened the Public Hearing for considering VAR-89-2. Staff presented a letter from the applicant requesting a two month extension of the hearing, citing a family emergency. The City Attorney suggested that staff secure a statement from the applicant waiving their rights to the State Land Use Laws that pertain to the timing of land use decisions.

CU-89-1: The Chairman opened the Public Hearing for Conditional Use request, CU-89-1 and discussion of Design Review DR-89-2, the Bruttger Companies, for a proposed multi-family development on the Rivergreens Golf Course Property. John Borge presented the Staff Report and requested that Condition L be deleted therefrom, noting that only Phase II of the proposed development would be contingent upon the property exchange.

Presenting the proposal were Roger Olson, Real Estate Development Officer, and Wallace Johnson, Vice-President of the Bruttger Companies, P. O. Box 399, St. Cloud, Minnesota 56302, and Tom Wilson, Architect, 1403 Broadway Avenue, Boise, Idaho 83706.

There was no one in the audience to speak in favor or in opposition to the proposal. The City Attorney had recommended some language changes in the recommendations. A motion was made by Alan Baucom, seconded by Mary Sieckmann, to recommend Conditional Use approval to the City Council and grant preliminary Design Review approval of Phase I only based upon the Findings and Conclusions in the Staff Report and the following conditions:

A. Street improvements on River Road to be installed on property frontage pursuant to street improvement plans, including sidewalks, as approved by staff. Such street improvements will need to consider

PLANNING COMMISSION MINUTES

April 18, 1989

Page Two

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the impacts of traffic moving in and out of the site. Specific approval of these improvements shall be subject to a final traffic analysis that includes a response to the staff concerns in a letter dated April 6, 1989.

B. The applicant shall submit building elevation plans identifying the proposed materials and appearance of the proposed structures. Additionally, a color board and/or rendering shall be provided to identify the image of the structures. Specific attention shall be given to the garages fronting River Road in order to encourage a high image for this development. Design plans for the carports fronting River Road shall be submitted demonstrating a pitched roof design and placement plan acceptable to staff. All plans to be staff approved.

C. As stated in the Staff Report.

D. As stated in the Staff Report.

E. As stated in the Staff Report.

F. Slope re-vampment work along the westerly portion of the development and wrapping along the southerly property line in front of buildings B, A, L, and I shall be completed pursuant to plans approved by city staff. Said plans to be engineered for slope stability and submitted no later than building plan submittal.

G. As stated in the Staff Report.

H. As stated in the Staff Report.

I. As stated in the Staff Report.

J. As stated in the Staff Report.

K. Security lighting shall be completed in a manner to avoid spill-over glare onto adjoining properties. Applicant shall submit engineered site lighting plans consistent with IES Standards, including but not limited to, average maintained illumination levels and maximum to minimum ratios. Lighting plans to be approved by city staff.

L. Delete.

D7-90-7

PLANNING COMMISSION MINUTES
April 18, 1989
Page Three

M. As stated in the Staff Report.

N. As stated in the Staff Report. Plans to meet city staff approval.

O. Delete.

P. All site improvements shall be completed prior to building permit approval or guaranteed by an irrevocable letter of credit or cash deposit per city attorney approval.

Q. As stated in the Staff Report.

R. Retain all street trees identified on the site plan.

S. Submittal of revised parking lot plans which accommodate turning radius for fire apparatus, including removal of parking spaces and additions of planter areas, per city staff approval.

T. Phase I is subject to final Design Review approval by the Planning Commission or staff and potential imposition of further conditions.

U. Property owner shall test fire hydrants annually and submit test reports promptly to city.

A roll call vote was taken with the following results: Mr. Leonard, yes; Mr. Baucom, yes; Ms. Sieckmann, yes; Mr. Matheny, yes; Mr. Gardner, yes; and Chairman Galash, yes. The motion passed unanimously.

CU-89-2:

The Chairman opened the Public Hearing for Conditional Use CU-89-2, to convert an existing office facility into a residence at 1035 Portland Ave. John Borge presented the Staff Report.

Charles Kindt, Executive Director of Northwest Housing Alternatives, 2316 S. E. Willard, Milwaukie, OR 97222, appeared to present the proposal. There was no one in the audience to speak for or against the proposal.

Dr 90-7

City of **GLADSTONE**

PLANNING STAFF REPORT/RECOMMENDATION
TO PLANNING COMMISSION

City Hall
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5223

Police Department
535 Portland Avenue
Gladstone, OR 97027
(503) 656-4253

Fire Department
525 Portland Avenue
Gladstone, OR 97027
(503) 656-4253

Public Library
135 E. Dartmouth
Gladstone, OR 97027
(503) 656-2411

Senior Center
1050 Portland Avenue
Gladstone, OR 97027
(503) 656-7761

City Shop
18595 Portland Avenue
Gladstone, OR 97027
(503) 656-7957

FACTS - File No.: CU-89-1, DR-89-2
Application Name: Rivergreens Apartments
Date: April 6, 1989

I. GENERAL INFORMATION

A. PROPOSAL: This application is a request for a conditional use approval of dwellings in the commercial district and design review approval for 208 apartments at the Rivergreens golf facility on S.E. River Road.

LOCATION: 19825 S.E. River Road, on the west side of River Road just north of its intersection with Arlington and McLoughlin Boulevard.

LEGAL DESCRIPTION: T2S, R2E, Section 19D, Tax Lots 600 and 900; T2S, R2E, Section 19DD, Tax Lot 5200, 5300, and 5400

ZONE: C-3, General Commercial for Tax Lots 5200, 5300, and 5400; MR, Multifamily Residential for Tax Lots 600 and 900

COMPREHENSIVE PLAN: General Commercial for Tax Lots 5200, 5300, and 5400; High Density Residential for Tax Lots 600 and 900

APPLICANT: Brutger Companies Inc.

B. SITE DESCRIPTION: The subject property is located on the west side of River Road, just north of the Arlington/McLoughlin Boulevard intersection. The site is currently referred to as the Rivergreens golf course site. Improvements on the site include an existing single family residence and detached garage, clubhouse for the golf course facility, and additional maintenance buildings. A substantial portion of this property is currently used as a golf course. Vegetation includes scattered deciduous and conifer trees throughout a turf base.

Dr - 8 - 7

Near the River Road frontage are a number of buildings that have historically been used for various commercial uses and large amounts of storage areas that have historically been used for the storage of automobiles.

The terrain of the property consists of two significant levels. An upper level where the development is proposed is the site of the existing golf course improvements, including the single family residence. The lower level is entirely in golf course usage. This lower level is within the 100-year floodplain of the Willamette River. The Willamette River Greenway runs along the westerly boundary of the existing golf course as per Ordinance 985, adopted in 1981.

