



MIKE McCALLISTER
PLANNING AND ZONING DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD OREGON CITY, OR 97045

**NOTICE OF APPLICATION FOR
DESIGN REVIEW**

(This document is to alert you that a development has been proposed in your area. The use is allowed. Design Review is a Site Development review that requires design elements to be satisfied. These elements include: landscaping, parking, and garbage/recycling.)

TO: Community Planning Organization (CPO)/Interested Parties, Agencies, and property owners within 300 feet.

DATE: April 13, 2017

FROM: Clackamas County Planning & Zoning Division
Attn: Linda Preisz, lindap@clackamas.us
Phone No. 503-742-4528

FILE NUMBER & NAME: Z0200-17-D, Oak Lodge Water Service

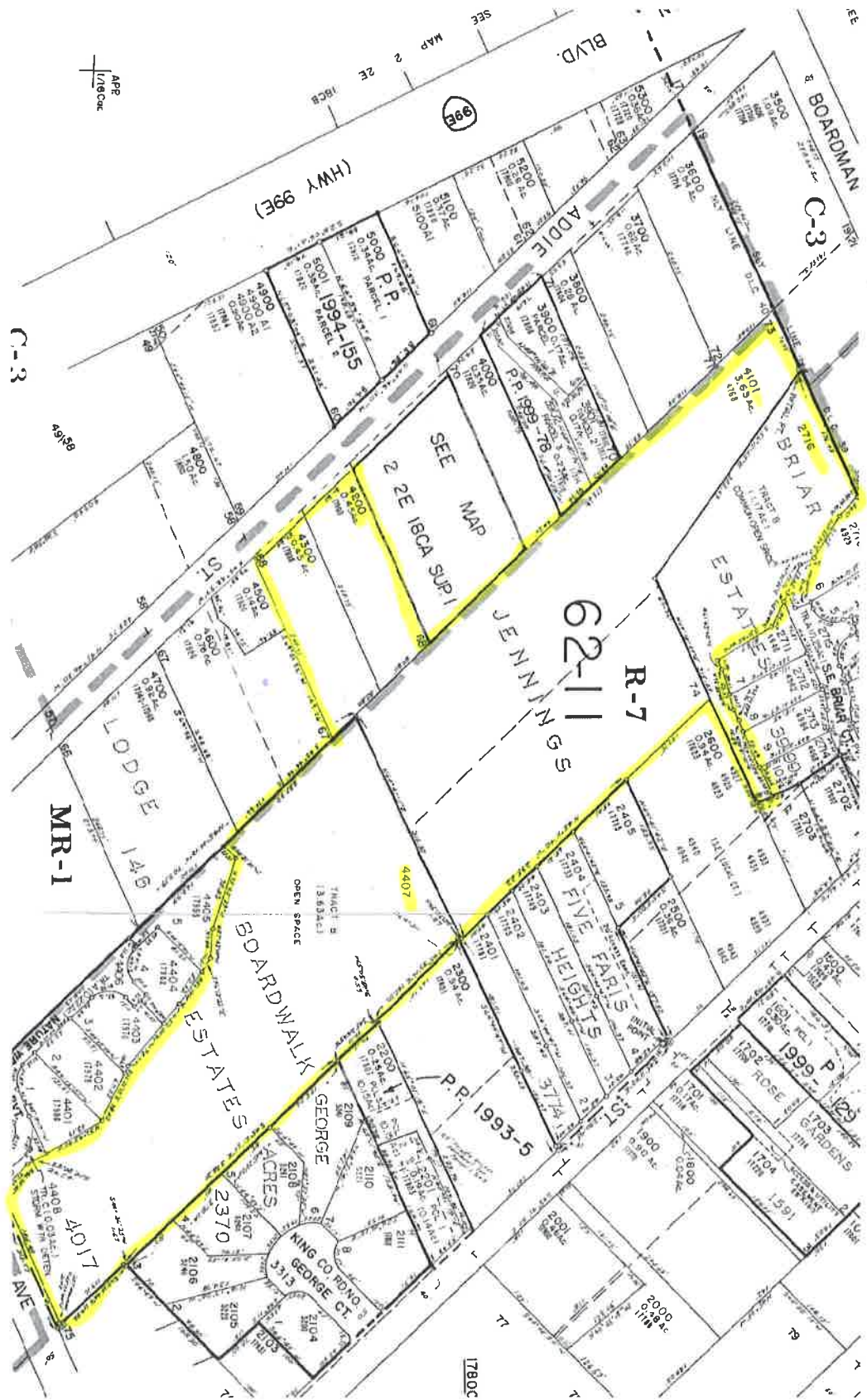
PROPOSAL: Design Review to construct a public facility to provide recreation and educational opportunities. Improvements would include a new parking lot, a public restroom, pedestrian pathways, and an outdoor classroom. The pedestrian pathways would connect between the facilities and the adjacent wetland enhancement area. Site location is 17900 SE Addie Street.

ZONING: R-7 and MR-1, Single Family Residential and Medium Density Residential

COMMENTS DUE BY: May 15, 2017

DESIGN REVIEW STAFF DECISION: MAY 24, 2017

If you have design concerns, the Planning and Zoning Division would like your comments.



APP
1/19/04

(HWY 99E)

999

C-3

SEE MAP
2 2E 18CA SUP1

62-11
R-7
JENNINGS

MR-1

AVE

1780C



LAND USE APPLICATION
DEEMED COMPLETE

ORIGINAL DATE SUBMITTED: 3/30/17
FILE NUMBER: 20200.17.D
APPLICATION TYPE: Design Review

The Planning and Zoning Division staff deemed this application complete for the purposes of Oregon Revised Statutes (ORS) 215.427 on: 4-13-17

Linda Preisz
Signature

Sr Planner
Title

Linda Preisz
Print Name

Comments:

Check one:

- X The subject property is located inside an urban growth boundary. The 120-day deadline for final action on the application pursuant to ORS 215.427(1) is: 8/11/17
The subject property is not located inside an urban growth boundary. The 150-day deadline for final action on the application pursuant to ORS 215.427(1) is:



Clackamas County Planning Division, 150 Beaver Creek Rd., Oregon City, OR 97045
(503) 742-4500
(July - 2012)

APPLICATION FOR DESIGN REVIEW

*****Note: A pre-application conference is required prior to filing of this application.*****

FOR STAFF USE ONLY

Date Received: 3/30/2017 File No.: 2020017.D
 Staff Member: Lo Nelsbakk Design Review Fee: \$ _____
 Zone: _____ .384% of Construction Cost: \$ _____
 Comp. Plan: _____ (\$650.00 Minimum / \$36,835.00 Maximum Fee)
 Development No.: _____ Project No.: _____

Name of Applicant: Oak Lodge Water Services Attn: Jason Rice

Mailing Address: 14611 SE River Road, Oak Grove OR 97267

Phone: (503) 353-4202 Email: jason@olwsd.org Fax: _____

What is Proposed: wetland enhancements, sanitary sewer replacements, and new public facilities

Proposed Title: Boardman Wetland Design Project Sq. Ft. Each Structure n/a

Estimated Completion Date: Oct 2018 Estimated Cost of Constr (Labor & Materials): \$ 778,636

Site Address: 17908 SE Addie Street Total Land Area: 5.5 Acres

Legal Description: T 2S R 2E Section: 18 Tax Lot(s): 4200, 4300, 4101, 4407, 2716

Adjacent Properties Under Same Ownership: T _____ R _____ Section _____ Tax Lot(s) _____

Other Persons (If Any) To Be Mailed Notices Regarding This Application:

Name	Address	Relationship

Name	Address	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.

Jason Rice
Property Owner's Name (Print)

Jason Rice
Applicant's Name (Print)

[Signature]
Property Owner's Signature

3/10/17
Date

[Signature]
Applicant's Signature

3/10/17
Date

DESIGN REVIEW/DEVELOPMENT REVIEW

CHECKLIST

The following is a checklist of information/plans needed. The following materials must be submitted:

Project contact person, title, day time telephone number, fax number, address and e-mail address

Full-sized scaled plans (using engineer's scale)

Faxable site plan (8 ½ by 11 or 11 by 17 inch)

Information including the following:

- Vicinity map
- Project description
- Total developable site area (in square feet)
- Date of pre-application conference
- Statements of Feasibility
- Existing and proposed street improvements, i.e., right-of-way width, sidewalks/handicap ramps, utilities, transit stops, street lights within 250 feet of the site (both sides of right-of-way), relation to transit, location, size of storm water facilities and sanitary/storm water plans
- Accesses, parking areas with details, i.e., required number of spaces, provided number of spaces, bicycle parking provided, drive aisles, loading area, garbage storage area. Large parking lots must be counted and shown on the site plan. This information can be placed in a table.
- Property and surrounding area and uses at reasonable scale.
- Grading Plan
- Lighting plan and details
- Type and number of units (residential projects) or total building areas (commercial projects, etc.)
- Building entrances and walkways
- Basic topography of the site and proposed grading plan
- Any existing landscaping/trees and required percentage of landscaping as well as provided percentage of landscaping. Fencing details if applicable.
- Landscaping detail including specimen, size and planting requirements
- Architectural elevations with samples of building materials and colors/materials board required for heavings. Since this information will be scanned, please submit paper copies of the sample material.
- Signage Plan

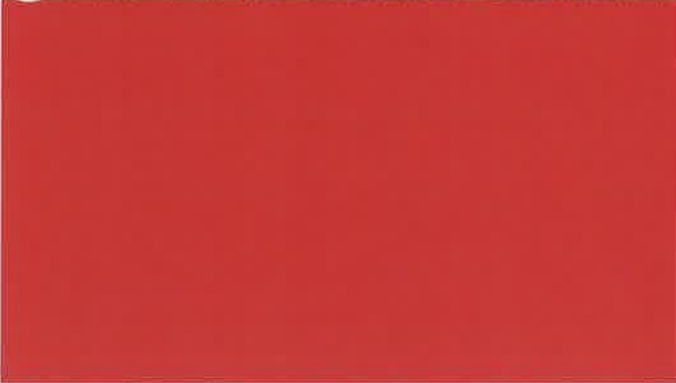
Projects and any questions should be directed to Linda Preisz, Design Review/Development Review liaison;
150 Beavercreek Road, Oregon City, OR, 97045, Phone: (503) 742-4528 / Fax (503) 742-4550.