VICINITY DESCRIPTION: The subject property is located on the westerly fringe of the McLoughlin Boulevard commercial corridor. To the north, west, and south of the property are the Meldrum Bar and Dahl Parks currently operated by the City of Gladstone. To the northeast of the site, and contiguous to the site, is an existing multifamily complex. To the east and southeast of the site are various commercial uses including a photography studio, restaurant, and an auto sales facility. River Road is classified as a minor arterial, and McLoughlin Boulevard is classified as a major arterial. Traffic flows can be expected to be of moderate volume on River Road. Additionally, the site is designated as having a bikeway running adjacent and through the property.

Sewer is available to the site. Water, though in need of improvement to flow and volume, is also available to the site.

II. FINDINGS

This application is subject to Chapter 17.68 of the Gladstone Municipal Code, regarding conditional uses, and Chapter 16.36, regarding design review. Additionally, Chapter 17.44 and Chapter 17.60, regarding the General Commercial zoning district and Supplemental Provisions, are applicable to this application.

III. CONCLUSIONS

The Planning staff has reviewed this application in reference to the applicable standards outlined in the Gladstone Municipal Code and Gladstone Comprehensive Plan. This application meets the minimum requirements identified in said code and plan contingent upon improvements commensurate with the level of development. This application is proposed for a site that was recently involved in a land trade between the Oregon Department of Transportation and Charlie Thomas (see File ZC-87-2 and ZC-87-3, Dahl Park and Jenson Property). The appraisals for this land trade have been completed and are currently being reviewed by the state. This proposal is in anticipation of this land trade being finalized.

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The conditional use portion of this application proposes to place apartments in a General Commercial zoning district. The staff has reviewed the applicable sections with regard to this proposal and makes the following conclusions:

- A. The applicant has proposed a large development that includes a number of different properties. Most of these properties are zoned for the proposed residential use; however, there are some parcels fronting River Road that require a conditional use for the residential use. Because of the significant size of the proposed development, it appears reasonable to include those properties zoned commercial into this development, as these properties play an integral role in the overall golf course/residential development scheme. The golf course and residential portions of the site will be under separate ownerships; however, the applicant has shown that the relationship between them is more than compatible and is consistent with City standards.
- B. The public facilities appear capable of handling the overall development, provided the applicant makes some improvements to these facilities. Street, waterline, and sewer improvements will be necessary to accommodate the proposed intensity of development. Additionally, the Comprehensive Plan identifies a proposed bike path to extend through the commercial portion of this property and extend southerly to connect to the Dahl Park area. The specific location of this proposed path can be relocated to skirt the periphery of this project to allow the security aspects of this project to remain uncompromised. A gate at the front of the residential facility to prevent unauthorized persons from entering the facility can be possible if the applicant provides a way for connecting a bicycle path along the periphery of this project to the existing park areas along the Clackamas and Willamette Rivers. One such alternative would be to skirt the southeasterly portion of the project's boundaries with such a path and allow it to wind down to the Clackamas River area. Additionally, it is necessary to participate in providing a bicycle path for the Jenson Road access to these parks. Because Phase II of the overall project is not being included in this review, the proposed bicycle path shown to connect River Road with the Clackamas River portion of Dahl Park will be considered later.
- C. The impact of a residential use to the commercial property fronting River Road would in fact be less than that realized by a commercial use. The proposed residential use on this commercial property will include a large parking area that is intended to later serve the golf course clubhouse proposed to be located close to this commercial zone. The impact of a parking area to serve the proposed clubhouse and residential use will not adversely affect the surrounding properties.
- D. Water is currently available to the site; however, improvements to the system are needed in order to assure adequate flow and pressure. There is an existing 24-inch water line in McLoughlin Boulevard that will need to be connected to to serve this

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development. Curran-McLeod, Inc. Consulting Engineers reviewed various options for providing the most appropriate intertie to accomplish this endeavor. Their recommendation was to loop a 12-inch line, pursuant to specific requirements, that would connect the existing 24-inch line in McLoughlin Boulevard with the existing 6-inch line on River Road. This would provide for a looped system that would improve flow and pressure to the subject site.

- E. Sewer improvements will need to be completed pursuant to the City of Gladstone's requirements in order to adequately serve this site. Such sewer improvements will include connecting to the existing sewer line at the McLoughlin/Arlington intersection. Such connection will need to be completed pursuant to the City of Gladstone standards.
- F. Transportation improvements will be necessary in order to accommodate the impact this development will have on River Road and perhaps McLoughlin Boulevard. The applicant has had a traffic study completed for this site by a consulting traffic engineer (S.E. River Road near Jenson Road traffic analysis; Robert Keech Associations, Inc.). This analysis made recommendations in regards to left-turn refuge lanes entering into the site and a number of lanes entering and exiting the site. This plan was reviewed by the staff and appears to have left some questions unresolved. Therefore, the specific improvements regarding access and refuge lanes are not yet confirmed. It is clear there will be street improvements, including sidewalks, required for the River Road frontage along this site.
- G. A portion of the site is located within the 100-year floodplain. Development, including fill, will need to be completed pursuant to the flood hazard development guidelines in the Gladstone Municipal Code.

The applicant has submitted an overall master plan for Design Review identifying how the entire property is intended to be developed. This application is for specific review of Phase I only and, based upon this review, the staff makes the following conclusions:

- A. There will be some revampment work necessary along the westerly portion of the property in order to allow building placement and fire apparatus compatibility. Specifically, there needs to be enough room between the buildings and the edge of the slope for fire personnel to get in and out, including placement of ladders. The proposed plan identifies a manner of accomplishing this building placement for fire personnel compatibility by placing revampment work along the bank of the site. This has been reviewed by the Fire Chief and it meets his approval. This revampment work will need to be engineered for slope stability.
- B. The placement of the building and parking area has been designed in a sensitive manner to respect the existing features of the site. A significant number of trees have been proposed to be

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retained. The most significant specimen shown to be saved, an approximately 50-inch Maple, is currently located by the clubhouse near the southwest corner of the proposed development. Staff does have concerns regarding the placement of Building L, in that it does not intrude upon the canopy or root structure of this tree. By moving Building L slightly north, south, or east, it may be possible to provide better protection for that tree. The staff encourages the applicant to review all design alternatives to provide the best protection for this specimen.

- C. The existing multifamily development to the north and east of the property will be impacted by this development simply because of the change of the fairly vacant parcel (golf course) into a multifamily housing development. A board-on-board fence appears necessary along the easterly property line adjacent to Buildings O and P, and extending north to the property line adjoining Jenson Road. Additionally, it may be necessary to bring additional fencing around the corner of the property by Building P and run this fencing in an easterly manner along that north property line to protect the integrity of the existing structures to the north. This does not mean to run a board-on-board fence the entire length of that property line, but just up to the existing tree line.
- D. Some minor modification in the parking area will be necessary to accommodate the turning radius of fire apparatus. The removal of parking spaces near some of the corners and a reduction of the some of the planter areas may be necessary pursuant to review from the City staff. Additionally, this parking area needs to have a few more planter areas with trees to break up the large expanse of parking. Specifically, that area along the north property line connecting River Road needs an additional planter area between the garages and River Road. This is the same for that large expanse of parking spaces fronting Buildings A and B at the rear of the property.
- E. Building profiles for all the structures except Building A have yet to be submitted. A colorboard and/or rendering identifying the types of materials and proposed finishing of the structures is necessary prior to final approval.
- F. The proposed garages shown along the frontage of River Road need specific attention in order to prevent a flat-roofed barracks style appearance. The applicant shall submit additional details regarding these garages. The staff recommends either staggering the roofs or providing some other architectural relief to enhance the image.
- G. Additional attention shall be given to the frontage along River Road to include either a rock or brick wall and landscaping.