Site Design Review Application

Boardman Wetland Design Project
Clackamas County, Oregon

February 14, 2017



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Abbreviations and Acronyms

bgs	below ground surface
CCSD	Clackamas County Service District
CMP	Construction Management Plan
EPSC	Erosion Prevention and Sediment Control
HCA	Habitat Conservation Area
HCAD	Habitat Conservation Area District
M	Medium Density
Metro	Portland Metropolitan region
OHWM	ordinary high water mark
OLWSD	Oak Lodge Water Services District
PEM	palustrine emergent
PSA	project study area
R	Residential
RCHDR	Regional Center High Density Residential
SHD	Special High Density Residential
UGB	urban growth boundary
WQRA	Water Quality Resource Area
WQRAD	Water Quality Resource Area District
ZDO	Zoning and Development Ordinance

1 Introduction

Oak Lodge Water Services District (OLWSD) is proposing a multi-faceted wetland enhancement project known as the Boardman Wetland Design project (project), located in Clackamas County, Oregon. The project occurs within a wetland complex, known as Boardman Wetlands, off Boardman Road and would involve wetland enhancements, rehabilitation or replacement of existing sanitary sewer facilities, and new public space developments including a boardwalk trail system, outdoor classroom and public restroom.

OLWSD has prepared this application to request Site Design Review approval from Clackamas County for development of the proposed project. A pre-application conference was held with Clackamas County Planning and Zoning staff on October 26, 2016, and the pre-application meeting notes are included in Appendix A. All submittal requirements and approval criteria that were determined to be applicable to this Project during the pre-application meeting are included and/or addressed in this application submittal.

A large portion of the proposed project involves wetland restoration within the Boardman Wetlands, which are considered Habitat Conservation Areas (HCAs), as defined under Section 706 of the ZDO. The Boardman wetlands are also designated a water quality resource area (WQRA), as defined under Section 709 of the Clackamas County Zoning and Development Ordinance (ZDO). With the exception of a boundary line adjustment proposed for taxlot (2716), all other proposed restoration activities within the HCA/WQRA will be permitted through the county's HCA and WQRA Development Permit processes. Completed HCA and WQRA Development Permit applications (Appendix B and Appendix C) have been prepared for the project and will be submitted to Clackamas County separate from this application. Remaining components of the project that are located outside of the HCA/WQRA boundary (e.g., public space developments) will be permitted through the county's Site Design Review process and are included in this application.

2 Project Description

2.1 Existing Conditions

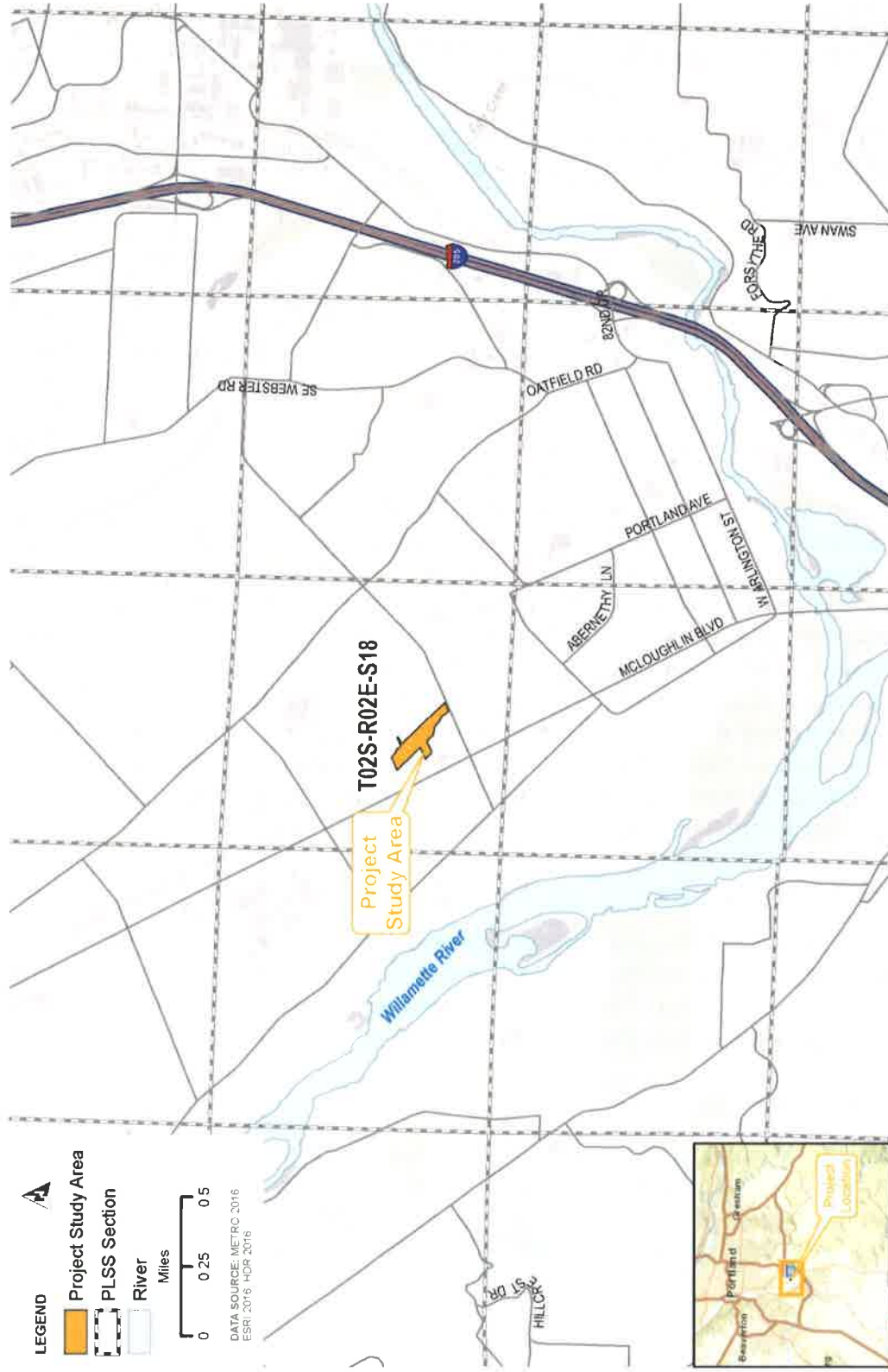
2.1.1 Project Location and Ownership

The approximately 5.5-acre project study area (PSA) is located within the Portland Metropolitan region (Metro) urban growth boundary (UGB) in the northwestern portion of Clackamas County, Oregon, east of Oregon Route 99E, and north of the City of Gladstone (Figure 1). The Boardman Wetlands are bordered by SE Boardman Avenue to the north, SE Cook Street to the east, SE Jennings Avenue to the south, and SE Addie Street to the west.

The PSA encompasses 5 taxlots within Township 2 South, Range 2 East, Section 18: 2716, 4101, 4407, 4200, and 4300. Taxlot owner information is included in Table 1 below.

OLWSD has a sewer maintenance easement through the site and recently purchased approximately half of the Boardman wetland complex (parcel 4101) and two adjacent residential lots on SE Addie Street (parcels 4200 and 4300) (Figure 1).





**BOARDMAN WETLAND DESIGN
PROJECT LOCATION**
FIGURE 1



Figure 1. Project Location

PATH: X:\PROJECTS\2016\BOARDMAN_WETLAND\REPORTS\MAPS\PROJECT_LOCATION.MXD USER: NABIE DATE: 7/1/2017

Table 1. Taxlot Ownership

Taxlot	Site Address	Owner
22E18CA0-2716	N/A	Briar Ridge Estate Homeowners Association
22E18CA0-4101	4768 SE Boardman Ave Portland, OR 97267	Oak Lodge Water Services
22E18CA0-4407	N/A	Boardwalk Estates Homeowners Association
22E18CA0-4200	17900 SE Addie St Milwaukie, OR 97267	Oak Lodge Water Services District
22E18CA0-4300	17908 SE Addie St Milwaukie, OR 97267	Oak Lodge Water Services District

2.1.2 Land Use and Zoning

The 5 parcels that encompass the PSA are zoned Urban Low Density Residential (R-7) or Medium Density Residential (MR-1) under both the Clackamas County Zoning Ordinance and Comprehensive Plan. Taxlots 2716, 4101, and 4407 are currently undeveloped and used for open space/wetland habitat and stormwater management; several stormwater outfalls discharge to these taxlots from adjacent residential developments. Taxlots 4200 and 4300 are currently developed for residential uses and were recently purchased by OLWSD; the residence on taxlot 4300 is currently vacant, and the residence on taxlot 4200 is currently occupied by renters. East and west of the PSA are additional MR-1 residential developments. There are a number of properties zoned for General Commercial (C-3) south of the PSA across SE Addie Street, including a bank (Oregon Pioneer Federal Credit Union), automotive repair shop (AAMCO Car Care), and laundry facility (QED laundry).

2.1.3 Sanitary Sewer Line

A sanitary sewer trunk line was installed through the wetland, beneath Boardman Creek, in 1961. The existing sewer line is 14 inches in diameter and is embedded 14 to 15 feet below ground surface (bgs). There are four manholes located within the wetland and two manholes located on Boardman and Jennings Avenues.

2.1.4 Natural Features

Field investigations were conducted at the PSA between June and August of 2016. The following information about natural features at the PSA has been summarized from the Geotechnical Report prepared for the project in September 2016 (Appendix D) and the Wetland and Waters Delineation report prepared for the project in November 2016 (Appendix E).

Geology

Geology at the PSA is comprised of lava flows from the Columbia River Basalt Group, overlain by coarse grained alluvial deposits. The majority of the PSA is flat, with slopes of less than 3 percent occurring mainly along the boundaries where the wetland area

transitions to residential development. Elevations within the project study area are between 67 and 75 feet above sea level. The PSA contains high groundwater levels that ranged from 6 to 12 inches bgs during field investigations and is expected to vary seasonally relative to the static water level of on-site and adjacent wetlands.