IV. RECOMMENDATION

The Planning staff recommends conceptual approval of this proposal subject to the following conditions:

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- A. Street improvement plans, including sidewalks, shall be submitted to the City of Gladstone. Such street improvements will need to consider the impacts of traffic moving in and out of this site. Specific approval of these improvements shall be subject to a final traffic analysis that includes a response to the staff concerns in a letter dated April 6, 1989.
- B. The applicant shall submit building elevation plans identifying the proposed materials and appearance of the proposed structure. Additionally, a colorboard and/or rendering shall be provided to identify the image of the structures. Specific attention shall be given to the garages fronting River Road in order to encourage a high image for this development.
- C. The applicant shall make waterline improvements to accommodate this development pursuant to the Curran McLeod, Inc. Consulting Engineers report. This includes the extension of a 12-inch waterline for appropriate water capacity. These improvements shall be constructed pursuant to the City of Gladstone's requirements.
- D. Development shall be connected to and served by the existing sewer pursuant to the City of Gladstone standards.
- E. Storm drainage improvements shall be provided as per the requirements of the Gladstone Department of Public Works.
- F. The slope revampment work necessary along the westerly portion of the development and wrapping around the south southerly property in front of Buildings B, A, L, and I shall be engineered for slope stability and submitted no later than the building permit submittal.
- G. The placement of fill, and construction of the structures located in the 100-year floodplain shall meet the minimum standard of the Flood Hazard regulations of the Gladstone Municipal Code as approved by City staff.
- H. A board-on-board fence shall be placed along the northeasterly property line that separates this proposed development from the existing multifamily development to the northeast. This board-on-board fence shall extend south from River Road and wrap around easterly along that northerly property line just north of Buildings K and J to that point where the tree line starts.
- I. The applicant shall provide bicycle path improvements to Jenson Road and anticipate additional bicycle path improvements along the periphery of Phase II. The Jenson Road bicycle path improvement will occur on an existing road bed in a meandering fashion. The specific design of this path shall be reviewed by City staff prior to construction.
- J. The proposed sign shown to be located at the entrance to River Road shall receive specific approval from the City staff prior to placement.

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- K. Security lighting shall be completed in a manner to avoid spillover glare onto adjoining properties.
- L. This approval is contingent upon the property exchange between the State of Oregon and Charlie Thomas being completed.
- M. All utilities shall be placed underground.
- N. A final landscape plan shall be submitted that includes the specific type of trees being proposed. Additionally, the plan shall include the type, style, and size of wall that will be necessary along the River Road frontage, the location of light standards, the manner of enclosing the trash receptacles, and the location of the mailboxes serving the facility.
- O. This proposal is approved for a period of one year following the date of approval, as per Chapter 16.36.230 of the Gladstone Municipal Code. If at the end of that time construction has not begun, this design review approval shall become null and void.
- P. All improvements shall be completed prior to building permit approval, or there shall be a submittal of a guarantee by an irrevocable letter of credit, cash deposit, or bond.
- Q. Phase II of this development will require specific design review approval and, though the overall conceptual plan has been approved, the approval of the Phase I portion of the development does not include any features in the Phase II element.

0406/901-2/jb:mp

DR-90-7

DR-90-7
MAJ-90-1

NOTICE OF PUBLIC HEARING

GLADSTONE PLANNING COMMISSION

TIME & PLACE: Tuesday, July 17, 1990, beginning no earlier than 7:00 p.m. in the Council Chambers of Gladstone City Hall, 525 Portland Avenue, Gladstone, OR 97027

FILE NO: DR-90-7 and MAJ-90-1

PROPERTY DESCRIPTION: Tax Lots 600 (part) and 1000 (part) of 2 2E 19D, and Tax Lots 5200, 5300 & 5400 of 2 2E 19DD, also known as the Rivergreens Golf Course (part) and an upper portion of Dahl Park.

APPLICANT: CSM Corporation

PROPERTY OWNER: State of Oregon, CSM Corporation and Charles F. Thomas, Jr.

PURPOSE/PROPOSAL: Design Review for Phase II, 150 units, of the Rivergreens Apartment Project including a Major Partition whereby the golf course and apartment project would share a common access.

City staff have determined that this development is not located within the Willamette River Greenway Conditional Use area.

You may attend, offer testimony or seek information at the hearing.

All information relating to this application is available for inspection seven (7) days prior to the hearing at the Office of the City Recorder, Gladstone City Hall, 525 Portland Avenue, Gladstone, OR 97027. Copies will be available for a reasonable cost. Contact Jonathan Block, Administrative Assistant, at 656-5225 for additional information.

In order for the Planning Commission to receive copies of any correspondence in advance of their regularly scheduled meeting, please submit the material to the City Recorder by the Wednesday immediately preceding the date of the meeting.

Those eligible to appeal this matter to the City Council are the owner, applicant, a representative of petitioners and persons who submitted oral or written testimony. Appeals must be filed within 15 days of the decision filing date on forms available from the city. Failure to raise an issue in person or by letter at the hearing will preclude the ability to appeal. Furthermore, failure at the time of the hearing, to specify, in person or by letter, to what land use standard(s) your comments or objections are directed, will preclude the ability to raise those issues on appeal.

CITY OF GLADSTONE

MAIL: June 28, 1990


Verna Howell, City Recorder

State of Oregon
Transportation Bldg.
Salem, OR 97310

Lowell Reed
901 Shadow Road
La Mesa, CA 92041

Charles Thomas Jr.
9805 River Road
Gladstone, OR 97027

Dr-90-7

Aaron Langfus
P.O. Box 02092
Portland, OR 97202

Robert Boyer
3653 Silverton Road
Salem, OR 97305

Stein & Stein
19790 McLoughlin Blvd.
Gladstone, OR 97027

Robert Lamphere
12520 SW Canyon Rd
Beaverton, OR 97005

Janet Wheeler
2414 Wheaton Way
Bremerton, WA 98310

Robert & Gloria Bigej
1220 N. Pacific Hwy.
Woodburn, OR 97071

Kathi Goldhammer
148 Telford Road
Oregon City, OR 97045

Marion Kellum
18332 SE Willamette Dr.
Milwaukie, OR 97267

James & Joan Myers
19905 McLoughlin Blvd.
Gladstone, OR 97027

Charles & Alice Thomas
19905 McLoughlin Blvd.
Gladstone, OR 97027

Clack. Office Machines
20005 McLoughlin Blvd.
Gladstone, OR 97027

MF & Joyce Ulven
4025 N. Winchell
Portland, OR 97203

Thomas Freeman
1754 Happy Valley Rd
Santa Rosa, CA 84505

U.S. National Bank
P.O. Box 8837
Portland, OR 97208

Tri-City Develop. Corp
623 High Street
Oregon City, OR 97045

Dee Thomason Ford, Inc
19405 McLoughlin Blvd.
Gladstone, OR 97027

Oregon State Parks
ATTN: Dave Wright
525 Trade Street, S.E.
Salem, OR 97310

Gladstone School District

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APPLICATION FOR MAJOR PARTITION REVIEW

CITY OF GLADSTONE

filed 6/27/90
May 90-1
File Number

- 1. Name of owner Charles Thomas & The State of Oregon
- 2. Address 19805 River Road, Gladstone Phone 656-6848
- 3. Name of engineer or surveyor Andy Paris & Associates
- 4. Street location of plat West of River Road at McLoughlin Blvd.
- 5. Legal description of property See attached survey

_____ Sec. _____ Twsp. _____ Range _____

6. Proposed Development:

Number of lots _____ Total area of tract Approx. 6.5 Acres

Lot sizes _____ x _____ or _____ sq. ft.

_____ x _____ or _____ sq. ft.

_____ x _____ or _____ sq. ft.

Zoning requires _____ x _____ or _____ sq. ft. min.

- 7. Length of proposed street or street easement 320' by 30' ft. over the Charles Thomas property and 400' by 30' over the Phase I property.

I am the owner/authorized agent of the owner empowered to submit this proposed major partition plat and affirm that the information shown on this application and attached proposed major partition map is correct to the best of my knowledge. I understand that compliance with all conditions set forth must be assured before final approval of the plat. I further understand that approval is good for one (1) year from the date granted.

Signature of Applicant

File DR 90-7

**CITY OF GLADSTONE
APPLICATION FOR DESIGN REVIEW**

Received 4/27/90

By JB

Fee \$ 3486

TO: THE CITY OF GLADSTONE

The undersigned petitioner(s) is/are (check one) owner _____ purchaser X lessee _____
other _____ (explain)

APPLICANT(S) CSM Corporation, 680 Kasota Avenue, Minneapolis, MN 55414 (612) 623-3311

% Wallace Johnson, P.O. Box 108, Boise, ID 83701 (208) 343-6438
(Name and Address) (Phone)

LEGAL DESCRIPTION See attached survey
(Lot) (Block) (Plat)

(Tax Lot) (DLC) (Section) (Township) (Range)

PROPERTY DIMENSIONS: Width _____ Depth _____ Total Area Approx. 6.5 Acres

Present Zone Open & High Density Residential Surrounding zone(s) and uses High Density Residential & golf course to the North, commercial to the East, and Park land and open space to the South and West.

REQUEST:

Request is for Design Review approval of the Phase II, 150 unit Rivergreens Apartment Development.

10/19/89
Date

(Owner's Signature)

(Address)

(Phone)

Dr-90-7

City of **GLADSTONE**

March 1, 1990

CSM Corporation
ATTN: Wallace T. Johnson
680 Kasota Avenue
Minneapolis, MN 55414

RE: Rivergreens Development

Based on your submittals of February 16, 1990, the city staff have determined that the proposed phase II development of Rivergreens Apartments is located out of the 150 ft. Willamette Greenway Conditional Use area.

For your information, the city staff will probably provide the state with a courtesy notice of this development, but it does not appear that Greenway conditional use approval will be required.

City Hall
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5223

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(503) 656-4253

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(503) 655-7701

City Shop
18595 Portland Avenue
Gladstone, OR 97027
(503) 656-7957

CITY OF GLADSTONE



Jonathan Block,
Administrative Assistant

cc: John Borge, County/City Planner

D 90-7

17.48.050 Dimensional standards. In an LI district, the following dimensional standards shall apply:

A. The minimum lot area for all uses shall be as required for the satisfaction of applicable yard and off-street parking and loading requirements.

B. Building Height. Buildings shall not exceed a height of thirty-five feet.

C. Side and Rear Yard Setbacks. None shall be required, except where abutting a residential district in which case a minimum twenty-foot setback shall be maintained.

D. Density. Applicable densities are those permitted in an R-5 or MR district. (Ord. 947 §3.650, 1979).

17.48.060 Off-street parking and loading requirements. In an LI district, off-street parking and loading requirements shall conform to standards in Sections 17.60.040 and 17.60.050. (Ord. 947 §3.660, 1979).

Chapter 17.52

GW--GREENWAY CONDITIONAL USE DISTRICT

Sections:

17.52.010 Purpose.

17.52.020 Definitions.

17.52.030 Change of use or development of properties--
Procedure.

17.52.010 Purpose. The purpose of the greenway conditional use district is to provide compatibility between intensification, change of use, or development therein and the Willamette River greenway program. The greenway conditional use district is a superimposed district applied in combination with existing regular districts. (Ord. 947 §3.720, 1979).

17.52.020 Definitions. For the purposes of this chapter, the words and phrases set out in this section shall have the following meanings:

A. "Change of use" means a different use than that which existed on December 6, 1975. It includes a change which requires construction, alterations of the land, water or other areas outside of existing buildings or structures and which substantially alters or affects the land or water. It does not include a change of use of a building or other structure which does not substantially alter or affect the land or water upon which it is situated. Change of use shall not include the completion of a structure for which a

valid permit has been issued as of December 6, 1975, and under which permanent substantial construction has been undertaken by July 1, 1976. The sale of property is not in itself considered to be a change of use. An existing open storage area shall be considered to be the same as a building.

B. "Development" means the act, process or result of developing. "To develop" means to bring about growth or availability; to construct or alter a structure, to conduct a mining operation, to make a physical change in the use or appearance of land, to divide land into parcels, or to create or terminate rights of access.

C. "Intensification of use" means any additions which increase or expand the area or amount of an existing use, or the level of activity. Remodeling of the exterior of a structure not excluded below in this subsection is an intensification when it will substantially alter the appearance of the structure. Intensification shall not include the completion of a structure for which a valid permit has been issued as of December 6, 1975, and under which substantial construction has been undertaken by July 1, 1976. Maintenance and repair usual and necessary for the continuance of an existing use is not an intensification of use. Reasonable emergency procedures necessary for the safety or protection of the greenway includes the practices and activities customarily related to the use and enjoyment of one's home. Landscaping, construction of driveways, modification of existing structures, or construction or placement of such subsidiary structures or facilities adjacent to the residence as are usual and necessary to such use and enjoyment shall not be considered an intensification for the purposes of this district. Seasonal increases in gravel operation shall not be considered an intensification of use. (Ord. 947 §3.710, 1979).