Surface Waters

One large wetland (Wetland A) occupies the majority of the project study area. Wetland A is approximately 4.7 acres and extends outside of the study area to the northeast and southeast. Wetland A is classified as a depressional wetland with palustrine emergent (PEM) habitat, which is semipermanently flooded. The majority of the wetland has open herbaceous cover with isolated pockets of shrubs and trees that occur mainly along the wetland borders and within the northern portion of the project study area. Vegetation within Wetland A is dominated by reed canary grass (*Phalaris arundinacea*) and Himalayan blackberry (*Rubus armeniacus*). Small populations of Oregon ash (*Fraxinus latifolia*) and willow species (*Salix* spp.) are present within Wetland A.

Wetland A receives water from Boardman Creek and stormwater runoff from surrounding residential development that is conveyed to the wetland by several stormwater outfalls. Boardman Creek enters the wetland area from a culvert beneath SE Jennings Avenue, flows approximately 1,500 feet northwest through the central portion of the wetland, and exits the area via a culvert beneath SE Boardman Avenue. A total of five stormwater outfalls discharge to the wetland. Additionally, one unmapped, open air outfall is located just east of the PSA.

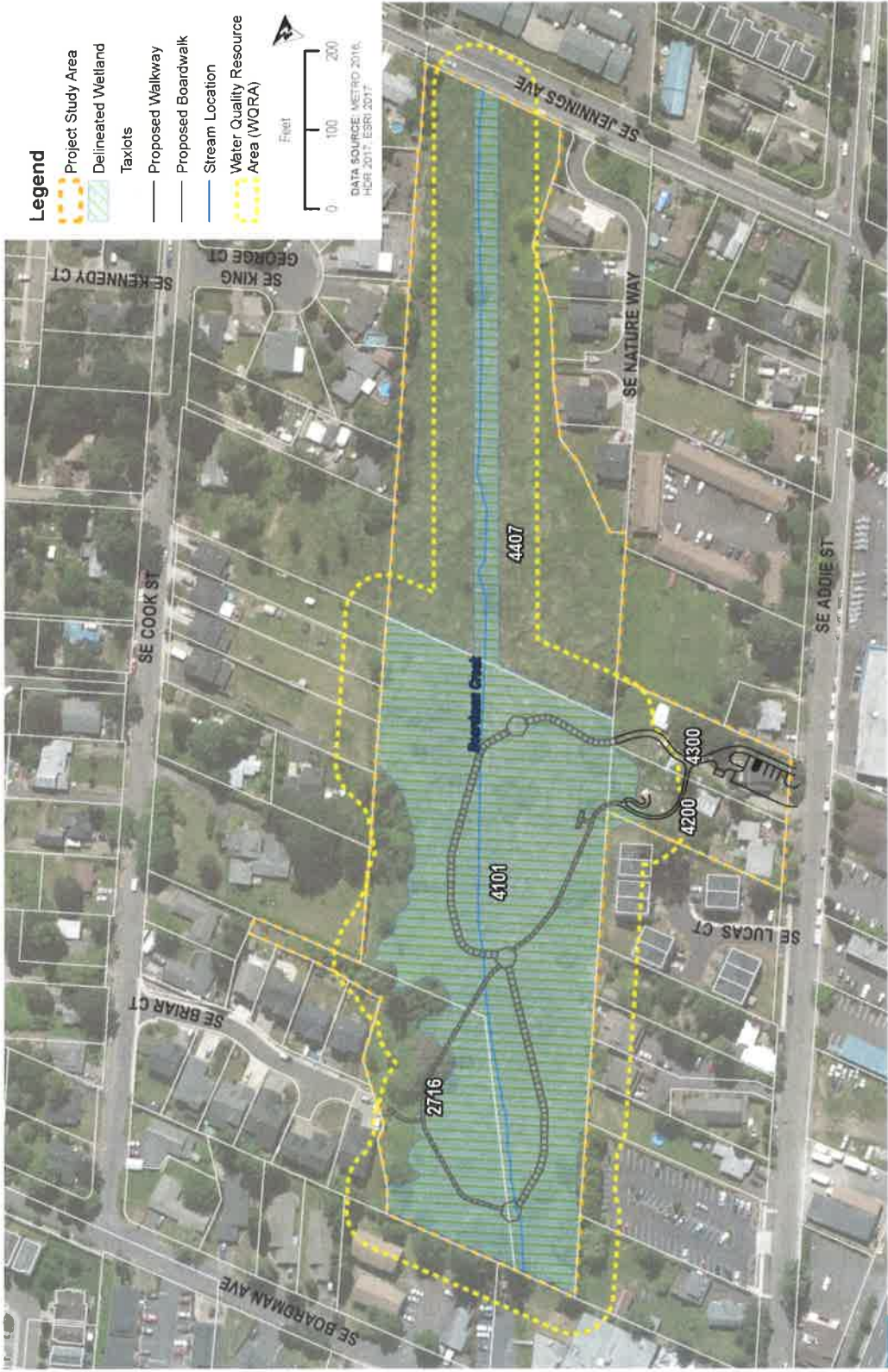
The historic and ongoing development of the surrounding area has degraded the overall quality of wetland habitat in the study area. Previous development has significantly altered natural drainage in the area through ditching, piping, rerouting, and installing culverts. Areas with large amounts of impervious surface decrease infiltration and increase stormwater discharge to the wetland area. Residential development has resulted in fill material being placed along the borders of adjacent parcels that surround the PSA. Remaining, undeveloped portions of the Boardman Wetlands are vegetated; however, non-native and invasive species are dominant.

Proposed public facility developments within taxlots 4200 and 4300 are being permitted separately from wetland restoration activities within the WQRA; therefore, impacts to Wetland A resulting from restoration are not included in this application (see WQRA Development Permit Application in Appendix C).

Vegetation

The majority of the developed areas within the PSA consists of landscaped vegetation surrounding the residences, including common ornamental tree and shrub species such as Pacific rhododendron (*Rhododendron macrophyllum*), Japanese maple (*Acer palmatum*), and lilac (*Syringa*). Herbaceous wetland vegetation with isolated pockets of shrubs and trees occur mainly along the wetland borders and within the northern portion of the project study area. Vegetation within Wetland A is dominated by reed canary grass (*Phalaris arundinacea*) and Himalayan blackberry (*Rubus armeniacus*).

Additionally, the upland vegetation that immediately surrounds Wetland A in taxlot 4200 includes Oregon ash (*Fraxinus latifolia*), willow species (*Salix* spp.), reed canary grass (*Phalaris arundinacea*), common velvet grass (*Holcus lanatus*), and Himalayan blackberry (*Rubus armeniacus*).



BOARDMAN WETLAND DESIGN

FIGURE 2

BOARDMAN WETLAND DESIGN

Figure 2. Project Study Area

2.2 Proposed Development

OLWSD is proposing to construct public facility improvements to provide recreation and educational opportunities to the surrounding communities. Public facility improvements would include a new parking lot, a public restroom, pedestrian pathways, and an outdoor classroom for nearby Candy Lane Elementary School and the surrounding community (See Figure 2). The pedestrian pathways would provide a direct connection between the public facilities and the adjacent wetland enhancement area. The project also proposes to partition taxlot 4200 and adjust the property line for taxlot 2716.

Details of each project component are described in the following sections.

2.2.1 Wetland Enhancement

The proposed wetland enhancement component of the project includes removing some of the invasive and non-native communities, and planting mixes of native trees and herbaceous vegetation designed to function in riparian and buffer/upland areas as well as riparian fringe and seasonally flooded areas. In addition, a series of features will be implemented throughout the wetland enhancement area for the purposes of enhancing habitat complexity and diversity, and managing the population of reed canary grass; these features include hummocks and hollows, brush piles, habitat logs, vertical snags, a small pond and a simulated beaver dam.

Preliminary proposed locations for these features are shown on sheets C01, C02 and C03 in Appendix F; however, final/specific locations of habitat features will be field located during construction. Although Wetland A will experience temporary impacts during restoration work, the acreage of Wetland A will not be impacted and restoration activities are expected to increase the overall function of the wetland and its associated habitats.

2.2.2 Sanitary Sewer Improvements

The gravity sanitary sewer line that was installed beneath Boardman Creek in 1961 has reached the end of the design life and must be replaced. The line extends approximately 1500 feet through the center of the wetland and connects three lateral lines that service adjacent residences to the main trunk line.

The existing sewer line would be replaced with a new sewer line that will tie in with replaced manholes located at Boardman and Jennings Avenues. The proposed sewer line will generally follow the existing alignment and would remain 14 inches in diameter, embedded 14 to 15 feet bgs. Three existing manholes within Wetland A would be abandoned and the other two existing manholes at Boardman and Jennings Avenues would be replaced. Three existing lateral sewer lines will be restored to the main trunk line once repairs have been made. Proposed repair to the sanitary sewer line will be completed using trenchless technology. The permanent footprint of the proposed sewer line replacement will be localized to the existing sewer line easement and will not require permanent expansion into surrounding areas.

2.2.3 Pedestrian Pathways

Pedestrian pathways would be constructed to connect the outdoor classroom area to the public restroom and parking lot (see Sheet C05 and CD05 in Appendix F). The pathways would be paved with pervious concrete underlain by compacted gravel. Two paths, one 8 feet wide and one 4 feet wide, would be constructed. The main pathway that connects the parking lot, restroom and outdoor classroom would be 8 feet wide and would run approximately 390 linear feet from the parking lot to the edge of Wetland A where the elevated boardwalk system begins. A second path, which branches off the main path, would be 4 feet wide and would run approximately 200 linear feet from the outdoor classroom to the edge of Wetland A where the boardwalk begins. The boardwalk system continues off-site into the adjacent wetland area, where the project proposes to construct an elevated boardwalk path that circumnavigates the wetland feature. There would be two public access routes to the boardwalk from the proposed new parking lot off SE Addie Street. The boardwalks would be made of decking materials elevated approximately 2-3 feet off the ground by helical piles. In addition, the 8-foot-wide boardwalk would include fiberglass handrails, whereas the 4-foot-wide boardwalk would not. The boardwalk alignment was chosen to minimize impacts to high quality wetland features.

2.2.4 Outdoor Classroom

The outdoor classroom would consist of an outdoor paved area (pervious pavement) with a half-circle sitting wall and a canopy cover. The classroom would be used by nearby Candy Lane Elementary School, but would also be open to the public and available for use by the entire community. The classroom area paving would consist of permeable concrete pavers, underlain by bedding course, pervious concrete, and compacted gravel (see Sheet CD05 in Appendix F). The sitting wall would consist of interlocking concrete blocks underlain by compacted gravel.

2.2.5 Parking Lot

The new parking lot off SE Addie Street would provide 5 parking spaces, including one handicapped and four non-handicapped spaces. The parking lot would be paved with pervious pavement and would cover an area of approximately 310 square yards. The parking lot would include a concrete driveway entrance with a street light, and a new 6-foot sidewalk with curb would be added along SE Addie Street (along the southern boundary of taxlots 4200 and 4300, which totals 195 linear feet). In addition, two bicycle parking spots would be added north of the parking lot near the pathway entrance.

2.2.6 Public Restroom

The restroom would consist of a concrete slab with a portable toilet, as well as sanitary, electrical and water stub outs. A rock wall would be constructed around the northern half of the restroom that borders the adjacent taxlot (4200).

2.2.7 Subdivision and Property Line Adjustment

Taxlot 4200 would be subdivided into two separate taxlots (north and south), as shown on Sheet C05 of Appendix F. Both properties would remain under OLWSD ownership. The northern taxlot would be developed as part of the proposed project and the southern taxlot would remain in use as a residential rental property.

The property line for taxlot 2716, which is owned by the Briar Ridge Estates Homeowners Association, would be adjusted by moving the southwestern boundary further northeast from its current position (see Sheet C01 of Appendix F). This adjustment would result in an expansion of the adjacent taxlot 4101, which is owned by OLWSD. This property line adjustment is being proposed to accommodate the configuration of a proposed boardwalk pathway through the wetland (shown on Figure 2).

Additional actions within parcel 2716 are happening concurrently with the proposed subdivision. Some illegal encroachments were recently discovered within parcel 2716 near some adjacent residential properties located at 4998 and 4984 SE Briar Court. Per the *Briar Ridge Estates Covenants, Conditions and Restrictions, Article XII: General Provisions, Section 13: Restrictions on Common Open Space*, parcel 2716 is designated as "common open space". OLWSD has issued a letter of non-compliance with the Briar Ridge Estates Homeowners Association to initiate the process of bringing the parcel into compliance.

Detailed findings of project compliance with applicable sections of the Clackamas County Code (CCC Sections 1105-Subdivisions, and 1107-Property Line Adjustments) are included in Section 3.

2.3 Construction

2.3.1 Site Preparation and Grading

Site preparation and grading activities will impact approximately 0.3 acre of the PSA (within taxlots 4200 and 4300, but outside of the WQRA). Construction of the pedestrian pathways and parking lot requires excavating soils to a depth of approximately 6-8 inches, backfilling with compacted gravel and pouring pervious concrete. Construction of the outdoor classroom area involves excavating soils, and then backfilling with compacted gravel and bedding course overlain with permeable concrete pavers. The existing residence on taxlot 4300 would be demolished, whereas the existing residence on taxlot 4200 would remain at the site.

2.3.2 Stormwater

Construction impacts would be minimized by developing and implementing a Construction Management Plan (CMP) and an Erosion Prevention and Sediment Control (EPSC) Plan. A construction work easement would be clearly marked, and any areas not authorized for disturbance would be identified on project plans and in the field.

2.3.3 Mitigation

Impacts to trees, vegetation, and soils will be mitigated in accordance with section 1009 of the Clackamas County Zoning and Development Ordinance (ZDO). Native landscaping materials will be used and will be harvested locally where possible. Trees not proposed for removal during construction work would be protected from impacts from construction equipment, and native soils will be conserved onsite. By implementing the mitigation and construction best management practices outlined above, the proposed public facilities will not impact the overall function, size or value of the existing natural features onsite.

3 Approval Criteria

The following sections of the Clackamas County ZDO were identified as applicable to the project in the pre-application notes provided by the county:

- Section 315: Urban Low Density Residential (R-7) and Medium Density Residential (MR-1) Districts
- Section 1005: Sustainable Site and Building Design
- Section 1006: Water Supply, Sanitary Sewer, Surface Water, and Utilities Concurrency
- Section 1007: Roads and Connectivity
- Section 1008: Storm Drainage
- Section 1009: Landscaping
- Section 1010: Signs
- Section 1015: Parking and Loading
- Section 1021: Refuse and Recycling Standards for Commercial, Industrial, and Multifamily Developments
- Section 1102: Design Review
- Section 1105: Subdivision, Partitions, Replats, Condominium Plats, and Vacations of Recorded Plats
- Section 1107: Property Line Adjustments

Project compliance with applicable codes is demonstrated below. Text from applicable county codes is included below in italic font, followed by findings of project compliance in regular font.

Section 315: Urban Low Density Residential (R-7) and Medium Density Residential (MR-1) Districts

315.04 Dimensional Standards

- A. General: Dimensional standards applicable in the urban residential zoning districts are listed in Tables 315-2, Dimensional Standards in the Urban Low Density Residential Zoning Districts; 315-3, Minimum Side and Rear Yard Depths for Certain Accessory Buildings in the Urban Low Density Residential Districts; 315-4, Dimensional Standards in the VR-4/5 [Village Small Lot Residential], VR-5/7 [Village Standard Lot Residential], and VTH [Village Townhouse] Districts; and 315-5, Dimensional Standards in the PMD [Planned Medium Density Residential], MR-1 [Medium Density Residential], MR-2 [Medium High Density Residential], HDR [High Density Residential], VA [Village Apartment], SHD [Special High Density Residential], and RCHDR [Regional Center High Density Residential] Districts; and in Subsections 315.04(C) and (D). As used in Tables 315- 2 through 315-5, numbers in superscript correspond to the notes that follow each table.

Finding: The project will comply with the following dimensional standards listed in Tables 315-2 and 315-3 (Table 2 below). Setbacks and elevations for proposed structures, including the outdoor classroom canopy, public restroom, and parking lot are shown in the enclosed site plans (Appendix F).

Table 2. Clackamas County Dimensional Standards (Excerpts from Table 315-2 and Table 315-3 of ZDO)

Standard	MR-1
Min. Lot size	none
Maximum Lot coverage	50%
Max. Building Height	none
Min. front yard depth	20 feet
Min rear yard depth	20 feet
Min side yard depth	none

Section 1005: Sustainable Site and Building Design

1005.04 Building Design

- G. Requirements to increase safety and surveillance:
1. Locate buildings and windows to maximize potential for surveillance of entryways, walkways, parking, recreation and laundry areas.
 2. Provide adequate lighting for entryways, walkways, parking, recreation and laundry areas.
 3. Locate parking and automobile circulation areas to permit easy police patrol.
 4. Design landscaping to allow for surveillance opportunities.

5. Addresses shall be clearly marked. Addresses for complexes shall be visible from the street, and addresses of individual businesses and dwelling units shall be clearly marked at a pedestrian scale within the development.
6. Locate mail boxes where they are easily visible and accessible.
7. Limit fences, walls and, except for trees, landscaping between a parking lot and a street to a maximum of three feet in height.
8. Locate play areas for clear parental monitoring.

Finding: To satisfy the above-listed safety and surveillance standards, the proposed new parking lot will include a street light and will be easily accessible for police patrol (see sheet C05 of site plans). Vegetation between the parking lot and SE Addie Street will not exceed 3 feet in height.

1005.05 Outdoor Lighting

A. Outdoor lighting devices:

1. Shall be architecturally integrated with the character of the associated structures, site design and landscape.
2. Shall not direct light skyward.
3. Shall direct downward and shield light; or direct light specifically toward walls, landscape elements or other similar features, so that light is directed within the boundaries of the subject property;
4. Shall be suitable for the use they serve, e.g. bollard lights along walkways, pole mounted lights for parking lots;
5. Shall be compatible with the scale and intensity of uses they are serving. Height of pole mounted fixtures shall not exceed 25 feet or the height of the tallest structure onsite, whichever is less; and
6. At entrances, shall be glare-free. Entrance lighting may not exceed a height of 12 feet and must be directed downward.

Finding: The type and design of street light proposed for the new parking lot off SE Addie Street would be appropriate and suitable for its intended use. The street light would be pole-mounted, would not exceed 12 feet in height, and would direct light downward toward the parking lot.

1005.06 Additional Requirements

In addition to the requirements listed in Subsections 1005.03 through 1005.05, development shall comply with a minimum of one of the following techniques per 20,000 square feet of site area. Regardless of site size, a minimum of one and a maximum of five techniques are required. Partial site area numbers shall be rounded.

- A. Install a solar energy system in the development.
- B. Use passive solar heating or cooling techniques to reduce energy consumption. Examples of techniques:
 1. Modulate building masses to maximize solar access.

2. For developments with more than one structure, locate taller structures to minimize negative impacts on solar access for the development site and adjacent sites, as demonstrated by technical standards set forth in Section 1018 or by other credible evidence.
 3. Locate buildings to maximize windbreaks.
 4. Locate structures and landscaping to avoid winter shading on the south side and optimize summer shading on the west and southwest sides of buildings.
 5. Utilize deciduous trees to provide summer shade and allow winter sun.
 6. Utilize deciduous vines on fences, trellises, and arbors to provide summer shade.
 7. Locate and form berms to protect buildings and exterior use spaces against winter winds or utilize dense evergreens or conifers to screen winter wind and protect against hostile winter elements.
 8. Provide skylights or clerestory windows to provide natural lighting, and/or solar heating of interior spaces.
- C. Use highly reflective (high albedo) materials on roof surfaces.
- D. Place major outdoor use areas such as plazas, playgrounds, gardens, etc. on the south side of buildings.
- E. Construct a minimum of 75 percent of walkway area of porous pavement.
- F. Construct a minimum of 75 percent of all parking spaces with porous pavement.
- G. Provide additional landscaping area at least 10 percent above the requirements for the site pursuant to Table 1009-1. For example, if the minimum area requirement is 20 percent, then 22 percent shall be provided. Credit shall be given for green roofs or other areas of vegetation that exceed the minimum area requirements.
- H. Include additional swales in development landscaping, pursuant to Section 1009. Credit shall be given for additional swale(s) that exceed the requirements of Subsection 1009.04(A)(2) by at least 10 percent of area. For example, if 1009.04(A)(2) requires 200 square feet of swale area, then an additional 20 square feet of swale area would be required.
- I. Collect rainwater from roofs and/or other impervious surfaces and use it for irrigation.
- J. Apply other techniques for onsite storm water treatment identified by the surface water management regulatory authority.
- K. Lay out sites and locate buildings and on-site vehicular circulation to create functional open areas such as plazas, courtyards, outdoor recreation areas, mini-parks, and accessways that are open to the general public.
- L. Enhance sidewalks and/or walkways by providing additional width, using higher quality materials; shielding from vehicular traffic with enhanced planting strips, street trees and on-street parking, and/or providing pedestrian amenities that are