17.52.030 Change of use or development of properties-- Procedure. In the greenway conditional use district, all requests for intensification, change of use or development of properties allowable as outright or conditional uses under existing regular zoning shall also be deemed to be conditional uses in this district and shall be granted only upon compliance with the following requirements and the making of the following findings of fact:

A. That the land has been committed to an urban use before December 6, 1975. In determining whether the land was committed to a commercial, recreational, industrial, port, residential or other similar urban use, the economic, developmental and locational factors shall be considered including such factors as the comprehensive plan, zoning ordinance and similar plans or policies. In determining whether a commitment to an urban use has occurred on

particular lands, the nature and character of other urban uses in the vicinity of the property in question shall be considered, as well as the capability of the land to fulfill the purpose of the greenway statute. In any case, such commitment will be deemed to have occurred if a permit for the change of use was granted as of December 6, 1975, and under which permit substantial construction has been undertaken by July 1, 1976. Other lands which are in a natural, scenic, historical or recreational condition on December 6, 1975, shall not be deemed committed to urban use.

B. Upon finding that land has been committed to an urban use, then the intensification, change of use, or development shall be permitted when findings in subdivisions 1 and 2 of this subsection and subsection D of this section have been satisfied:

1. That, to the greatest possible degree, the intensification, change of use or development will provide maximum practicable landscaping, aesthetic enhancement, open space or vegetation between the activity and the river; and,

2. That, to the greatest possible degree, public access will be provided by appropriate legal means to and along the river.

C. Upon finding that land has not been committed to an urban use, then the intensification, change of use or development shall be permitted when findings in subdivisions 1, 2 and 3 of this subsection and subsection D of this section have been satisfied.

1. To the greatest possible degree, the intensification, change of use, or development is compatible with the scenic, natural, historical and recreational character of the Greenway;

2. To the greatest possible degree the intensification, change of use, or development will provide the maximum practicable landscaping, aesthetic enhancement, open space or vegetation between the activity and the rivers; and

3. Where necessary, reasonable public access will be provided by appropriate legal means to and along the river.

D. Additionally, before intensification, change of use or development may be allowed in an area either committed to an urban use or an area not committed to an urban use, affirmative findings must be made showing compliance with the following standards:

1. Fish and Wildlife Habitat. Significant fish and wildlife habitat shall be protected.

2. Scenic Qualities and Views. Identified scenic qualities and view points shall be preserved.

3. Protection and Safety. A development shall provide for the maintenance of public safety and protection of public and private property, especially from vandalism and trespass to the maximum extent practicable.

Dr 90.7

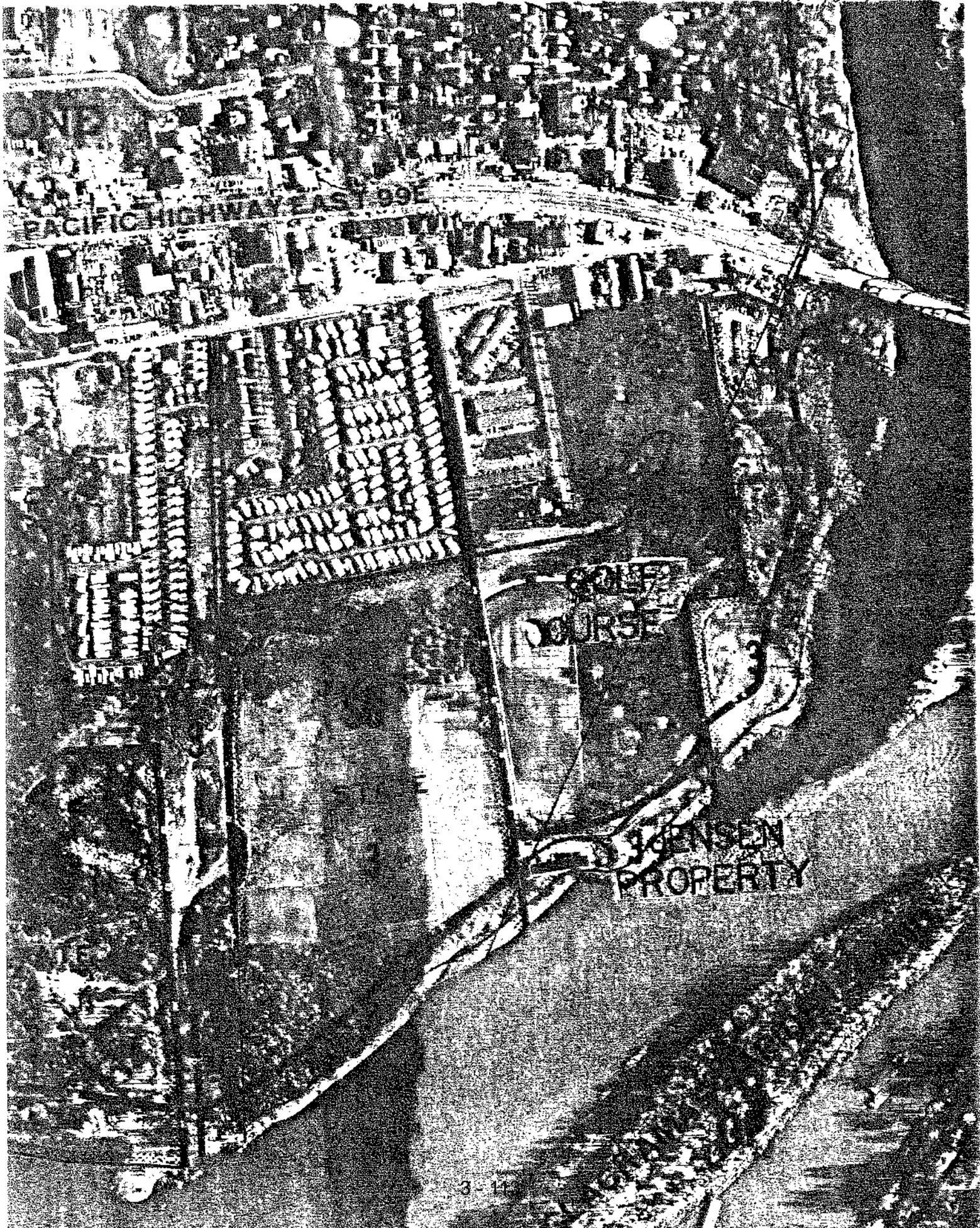
4. Vegetative Fringe. The natural vegetative fringe along the river shall be enhanced and protected to the maximum extent practicable.

5. Development Away From the River. Developments shall be directed away from the river to the greatest possible degree; provided, however, lands committed to urban uses within the Greenway shall be permitted to continue urban uses, including port, industrial, commercial and residential uses, uses pertaining to navigational requirement, water and land access needs and related facilities.

6. Greenway Setback. A setback line shall be established on a case by case basis for any development, intensification, or change of use in the Greenway. This setback line shall be sufficient to protect, maintain, preserve, enhance the natural, scenic, historic and recreational qualities of the Greenway.