- compatible with the design of the development as well as the neighborhood as a whole.
- M. Coordinate development between adjacent uses to provide for a more attractive and lively streetscape, enhance connections, minimize conflicts and provide common-use areas.
 - N. Enhance the pedestrian connection between the development and neighborhood shopping areas, nearby transit, trails, bikeways or parks. Examples include additional width or pedestrian amenities.
 - O. Provide functional and accessible rooftop gardens.
 - P. For multifamily dwelling units that face the street, raise first floor units a minimum of two feet above street level.
 - Q. Provide structured or under-structure parking to meet all or part of the parking need.
 - R. Provide no more than the minimum number of surface parking spaces set out in Table 1015-2, all of which shall be no greater than the minimum dimensions allowed in Subsection 1015.04(B)(2).
 - S. Lay out sites or orient structures to maximize significant vistas.
 - T. Locate and design structures to protect scenic views or vistas from adjacent properties and public thoroughfares. Setbacks, building height, and bulk should be considered.
 - U. Utilize rail service opportunities abutting the site.
 - V. Inside the UGB, a minimum of 75 percent of the street frontage of each lot shall have buildings located at the minimum front yard depth line. If the minimum front yard depth standard is zero, up to 20 feet of additional front yard depth may be provided where plazas, outdoor seating, or other pedestrian amenities are located.
 - W. Outside the UGB, or for industrial developments, a minimum of 25 percent of the street frontage of each lot shall have buildings located at the minimum front yard depth line. Up to 20 feet of additional front yard depth may be provided where plazas, outdoor seating, or other pedestrian amenities are located.
 - X. Locate buildings at the minimum side yard setback or within 10 feet of the side setback line, whichever is greater.
 - Y. For developments not in Centers, Station Communities or along Corridor Streets site plans shall illustrate potential future buildings and potential future expansions of proposed buildings, locations of understructure or structured parking, and circulation and connections to adjacent uses. Lay out and develop the site to accommodate future additional buildings, circulation and structured parking.

Finding: Proposed public facility developments in parcels 4200 and 4300 would incorporate techniques L, M and N listed above.

Item "L": The project provides pedestrian amenities that are compatible with the project design and neighborhood setting. The proposed pathways and boardwalk trail

system would be easily accessible from the access point, and in combination with the proposed outdoor classroom, would provide recreation and educational opportunities to the surrounding communities.

Item "M": The project's proposed trail system would enhance pedestrian connections and provide a new common use area for the community. Removal of non-native and invasive plant species, and revegetation of the PSA with more diverse native wetland community types will also increase the attractiveness of the PSA for some viewers who prefer a more natural-looking landscape.

Item "N": The proposed trail system will enhance pedestrian connections between the proposed wetland park system and adjacent residential developments.

Section 1006: Water Supply, Sanitary Sewer, Surface Water, and Utilities Concurrency

1006.02 General Standards

- A. The location, design, installation, and maintenance of all utility lines and facilities shall be carried out with minimum feasible disturbance of soil and site consistent with the rules and regulations of districts for surface water management.

Finding: Proposed public facility developments on parcels 4200 and 4300 would not require any new utility lines or facilities. The proposed public restroom would include stub outs to enable potential future utility installations. Should future installations occur, OLWSD rules and regulations would be followed during construction.

- B. All development which has a need for electricity, gas and communications services shall install them pursuant to the requirements of the district or company serving the development. Except where otherwise prohibited by the utility district or company, all such facilities shall be installed underground.

Finding: Electricity is needed for the proposed street lighting. Lighting will be installed in accordance with OLWSD requirements.

- C. Street lights shall be required for all development inside the Portland Metropolitan urban growth boundary.
- Street lighting shall be installed pursuant to the requirements of the County Service District No. 5 and the company serving the development. In every instance, a street light shall be installed where a new road intersects the County right of way and, in the case of subdivisions, at every intersection within the subdivision.
 - Areas outside County Service District No. 5 shall annex to the district through petition to the district.

Finding: As indicated in the pre-application notes, Clackamas County Service District (CCSD) No. 5 has confirmed that street lighting already exists on Addie Street. Therefore, no street lighting is required. Currently, the property is not part of an assessment area. However, CCSD #5 requests that the applicant submit a request in writing for the formation of an assessment area to help pay for the operation and maintenance of lighting. Therefore, the project proponent (OLWSD)

will annex into CCSD#5 through petition to the District. The annex process will be finalized following land use approval.

D. Easements shall be provided along property lines as deemed necessary by the Department of Transportation and Development, special districts, and utility companies. Easements for special purpose uses shall be of a width deemed appropriate by the responsible agency. Such easements shall be designated on the final plat of all subdivision, and on the final map of all partitions.

Finding: No new utility easements are required and existing utility easements will not be modified by the project.

E. All development which has a need for, or will be provided with public or community water service shall install water service facilities and grant necessary easements pursuant to the requirements of the district or company serving the development.

Finding: Proposed public facility developments on parcels 4200 and 4300 would not require any new water services. . The proposed public restroom would include stub outs to enable potential future utility installations. Should future installations occur, OLWSD rules and regulations would be followed during construction.

F. Approval of a development that requires public or community water service shall be granted only if the applicant provides a preliminary statement of feasibility from the water system service provider.

1. The statement shall verify that water service, including fire flows, is available in levels appropriate for the development and that adequate water system capacity is available in source, supply, treatment, transmission, storage and distribution. Alternatively, the statement shall verify that such levels and capacity can be made available through improvements completed by the developer or the system owner.
2. If the statement indicates that water service is adequate with the exception of fire flows, the applicant shall provide a statement from the fire district serving the subject property that states that an alternate method of fire protection, such as an on-site water source or a sprinkler system, is acceptable.
3. The statement shall be dated no more than one year prior to the date a complete land use application is filed and need not reserve water system capacity for the development.

Finding: A statement of feasibility from OLWSD is included with this application submittal (Appendix G). The statement verifies that adequate water services are available to serve potential future utility installations at the proposed development.

G. Prior to final approval of any partition or subdivision, the applicant shall provide evidence that any wells in the tract subject to temporary or permanent abandonment under ORS 537.665 have been properly abandoned.

Finding: There are no wells in the PSA, and no partitions or subdivisions are proposed. Therefore, this criterion does not apply.

- H. A final plat for any partition or subdivision in a Sensitive Groundwater Area relying on an exempt-use well or wells shall contain the following notation:

“The property herein described is situated in a “Sensitive Groundwater Area” based on regulatory action by the State of Oregon. The availability of groundwater may be limited, and if a long-term decline in water supply occurs the property owner may need to find an alternate source. Clackamas County is not responsible for deepening or replacing wells that fail to produce an adequate supply of groundwater, or that are subject to regulatory action by the State of Oregon.”

Finding: Final plats for partitions or subdivisions are not part of the proposed project. Therefore, this criterion does not apply.

1006.06 Public Sanitary Sewer Standards

- A. All development which has a need for public/private sanitary sewers shall install the facilities pursuant to the requirements of the district or company serving the development. Installation of such facilities shall be coordinated with the extension of necessary water services and storm drainage facilities.

Finding: Proposed public facility developments on parcels 4200 and 4300 would not require any new sanitary sewers. The proposed public restroom would include stub outs to enable potential future utility installations. Should future installations occur, OLWSD rules and regulations would be followed during construction.

- B. Approval of a development that requires public sanitary sewer service shall be granted only if the applicant provides a preliminary statement of feasibility from the sanitary sewage treatment service provider and the collection system service provider.

1. The statement shall verify that sanitary sewer capacity in the wastewater treatment system and the sanitary sewage collection system is available to serve the development or can be made available through improvements completed by the developer or the system owner.
2. The service provider may require preliminary sanitary sewer system plans and calculations for the proposed development prior to signing a preliminary statement of feasibility.
3. The statement shall be dated no more than one year prior to the date a complete land use application is filed and need not reserve sanitary sewer system capacity for the development.

Finding: A statement of feasibility from OLWSD is included with this application submittal (Appendix G). The statement verifies that adequate sewer services are available to serve potential future utility installations at the proposed development.

1006.08 Surface Water Management Standards

- A. All developments shall provide for positive drainage and adequate conveyance of storm and surface water runoff from roofs, footings, foundations, and other impervious or near-impervious surfaces to an appropriate discharge point and shall:

1. Comply with the requirements of any special districts with surface water management regulatory jurisdiction; or
2. The requirements of Section 1008, Storm Drainage, and the County Roadway Standards in areas not under the jurisdiction of a surface water management regulatory authority.

Finding: The proposed public facility developments on parcels 4200 and 4300 would provide adequate drainage and conveyance for stormwater. At least 25 percent of the PSA would be landscaped and the parking lot would be constructed of pervious pavement. In addition, a new stormwater swale would be constructed (see Sheet EC02 in Appendix F).

- B. Installation of stormwater management and conveyance facilities shall be coordinated with the extension of necessary water and sanitary sewer services.

Finding: Proposed stormwater management for the public facilities development would not require any extension of water or sanitary sewer services.

- C. Approval of a development shall be granted only if the applicant provides a preliminary statement of feasibility from the surface water management regulatory authority. The statement shall verify that adequate surface water management, treatment and conveyance is available to serve the development or can be made available through improvements completed by the developer or the system owner.

1. The service provider may require a preliminary storm water management plan, storm drainage report, natural resource assessment and buffer analysis prior to signing the preliminary statement of feasibility.
2. In those areas that are not within a surface water management district, the preliminary statement of feasibility shall be signed by the County Department of Transportation and Development, Engineering Division.
3. The statement shall be dated no more than one year prior to the date a complete land use application is filed and need not reserve surface water treatment and conveyance system capacity for the development.

Finding: A statement of feasibility from OLWSD is included with this application submittal (Appendix G). The statement verifies that adequate surface water management, treatment and conveyance are available for potential future installations at the proposed development.

Section 1007: Roads and Connectivity

1007.03 General Provisions

- C. New developments shall have access points connecting with existing private, public, county, or state roads.
1. Intersection spacing and access control shall be based on Subsection 3.08.110(E) of the Metro Code (Regional Transportation Functional Plan); Chapters 5 and 10 of the Comprehensive Plan; and the Clackamas County Roadway Standards.

2. For development on any portion of a contiguous site identified on Comprehensive Plan Map 5-6, Potentially Buildable Residential Sites > 5 Acres in UGB, the applicant shall provide a conceptual map of new streets for the entire site. The map shall identify street connections to adjacent areas to promote a logical, direct, and connected system of streets; demonstrate opportunities to extend and connect new streets to existing streets, and provide direct public right-of-way routes. Closed-end street designs shall be limited to circumstances in which barriers prevent full street extensions. Closed-end streets shall not exceed 200 feet in length and shall serve no more than 25 dwelling units. Subsequent development on the site shall conform to the conceptual street map, unless a new map is approved pursuant to Subsection 1007.03(C)(2).
3. Access control shall be implemented pursuant to Chapter 5 of the Comprehensive Plan and the Clackamas County Roadway Standards considering best spacing for pedestrian access, traffic safety, and similar factors as deemed appropriate by the Department of Transportation and Development.
4. Approaches to public and county roads shall be designed to accommodate safe and efficient flow of traffic and turn control where necessary to minimize hazards for other vehicles, pedestrians, and bicyclists.
5. Joint access and circulation drives utilizing reciprocal easements shall be utilized as deemed necessary by the Department of Transportation and Development. In the NC [Neighborhood Commercial] District, joint street access for adjacent commercial developments shall be required.
6. Access to state highways shall require a road approach permit issued by the Oregon Department of Transportation pursuant to Oregon Revised Statutes Chapter 374.
7. In the SCMU [Station Community Mixed Use] District, driveways shall be spaced no closer to one another than 35 feet, measured from the outer edge of the curb cut, unless compliance with this standard would preclude adequate access to the subject property as a result of existing off-site development or compliance with the Clackamas County Roadway Standards.

Finding: The proposed development would be accessible from SE Addie Street. No new roadways are proposed; however, a new parking lot would be constructed off SE Addie Street with a concrete driveway entrance. Design of the parking lot access would comply with the Metro Code (Regional Transportation Functional Plan), Chapters 5 and 10 of the Comprehensive Plan, and the Clackamas County Roadway Standards. In addition, the sidewalk along SE Addie Street would be improved to a 6-foot sidewalk with a curb, and the access path would connect to a sidewalk offering pedestrian connection to the site.

1007.05 Private Roads and Access Drives

- A. Private roads and access drives shall be developed according to classifications and guidelines listed in Section 1007, Comprehensive Plan Figures 5-1 through

5-3, Typical Roadway Cross Sections, Chapters 5 and 10 of the Comprehensive Plan, and the Clackamas County Roadway Standards, except:

1. When easements or "flag-pole" strips are used to provide vehicular access to lots or parcels, the minimum width shall be 20 feet, unless a narrower width is approved by the Department of Transportation and Development and the applicable fire district's Fire Marshal;
2. Where the number of lots served exceeds three, a wider width may be required as deemed appropriate or necessary by the Department of Transportation and Development consistent with other provisions of Section 1007, the Comprehensive Plan, and the Clackamas County Roadway Standards;
3. Access easements or "flag-pole" strips may be used for utility purposes in addition to vehicular access;
4. The standards listed above may be deviated from when deemed appropriate by the Department of Transportation and Development to accommodate one-half streets or private common access drives and roads within developed urban areas providing access to not more than seven lots; and
5. The intersection of private roads or access drives with a public or county road and intersections of two private roads or access drives shall comply with the sight distance and clear zone standards pursuant to Subsection 1007.04(D).

Finding: Project access off of SE Addie Street will be designed according to classifications and guidelines listed in Section 1007, Comprehensive Plan Figures 5-1 through 5-3, Typical Roadway Cross Sections, Chapters 5 and 10 of the Comprehensive Plan, and the Clackamas County Roadway Standards.

Section 1008: Storm Drainage

1008.02 Plan for Storm Drainage and Erosion Control

- A. A storm drainage and erosion control plan will be required for all significant residential, commercial, industrial and recreational development. This requirement includes all proposals in or immediately adjacent to an area of Open Space on the Comprehensive Plan Map, in or adjacent to an identified Major Hazard area and in areas of or adjacent to an area having an historic localized flooding problem resulting from storm drainage. The plan shall contain at a minimum:
 1. The methods to be used to minimize the amount of runoff siltation, and pollution created from the development both during and after construction. Site specific considerations may be incorporated. The plan shall be consistent with the specific drainage basin or subbasin plan.
 2. An analysis of source controls as an alternative method to control stormwater runoff, such as detention and storage techniques.
 3. Statement of consistency with County stormwater improvement standards and Comprehensive Plan.

Finding: An erosion control plan is required and has been included with this submittal (see EC Sheets in Appendix F).

Section 1009: Landscaping

1009.02 General Provisions

A. Landscaping materials shall be selected and sited to produce a hardy and low-maintenance landscaped area with an emphasis on fast-growing plants. Selection shall include consideration of soil type and depth, spacing, exposure to sun and wind, slope and contours of the subject property, building walls and overhangs, and compatibility with existing vegetation to be preserved. Notwithstanding the requirement for hardiness, annuals are permitted as provided in Subsection 1009.02(B).

Finding: Proposed public facility developments on parcels 4200 and 4300 would be landscaped with native plants representative of wetland, riparian, and upland community types depending on their location within the parcels (see Sheet C08 of Appendix F). The native species selected for the PSA are well-adapted to the PSA's soils, topography, and hydrology, and once the plants have established, they are expected to be hardy and low-maintenance. In addition, existing trees would be retained and protected from disturbance during construction. Invasive species will be actively managed prior to and after planting desirable species, and plantings will be monitored and maintained for adequate growth and survival.

B. A variety of plants, intermixed throughout landscaped areas, shall be provided, as follows:

1. Evergreen and deciduous;
2. Trees, shrubs, and groundcover;
3. Plants of varying textures;
4. Plants of varying widths and heights at maturity; and
5. Plants with seasonal color interest (e.g., foliage, flowering perennials, annuals).

Finding: The public facility development on parcels 4200 and 4300 will be landscaped with a variety of native plant species representative of wetland, riparian and upland community types. Species will provide diversity and variety by including mixtures of herbs, shrubs and trees; evergreen and deciduous; varying textures and heights at maturity; and seasonal color interest.

C. The planting of invasive non-native or noxious vegetation shall be prohibited, and existing invasive non-native or noxious vegetation shall be removed.

Finding: Invasive or non-native species will be removed and managed from the PSA prior to landscaping. Only native species would be planted at the PSA and ongoing site maintenance would include removal or spot-treatment of non-native or invasive species.

D. Landscaped areas shall not be used for other purposes, such as storage or display of automobiles, equipment, merchandise, or materials.

Finding: Landscaped areas would only be used for recreational or educational purposes.

E. Landscaping of the unimproved area between a property line and the improved portion of an adjacent road right-of-way shall be required when there are no immediate plans to develop or otherwise disturb the unimproved area, and one or more of the following apply:

1. The subject property is located inside the Portland Metropolitan Urban Growth Boundary;
2. Landscaping is necessary to present an appearance consistent with the proposed development as viewed from the road;
3. Landscaping is necessary to reduce dust, noise, erosion, or fire hazard; or
4. The road is designated as a scenic road on Comprehensive Plan Map 5-1, Scenic Roads.

Finding: Improved areas cover the entirety of project parcels, and no areas are left unimproved or without landscaping.

F. Landscaping shall be used to highlight public entrances to buildings, except that this requirement will be waived where buildings are not set back from the front property line.

Finding: No buildings are proposed. Therefore, this criterion does not apply.

G. Where feasible, landscaping shall be required adjacent to walkways and other areas intended for pedestrian use.

Finding: Landscaping will be provided around the pedestrian pathway system.

1009.03 Minimum Area Standards

A. Table 1009-1, Minimum Landscaped Area, establishes the minimum percentage of the area of the subject property that shall be landscaped.

1. The minimum landscaping percentage shall be calculated after subtracting any public dedications from the area of the subject property.
2. Landscaping in adjacent rights-of-way shall not count toward compliance with the minimum landscaping percentage.
3. Requirements for surface parking and loading area landscaping, screening and buffering, landscaping strips, and outdoor recreational areas set forth in Section 1009 apply regardless of whether compliance with those requirements results in landscaping a greater percentage of the site than is required by Table 1009-1.
4. Notwithstanding Subsection 1009.03(A), additions to a commercial, industrial, or institutional development which does not currently comply with the minimum landscaping percentage standard, shall require additional landscaping area, as follows:

- a. Structural additions of 1,000 to 1,999 square feet: An additional five-percent of the subject property, but no more than the percentage required by Table 1009-1;
- b. Structural additions of 2,000 to 4,999 square feet: An additional 10-percent of the subject property, but no more than the percentage required by Table 1009-1;
- c. Structural additions of 5,000 square feet or more: The percentage required by Table 1009-1; and
- d. Where successive structural additions occur at different times, the required landscaping percentage shall increase until total conformance is reached.

Finding: As shown in Table 1009-1, the minimum landscaping requirement for the Mr-1 zoning district is 25 percent of the property. Proposed landscaping will meet or exceed this requirement and cover at least 25 percent of the PSA.

- B. A minimum of 75 percent of the minimum landscaped area required by Table 1009-1—excluding any area occupied by pedestrian amenities, active recreational areas, or edible gardens—shall be landscaped with native or drought-tolerant plants.

Finding: 100 percent of the landscaped area will be landscaped with native plant species associated with wetland, riparian or upland community types, which are compatible with existing soils, topography and hydrology at the PSA.

- C. Outdoor recreational areas required by Subsection 1009.09, as well as outdoor recreational areas in the MRR District, shall count toward the minimum landscaped area required by Table 1009-1, except that impervious surface area exceeding 25 percent of the outdoor recreational area shall be excluded.