E. Immediately upon receiving application for an intensification, change of use, or development within the boundaries of this zone, the city shall immediately forward a copy of said application by certified mail to the department of transportation, return receipt requested. The city shall also promptly advise the department of transportation of any action taken on an application for intensification, change of use, or development within the zone. (Ord. 984 §1, 1980; Ord. 976 §1, 1980; Ord. 947 §3.730, 1979).

05-90-7



PACIFIC HIGHWAY

COURT

TJENSEN
PROPERTY

3-14-50

Dr-90-7

CSM CORPORATION



680 Kasota Avenue, Minneapolis, Minnesota 55414 (612) 623-3311
Telecopier (612) 623-0615

February 16, 1990

Mr. Jonathan Block,
Administrative Assistant
City of Gladstone
525 Portland Avenue
Gladstone, Oregon 97027

RE: Rivergreens Apartments

Dear Jonathan:

I have enclosed the aerial photo for the subject proposal and have highlighted the rough boundaries for the phase II development. I believe that this clearly demonstrates that we are out side of the "150 feet from the waterline" which is the Greenway as defined in the information which you sent to me.

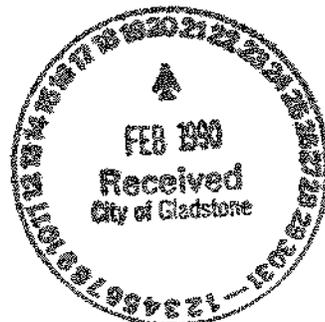
If I stand corrected, please let me know. My preference would be to avoid an added element to our approval process.

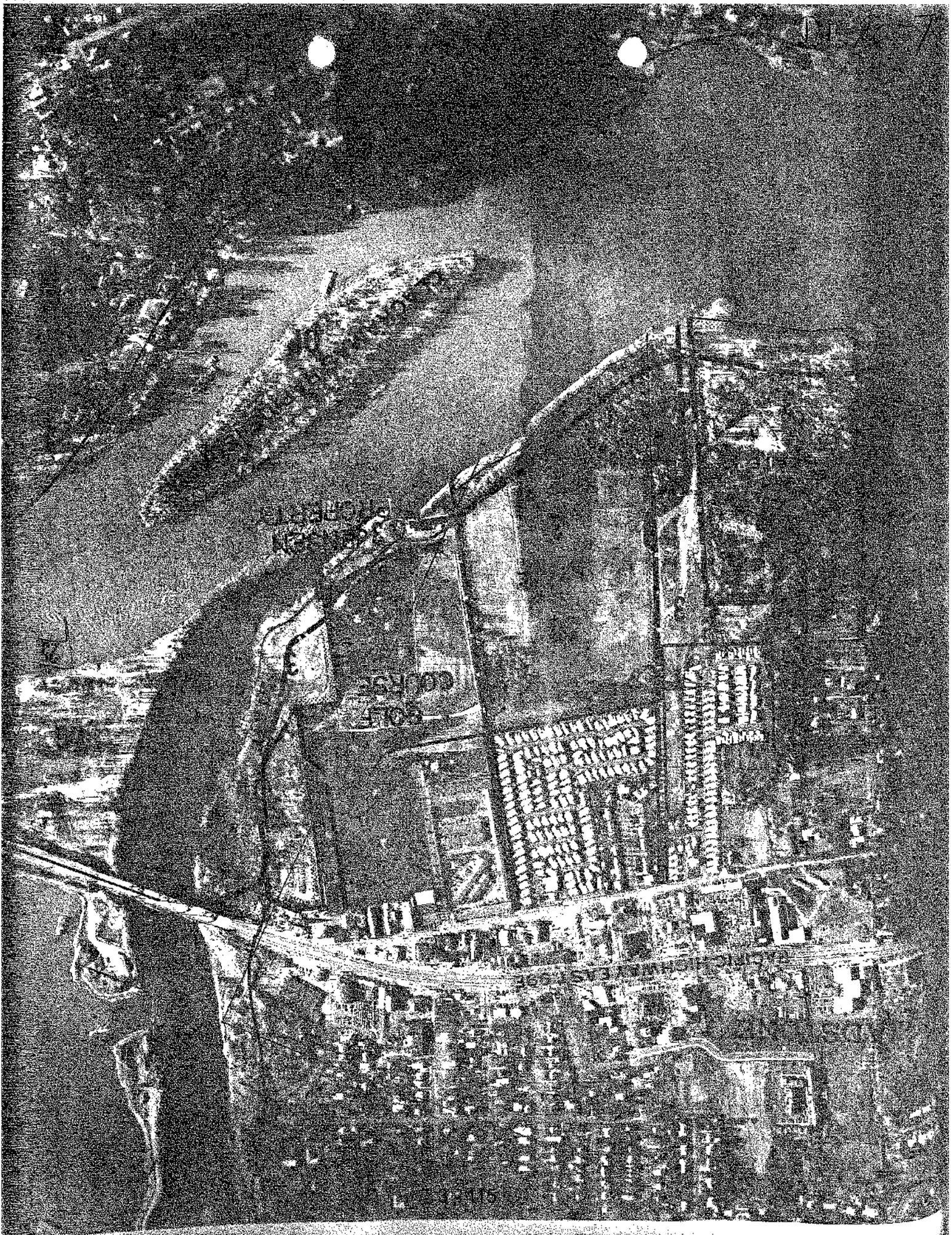
Very truly yours,

Wallace T. Johnson

WTJ/kab

Enclosure





Dr-90-7

City of GLADSTONE



March 28, 1990

Mr. Wallace T. Johnson
CSM Corporation
680 Kasota Avenue
Minneapolis, MN 55414

City Hall
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5223

Municipal Court
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18595 Portland Avenue
Gladstone, OR 97027
(503) 656-7957

RE: Status of City Approvals for Rivergreens Development

At its meeting on May 9, 1989, the Gladstone City Council accepted recommendations from the Planning Commission and granted conditional use and design review approval for Phase I of the Rivergreens Project. Please be advised that these approvals are valid for one year but may be extended for one additional year, upon request. If the developer anticipates the need for an extension, I would suggest that the request be made in writing addressed to the Gladstone Planning Commission citing the reasons therefore and that the request be received by the city on or before April 10, 1990, so that it can be placed on the Planning Commission agenda for April 17, 1990.

I understand that the developer prefers to construct Phase I and Phase II at the same time; as you know, land use approvals for Phase II and its eventual development are contingent upon a property exchange being completed between the State of Oregon and Mr. Charles Thomas.

The appraisals required for the property exchange are being reviewed and the state advises that the process may take another six to eight weeks to complete. Mr. Thomas has agreed to pay any difference between the appraised value of his property and the state property he intends to acquire. As you are also aware, the City of Gladstone has a strong interest in having the property exchange completed and will continue to assist in this endeavor.