Finding: Outdoor recreational areas as required by Subsection 1009.09 are not required for the project and will not be used to meet the minimum landscaping area requirement.

- D. Edible gardens may comprise a maximum of 10 percent of the minimum landscaped area required by Table 1009-1.

Finding: Not applicable; edible gardens are not proposed.

- E. Green roofs may comprise a maximum of 25 percent of the minimum landscaped area required by Table 1009-1.

Finding: Not applicable; green roofs are not proposed.

- F. Turf lawn may comprise a maximum of 10 percent of the minimum landscaped area required by Table 1009-1. However, this limitation shall not apply to active recreational areas, provided that no other areas of the subject property are planted in turf lawn, and it shall not apply to cemeteries.

Finding: Not applicable; turf lawn is not proposed.

- G. Pedestrian amenities may comprise a maximum of one-third of the minimum landscaped area required by Table 1009-1. However, no more than 15 percent of

the minimum landscaped area required by Table 1009-1 and developed with pedestrian amenities shall have an impervious surface.

Finding: Although pedestrian facilities are proposed for the project, they will not be used to meet the minimum landscaping requirement. Therefore, this criterion does not apply.

H. Area occupied by walls, fences, or trellises constructed to comply with Subsections 1009.04 and 1009.05 shall count toward the minimum landscaped area required by Table 1009-1.

Finding: Walls, fences, or trellises will not be used to meet the minimum landscaping area requirement.

I. In the MR-1, MR-2, and HDR Districts, the following may comprise a maximum of 20 percent of the minimum landscaped area required by Table 1009-1: interior courtyards, atriums, solar greenhouses, solariums, roof gardens, indoor recreational areas, and other comparable amenities.

Finding: Courtyards, atriums, solar greenhouses, solariums, roof gardens, and indoor recreational areas will not be used to meet the minimum landscaping area for the project.

J. In the SHD District, the minimum landscaped area required by Table 1009-1 shall be met with outdoor surface areas, including the following: landscaping; courtyards; pedestrian plazas; areas dedicated for parks; onsite walkways and bikeways; recreational areas and facilities; and shared yards, decks, terraces, patios, and roof gardens. In addition, indoor recreational facilities identified in Subsection 315.05(F), and over and above the minimum standard set forth in Subsection 315.05(F), may be counted toward the minimum landscaped area required by Table 1009-1.

Finding: The project is not located in the Special High Density Residential (SHD) district. Therefore this criterion does not apply.

K. In the RCHDR District, the minimum landscaped area shall be met with shared outdoor surface areas, including the following: landscaping; courtyards; pedestrian plazas; areas dedicated for parks; onsite walkways and bikeways; recreational areas and facilities; and yards, decks, terraces, patios, and roof gardens. In addition, indoor recreational facilities identified in Subsection 315.05(F), and over and above the minimum standard set forth in Subsection 315.05(F), may be counted toward the minimum landscaped area required by Table 1009-1. Also, private outdoor areas may be counted toward meeting the minimum landscaped area required by Table 1009-1, as follows: [remaining bullets excluded for brevity since they do not apply].

Finding: The project is not located in the Regional Center High Density Residential (RCHDR) district. Therefore, this criterion does not apply.

1009.04 Surface Parking and Loading Area Landscaping

Surface parking and loading areas shall be landscaped as follows:

- A. Surface parking areas that include more than 15 parking spaces shall comply with the following landscaping requirements:

Finding: The proposed parking lot would only include 5 parking spaces. Therefore, this criterion does not apply.

1009.05 Screening and Buffering

- A. Screening shall be used to eliminate or reduce the visual impacts of the following:
1. Service areas and facilities, such as loading areas and receptacles for solid waste or recyclable materials;
 2. Storage areas;
 3. Ground-mounted rainwater collection facilities with a storage capacity of more than 100 gallons;
 4. Parking lots within or adjacent to an Urban Low Density Residential, VR-5/7, VR-4/5, RA-1, RA-2, RR, RRF-5, FF-10, FU-10, or HR District; and
 5. Any other area or use, as required by this Ordinance.

Finding: The project includes screening for the proposed parking lot on SE Addie Street and the proposed public restroom.

- B. Screening shall be accomplished by the use of sight-obscuring plant materials (generally evergreens), vegetated earth berms, walls, fences, trellises, proper siting of disruptive elements, building placement, or other design techniques.

Finding: Screening of the parking lot will be accomplished by sight-obscuring trees, and screening of the restroom will be accomplished by a rock retaining wall.

- C. Screening shall be required to substantially block any view of material or equipment from any point located on a street or accessway adjacent to the subject property. Screening from walkways is required only for receptacles for solid waste or recyclable materials. A sight-obscuring fence at least six feet in height and up to a maximum of 10 feet shall be required around the material or equipment.

Finding: The parking lot is visible from SE Addie Street and screening would generally block views of the parking lot to the extent possible, without interfering with driveway access and clearance requirements.

- D. Buffering shall be used to mitigate adverse visual impacts, dust, noise, or pollution, and to provide for compatibility between dissimilar adjoining uses. Special consideration shall be given to the buffering between residential uses and commercial or industrial uses, and in visually sensitive areas.

Finding: The project is not expected to adversely impact views or produce noise, dust or pollution. Adjoining uses are compatible with the proposed use, and the development would benefit the surrounding community through improved pedestrian circulation, access, and educational opportunities. Therefore, buffering as mitigation for adverse impacts is not proposed.

- E. Buffering shall be accomplished by one of the following:

1. A landscaping strip with a minimum width of 15 feet and planted with:
 - a. At least one row of deciduous and evergreen trees staggered and spaced not more than 30 feet apart;
 - b. At least one row of evergreen shrubs, spaced not more than five feet apart, which will grow to form a continuous hedge at least five feet in height within one year of planting; and
 - c. Low-growing evergreen shrubs and evergreen ground cover covering the balance of the area;
2. A berm with a minimum width of ten feet, a maximum slope of 40 percent on the side away from the area screened from view, and planted with a dense evergreen hedge;
3. A strip with a minimum width of five feet, and including:
 - a. A masonry wall or sight-obscuring fence not less than five feet in height;
 - b. An evergreen hedge, vines, trees, or shrubs; and
 - c. Low-growing evergreen shrubs and evergreen ground cover covering the balance of the area; or
4. Another method that provides an adequate buffer considering the nature of the impacts to be mitigated.

Finding: Buffering is not required for the project. Therefore this criterion does not apply.

F. Required walkways shall be accommodated, even if such accommodation necessitates a gap in required screening or buffering.

Finding: Buffering is not required for the project. Therefore this criterion does not apply.

1009.10 Erosion Control

A. Graded areas shall be re-vegetated with suitable plants to ensure erosion control.

Finding: Following construction, all graded areas will be re-vegetated with suitable, native plant species. See Planting Plans in Appendix F.

B. Netting shall be provided, where necessary, on sloped areas while ground cover is being established.

Finding: The PSA is generally flat with slopes of less than 3 percent. Therefore, netting will not be required to stabilize slopes.

1009.11 Planting and Maintenance

A. Impervious weed barriers (e.g., plastic sheeting) are prohibited.

Finding: Impervious weed barriers are not proposed. Weeds will be treated through mechanical (cutting) or chemical methods (herbicide spot treatment).

- B. Plants shall not cause a hazard. Plants over walkways, sidewalks, pedestrian pathways, and seating areas shall be pruned to maintain a minimum of eight feet below the lowest hanging branches. Plants over streets and other vehicular use areas shall be pruned to maintain a minimum of 15 feet below the lowest hanging branches.

Finding: Plantings will be designed to meet this requirement and ongoing maintenance activities will include pruning of tall-growing vegetation, as needed, for the safety of park visitors.

- C. Plants shall be of a type that, at maturity, typically does not interfere with above- or below-ground utilities.

Finding: The plant species that have been chosen for the PSA are compatible with the intended use of utilities at the PSA and are not expected to interfere with the underground sanitary sewer line when they reach maturity.

- D. Plants shall be installed to current nursery industry standards.

Finding: All plant material will comply with the American standard for nursery stock standards for plant material, current edition.

- E. Plants shall be properly guyed and staked to current nursery industry standards as necessary. Stakes and guy wires shall not interfere with vehicular or pedestrian traffic.

Finding: Plants will be staked and supported, as necessary, and will not interfere with pedestrian traffic.

- F. Landscaping materials shall be guaranteed in writing by the developer for a period of one year from the date of installation. A copy of the guarantee shall be furnished to the County by the developer. The developer also shall submit a signed maintenance contract, or provide a financial guarantee pursuant to Section 1311, Completion of Improvements, Sureties, and Maintenance, covering the landscape maintenance costs during the guarantee period.

Finding: Landscaping materials will be guaranteed for a period of one year after installation. A copy of the guarantee will be provided to the County prior to the start of construction.

- G. Plants shall be suited to the conditions under which they will be growing. As an example, plants to be grown in exposed, windy areas that will not be irrigated shall be sufficiently hardy to thrive under these conditions. Plants shall have vigorous root systems, and be sound, healthy, and free from defects and diseases.

Finding: Plants that have been chosen for the PSA are native to the region and are appropriate and well-suited to local site conditions (e.g., soil, topography and hydrology). Once established, they are expected to be hardy and require a minimum level of ongoing maintenance other than spot treatments for encroaching invasive species.

- H. When planted, deciduous trees shall be fully branched, have a minimum caliper of two inches, and have a minimum height of eight feet.

Finding: Deciduous tree plantings will comply with this requirement. See Planting Plan details in Appendix F.

I. When planted, evergreen trees shall be fully branched and have a minimum height of eight feet.

Finding: Evergreen tree plantings will comply with this requirement. See Planting Plan details in Appendix F.

J. Shrubs shall be supplied in minimum one-gallon containers or eight-inch burlap balls with a minimum spread of 12 inches.

Finding: Shrub plantings will comply with this requirement. See Planting Plan details in Appendix F.

K. Ground cover shall be planted a maximum of 30 inches on center with a maximum of 30 inches between rows. Rows of plants shall be staggered. Ground cover shall be supplied in minimum four-inch containers, except that the minimum shall be reduced to two and one-quarter inches or equivalent if the ground cover is planted a minimum of 18 inches on center.