If there are any questions or comments, you are welcome to contact me at (503) 656-5225.

CITY OF GLADSTONE

Jonathan Block,
Administrative Assistant

cc: Charles Thomas, 19805 River Road

DR - 90 - 7

City of **GLADSTONE**



October 31, 1989

**Wallace Johnson
Tomlinson & Associates
P. O. Box 108
Boise, Idaho 83701**

**RE: Request for Major Partition, Design Review and Willamette Greenway
Conditional Use, Rivergreens Phase II**

Please find attached a letter from Oregon Parks and Recreation Division, which represents the current owner for all of most of the land proposed for the major partition, Willamette Greenway and design review applications regarding Phase II of the Rivergreens Project. Their letter requests that the land use applications not proceed until further progress is made regarding the land exchange with Mr. Thomas.

The Gladstone City Attorney has advised that without the land owner's specific approval, the city cannot process these land use applications. The city has not deposited the check for the land use application fees; please advise as to its disposition.

City staff will continue to assist with the Dahl Park land exchange and will advise as to any pertinent developments regarding the land exchange. If there are any questions or comments, you are welcome to contact me at 656-5225.

CITY OF GLADSTONE

**Jonathan Block
Administrative Assistant**

**Attach.
cc: Charlie Thomas
Dave Wright, Park Land Supervisor**

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(503) 656-7957



or-90-7

Department of Transportation
PARKS AND RECREATION DIVISION

525 TRADE STREET SE, SALEM, OREGON 97310 PHONE (503) 378-6305 FAX (503) 378-6447

October 26, 1989

John Borge, Planner
City of Gladstone
525 Portland Avenue
Gladstone, OR 97027

RE: Dahl Park Land Exchange

Dear Mr. Borge:

I have discussed the idea of proceeding with the land partition and design review applications in regard to the development plans of Charlie Thomas. Our position is that we would not like to proceed with either action until we have a more definitive answer to the land exchange issue. As you know, there is likely to be a substantial difference in value between the state parcel and the Thomas parcel. Until both appraisals have been completed and the details of the exchange have been agreed to, it would not be prudent to go any further.

Should you have questions, please call me at 378-5010.

Sincerely,

David W. Wright

David W. Wright
Park Land Supervisor

DWW:jn
BORGE.LTR

cc: Al Cook
John Lilly





REGULAR AGENDA

At the May 21, 2019 the Planning Commission asked staff to add proposed rules for extension language and review other cities' municipal codes to see how time extension language is used. Added language is listed below in red. A brief review of the City of Oregon City, West Linn and Milwaukie is also listed below. Please note: if the Planning Commission is requesting extension language be combined into one location and additional research of other municipalities, additional city/planning staff and City Attorney time/resources will be required.

DISCUSSION OF POSSIBLE CHANGES REGARDING TIME LIMITS TO CHAPTER 17.80 (DESIGN REVIEW) AND POSSIBLE OTHER CHAPTERS PERTAINING TO LAND USE:

17.80.100 Compliance.

(1) Approval of design review shall expire if construction has not begun within ~~one (1)~~ **two (2)** years of the date of the final decision. Upon request **and prior to expiration of final decision date**, the ~~one (1)~~ **two (2)** year period may be renewed once by the ~~Planning Commission~~ **City Administrator or designee** for not more than one (1) year **if no changes are requested to original approved decision. If changes are requested to the original design review final decision, the request must be reviewed by the Planning Commission.**

(a) Request for extension must be submitted to the City Administrator or designee 90 days prior to expiration of final decision date.

(2) Prior to issuance of a final certificate of occupancy, the development site shall be checked by the City Administrator or designee to insure compliance with the approved design review plans. Approval of a final certificate of occupancy shall not be granted until all conditions of design review approval are met.

(3) Any departure from the approved design review plans may be cause for revocation of the building permit or denial of a final certificate of occupancy. Any changes in the approved design review plans shall be submitted to the City Administrator or designee for review and approval prior to execution. Changes to the substance of an approval or the substance of conditions of approval shall require the submittal of a new design review application.

After the online search for terms of "one year" within the Zoning Code of the Gladstone Municipal Code additional sections including time limits of one year are as follows:

Chapter 17.32.030 – Final Plat (Subdivision)

17.32.030 Final plat.

(1) Expiration of Approval. Approval of a tentative plan shall expire if a final plat consistent with the tentative plan is not submitted to the City Administrator or designee within **one year** of the date of the final decision. Upon request, the **one-year** period may be renewed once by the Planning Commission for not more than **one year**.

Chapter 17.70.040 – Time Limit on Permit (Conditional Use)

17.70.040 Time limit on permit.

(1) Approval of a conditional use shall expire if substantial construction has not occurred within **one (1) year**—or such lesser time as may be specified as a condition of approval—of the date of the final decision.

(2) Upon request, the **one year** period may be renewed once by the Planning Commission for not more than **one year**.

Statutory Reference: ORS Ch. [197](#) and [227](#)

History: Ord. [1131](#) §2, 1990; Ord. [1323](#) §**1**, 2002.

Chapter 17.72.040 – Time Limit (Variances)

17.72.040 Time limit.

(1) Approval of a variance shall expire if substantial construction has not occurred within **one (1) year** of the date of the final decision.

(2) Upon request, the **one (1) year** period may be renewed once by the Planning Commission for not more than **one (1) year**.

Statutory Reference: ORS Ch. 197 and 227

History: Ord. [1131](#) §2, 1990; Ord. [1160](#) §1, 1992; Ord. [1323](#) §1, 2002.

Chapter 17.73.040 – Time Limit (Adjustments)

17.73.040 Time limit.

(1) Approval of an adjustment shall expire if substantial construction has not occurred within **one (1) year** of the date of the final decision.

(2) Upon request, prior to its expiration, the **one (1) year** period may be renewed once by the City Administrator or his designee for not more than **(1) year**.

Statutory Reference:

History: Ord. [1374](#) §1, 2006.

Excerpt from City of Oregon City Municipal Code:

• **17.50.200 - Expiration of an approval.**

A. When approvals become void: All Type I—IV approvals, except for zone changes, comprehensive plan map amendments, conditional uses and master plans automatically become void if any of the following events occur:

1. If, within two years of the date of the final decision, a building permit has not been issued.
2. If, within two years of the date of the final decision for all land divisions, the activity approved in the permit has not commenced or, in situations involving only the creation of lots, the public improvements and conditions of approval have not been completed or financial guarantee (surety) provided.
3. Annexations become void if a vote of the citizens rejects the application.

B. New application required: Expiration of an approval shall require a new application for any use on the subject property that is not otherwise allowed outright.

C. Deferral of the expiration period due to appeals: If a permit decision is appealed beyond the jurisdiction of the city, the expiration period shall not begin until review before the land use board of appeals and the appellate courts has been completed, including any remand proceedings before the city. The expiration period provided for in this section will begin to run on the date of final disposition of the case (the date when an appeal may no longer be filed).

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009; Ord. No. 10-1003, § 1(Exh. 1), 7-7-2010)

• **17.50.210 - Extension of an approval.**

- A. The community development director may extend, prior to its expiration, any approved permit for a period of one year- provided- that the applicant has provided evidence of implementation of the permit. Any request for an extension shall be reviewed and decided upon by the community development director as a Type I- decision.
- B. Substantial implementation of a permit shall require at a minimum, demonstrable evidence in a written application showing:
 - 1. The permit holder has applied for the permits required as a condition of the land use or limited land use permit;
 - 2. The request for an extension is not sought for purposes of avoiding any responsibility imposed by this code or the permit or any condition thereunder; and
 - 3. There have been no changes in circumstances or the law likely to necessitate significant modifications of the development approval or conditions of approval.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009; Ord. No. 10-1003, § 1(Exh. 1), 7-7-2010)

Excerpt from City of Milwaukie Municipal Code:

CHAPTER 19.900 LAND USE APPLICATIONS

19.908 EXTENSIONS TO EXPIRING APPROVALS

19.908.1 Purpose

The purpose of this section is to provide for an appropriate and efficient review process for extending the time period during which land use approvals are valid and may be utilized.

19.908.2 Applicability

A. Approvals Eligible for Extensions

An extension may be requested for any unexpired land use application that was required by Titles 14, 17, or 19 of the Milwaukie Municipal Code and that was approved through a Type I, II, or III review.

B. Approvals Not Eligible for Extensions

An extension pursuant to this section may not be requested for an approved land use application that has expired or where other sections of the municipal code specifically prohibit or limit the length or number of extensions allowed.

19.908.3 Review Process

A. General Provisions

1. An extension application must be submitted and approved prior to the expiration date of the approval. An extension application may not be submitted more than 6 months in advance of an expiration date.
2. An extension may be approved up to a maximum of 2 years from the effective date of the extension approval. Additional extensions may be requested. There is no limit to the number of extensions that may be requested or approved.

3. If the original application was approved through a Type III review, the Planning Director shall notify the Planning Commission of receipt of an extension application at the same time that public notice is mailed for the application.

4. If an extension application is denied, the applicant may seek approval for the proposed development by resubmitting all applicable land use applications. Such applications are subject to all procedures, approval criteria, and development standards in effect at the time of submission.

B. Review Types

1. If the original application was approved through a Type I review, the extension application shall be evaluated through a Type I review per Section 19.1004.

2. If the original application was approved through a Type II or Type III review, the extension application shall be evaluated through a Type II review per Section 19.1005 in order to provide public notice and opportunity for public comment.

19.908.4 Approval Criteria

An extension shall be approved when all of the following criteria have been met:

A. There have been no significant changes on the subject property, in the vicinity of the subject property, or to any relevant regulations since the original application was approved.

B. No modifications are proposed to the approved application or to the conditions of approval.

C. If the previously approved application included a transportation impact study or a natural resource report, an updated report was provided with the extension application that shows no significant changes on the subject property or in the vicinity of the subject property. A letter from a recognized professional will also satisfy this criterion if it states that conditions have not changed since the original approval and that no new analysis is warranted. (Ord. 2036 § 3, 2011; Ord. 2025 § 2, 2011)

EXCERPT FROM CITY OF WEST LINN COMMUNITY DEVELOPMENT CODE:

55.040 EXPIRATION OR EXTENSION OF APPROVAL

If substantial construction has not occurred within three years from the date of approval of the development plan, the approved proposal will be void, unless an extension is granted under CDC [99.325](#). (Ord. 1408, 1998; Ord. 1589 § 1 (Exh. A), 2010)

60.040 TIME LIMIT ON A CONDITIONAL USE APPROVAL

Approval of a conditional use that required a design review shall be subject to the time limitations set forth in CDC [55.040](#). Approval of a conditional use that did not require design review shall be void unless either the use is commenced or an extension is granted per CDC [99.325](#) within three years of the approval. (Ord. 1408, 1998; Ord. 1589 § 1 (Exh. A), 2010; Ord. 1604 § 61, 2011)

75.040 TIME LIMIT ON A VARIANCE AND SPECIAL WAIVERS

Approval of a variance or special waiver shall be void after three years unless substantial construction has taken place or an extension is granted per Chapter [99](#) CDC. (Ord. 1408, 1998; Ord. 1589 § 1 (Exh. A), 2010; Ord. 1622 § 9, 2014)

**INFORMATION
ONLY**

From: Mills, Tom [<mailto:MillsT@trimet.org>]
Sent: Tuesday, May 28, 2019 4:47 PM
To: Jacque Betz <betz@ci.gladstone.or.us>
Cc: Wyffels, Michelle <WyffelsM@trimet.org>
Subject: RE: Gladstone Civic Center Tri-Met Request

Dear Ms. Betz,

Michelle Wyffels forwarded your email to me. Thank you for reaching out to us. Our reluctance to change the bus route to serve the new City Hall is based on several factors. They include:

- 1) **Removal of service from Abernethy Ln.:** In order to serve the new city hall building, TriMet would change the route of Line 34-Linwood/River Rd. to continue east on Glen Echo Ave. to Portland Ave. This would remove service from TriMet riders (and Gladstone residents) on Abernethy Ln. Some would have to walk much further to access the bus either on Glen Echo or on Portland Ave. than they currently do. Given the low numbers of ons/offers at the bus stops at the current city hall, the loss of rides would likely be greater than an increase in rides.
- 2) **Increased travel time:** Serving the new city hall building would add time to the overall route. This would make transit less attractive to riders onboard. Additionally, this would spread the headway (i.e., the frequency between the buses), resulting in longer wait times for customers on the entire line. Longer wait times and travel times would likely result in a loss of rides.
- 3) **Lack of pedestrian infrastructure:** There aren't any sidewalks on Glen Echo Ave. between Abernethy Ln. and Portland Ave. Additionally, there are sidewalk gaps along Portland Ave. north of the high school. TriMet's General Manager has made it a goal for TriMet's bus stops to become 100% ADA accessible. This requires the existence of accessible sidewalks. While we have a long way to meet this goal, we do not want to make our task more difficult by adding more inaccessible bus stops to our network. If the City or the County intend to build accessible sidewalks along Glen Echo and Portland avenues, then we could reconsider.
- 4) **Lack of development:** There is significantly less development along Glen Echo Ave. than along Abernethy Ave. TriMet needs residential and/or commercial development to generate riders. Should new development occur on Glen Echo Ave., then we could reconsider a route change.

Note, the new City Hall building will be located approximately ¼ mile from Line 34-Linwood/River Rd. This distance is considered an acceptable walk distance to transit based on industry best practices.

Thank you, again for reaching out to me. I would be happy to speak to the Planning Commission if you feel that the above explanation is not sufficient.

Sincerely,

Tom Mills
Manager, Service Planning & Development
TriMet