Finding: The project will comply with this requirement where ground cover is planted.

L. Plants shall be spaced so that ground coverage three years after planting is expected to be 90 percent, except where pedestrian amenities, rainwater collection systems, or outdoor recreational areas count as landscaping pursuant to Subsection 1009.03. Areas under the drip line of trees count as ground coverage.

Finding: Ground coverage at the PSA is expected to reach 90 percent or more within 3 years after planting, except where pedestrian pathways are located.

M. Irrigation of plants shall be required, except in wooded areas, wetlands, and in river and stream buffers. The irrigation system shall be automatic, except that hose bibs and manually operated methods of irrigation may be permitted in small landscaped areas close to buildings. Automatic irrigation systems are subject to the following standards:

Finding: Irrigation is not proposed, as the PSA occurs within a wetland and stream buffer. However, plantings will be monitored for a minimum of one year for healthy growth and establishment. During this time, plantings will be watered during maintenance visits if necessary.

N. Appropriate methods of plant care and landscaping maintenance shall be provided by the property owner.

Finding: Vegetation maintenance will be provided by the project proponent for a period of one year after planting is complete for plant establishment and healthy growth (see Sheet C08 of Appendix F). Maintenance activities will primarily include weeding, watering, spraying, pruning, tightening and repairing tree stakes, and resetting plants to proper grades or vertical positions as needed.

O. Plants shall be protected from damage due to heavy foot traffic or vehicular traffic by protective tree grates, pavers, or other suitable methods.

Finding: Pedestrian traffic will be confined to the designated boardwalk trail system. Signs will be posted that notify the public of the requirement to stay on the designated trail.

Section 1010: Signs

1010.08 Signs for Service, Recreational, Institutional, and Government Uses

- A. In residential and natural resource zoning districts, the following standards shall apply to signs for recreational vehicle camping facilities regulated by Section 813, other uses regulated by Section 813 prior to June 1, 2015, and institutional uses.
1. Maximum Area: 32 square feet per side. Neither a freestanding nor a building sign shall exceed this standard.
 2. Illumination: Signs may be illuminated by internal or external lighting, subject to Subsection 1010.02(l).
 3. Maximum Number: One freestanding and one building sign shall be permitted upon the premises.
 4. Maximum Top-of-Sign Height: Five feet for a freestanding sign.
 5. Setback: Behind front property line.

Finding: Signs at the PSA may include: a park-name sign, directional/informational signs, or educational signs. Any signs would comply with the dimensional/number requirements of this section.

Section 1015: Parking and Loading

1015.3 General Provisions

- A. The provision and maintenance of off-street parking and loading facilities are continuing obligations of the property owner. When any parking area for the parking of three or more cars is to be established, the standards set forth herein shall apply.

Finding: The project proposes 5 parking spots, which will be maintained by the project owner. The project will comply with the standards of this section.

- B. Inside the Portland Metropolitan Urban Growth Boundary (UGB), parking, loading, and maneuvering areas shall be hard-surfaced, unless a permeable surface is required to reduce surface runoff, as determined by the Department of Transportation and Development.

Finding: The proposed parking lot will be surfaced with pervious pavement to reduce site runoff.

- C. Outside the UGB, all areas used for parking, loading, and maneuvering of vehicles shall be surfaced with screened gravel or better, and shall provide for suitable drainage.

Finding: The project is within the UGB. Therefore, this criterion does not apply.

- D. Parking and loading requirements for types of uses and structures not specifically listed in Tables 1015-2, Automobile Parking Space Requirements; 1015-4, Minimum Required Bicycle Parking Spaces; and 1015-5, Minimum Required Off-Street Loading Berths, or specified in other Sections of this Ordinance, shall be subject to the requirements for the most similar use, as determined by the Planning Director.

Finding: The most similar uses to the proposed development, which are listed in Tables 1015-2, 1015-4 and 1015-5, are recreation facilities, community parks, and commercial uses, respectively.

1015.04 Automobile Parking Area Standards

- A. Off-street parking areas shall be provided in defined areas of the subject property and shall meet the following requirements for location of the parking area on the site:
1. No area shall be considered a parking space unless it can be shown that the area is accessible and usable for that purpose and has required maneuvering area for the vehicles.
 2. Automobile parking areas shall be separated from bicycle parking areas and from loading areas to the extent possible.
 3. Commercial or recreational vehicle storage areas shall be located in areas that are farther from building entrances than parking spaces for customers and employees.

Finding: A new parking lot will be constructed off SE Addie Street, providing 5 new, off-street parking spaces. The spaces are accessible, useable and maneuverable, and are separated from bicycle and loading areas.

- B. Off-street parking areas shall be designed to meet the following requirements:
1. Parking areas must meet the requirements of the Americans with Disabilities Act.
 2. Except for parallel parking spaces, the minimum size for all standard parking spaces shall be 8.5 feet wide and 16 feet long.
 3. Minimum dimensions of curb length, stall depth, and parking lot aisles are based on the parking space orientation as follows:
[Table 1015-1 not shown]
 4. Double-loaded, ninety-degree angle parking bays shall be utilized where possible.
 5. A maximum of 50 percent of the parking spaces may be larger than 8.5 feet wide and 16 feet long, but not larger than 9 feet wide and 18 feet long, with the following exceptions:
 - a. Outside the Portland Metropolitan Urban Growth Boundary (UGB), more than 50 percent of parking spaces may be larger than 8.5 feet wide and 16 feet long, but not larger than 9 feet wide and 18 feet long.

- b. For retail uses such as building supply stores, furniture stores, and other stores selling bulky items, more than 50 percent of parking spaces may be larger than 8.5 feet wide and 16 feet long, but not larger than 9 feet wide and 18 feet long.
 - c. More than 50 percent of parking spaces may be larger than 8.5 feet wide and 16 feet long, but not larger than 9 feet wide and 18 feet long, when the applicant demonstrates that a higher ratio of over-sized vehicles are found in parking areas of similar developments and uses.
 - d. More than 50 percent of parking spaces may be larger than 8.5 feet wide and 16 feet long, but not larger than 9 feet wide and 18 feet long, when porous pavement is used for all parking spaces.
6. A minimum of five percent, but at least one space, of the required parking spaces shall be marked and signed for use as carpool/vanpool spaces. These spaces shall be the closest employee automobile parking spaces to the building entrances normally used by employees, but shall not take priority over any spaces required for individuals with disabilities.
 7. Required backing and maneuvering areas for on-site automobile parking spaces shall be located entirely onsite.
 8. In parking lots greater than one acre, major onsite circulation drive aisles and lanes crossing to adjacent developments shall not have parking spaces accessing directly onto them.
 9. Where feasible, shared driveway entrances, shared parking and maneuvering areas, and interior driveways between adjacent parking lots shall be required.
 10. Except for parallel spaces, parking spaces heading into landscaped areas or along the perimeter of a parking lot shall be provided with a sturdy tire stop at least four inches high and located two feet within the space to prevent any portion of a car within the lot from extending over the property line.
 11. For parking spaces heading into a landscaped area, the area in front of the tire stop that is included in the parking space dimension may be landscaped instead of paved or graveled according to the following standards:
 - a. Landscaping shall be ground cover plants only;
 - b. The area in front of the tire stop that is included in the parking space dimension shall be in addition to the required minimum dimension for a landscape planter; and
 - c. The landscaped area in front of the tire stop may count toward overall site landscaping requirements established in Table 1009-1, Minimum Landscaped Area. However, it may not count toward perimeter landscaping requirements established in Section 1009.04(B)(1).
 12. Required parking spaces shall not be used for storing or accumulating goods or storing a commercial or recreational vehicle, camper, or boat, rendering it useless for parking.

Finding: The proposed parking spaces will comply with these requirements. Of the five spaces being proposed, one of the spaces will be designated as a handicapped space, and will be designed to meet Americans with Disabilities Act standards. Spaces will meet the dimensional requirements for 90-degree angled spaces, as outlined in Table 1015-1, which include a length of 8.5 feet, depth of 16 feet, and aisle width of 24 feet.

C. Uses located on transit service lines and that have days and hours of operation not in conflict with weekday use (e.g. churches, fraternal organizations, or nighttime amusements) may be required under Subsection 1007.07, to allow a portion of their parking area to be used for a park-and-ride lot.

Finding: The project is not located on a transit service line. Therefore, this criterion does not apply.

D. Parking Minimums: The minimum number of parking spaces listed in Table 1015-2, Automobile Parking Space Requirements, applies unless modified in Subsection 1015.04(F).

Finding: As indicated in the pre-application notes, the most similar use to the proposed development that is listed in Table 1015-2 is an elementary school. Table 1015-2 lists the minimum number of parking spaces for elementary schools as 15, or 2 per classroom, whichever is less. There is no maximum number of spaces for this use. The project would provide 5 new parking spaces, which meets the requirement for the equivalent of two elementary school classrooms. Given that the project would only include a single outdoor classroom, this is an appropriate number of spaces to provide.

E. Parking Maximums

1. Within the UGB, the parking maximums listed in Table 1015-2, Urban Zone A, apply when an area has 20-minute peak hour transit service within one-quarter mile walking distance for bus transit or one-half mile walking distance for light rail transit;
2. Within the UGB, areas not meeting the requirements of Subsection 1015.04(E)(1), are subject to the parking maximums listed in Table 1015-2, Urban Zone B.
3. In case of expansion of a building or use with more parking spaces than the maximum allowed by Table 1015-2:
 - a. Existing parking spaces may be retained, replaced, or eliminated, provided that after the expansion, the total number of remaining spaces complies with the minimum parking space requirement of Table 1015-2 for the entire development; and
 - b. Additional parking spaces are allowed only if required to comply with the minimum parking space requirement of Table 1015-2 for the entire development after the expansion.

Finding: Table 1015-2 does not include a maximum number of parking spaces for the most similar use to the project, elementary schools. Therefore, this criterion does not apply.

F. Exceptions to Parking Requirements:

1. Parking maximums in Table 1015-2 may be increased for the following
 - a. Parking spaces in parking structures;
 - b. Fleet parking;
 - c. Designated employee carpool spaces;
 - d. User paid spaces;
 - e. Parking for vehicles for sale, lease, or rent; and
 - f. Structured parking.
2. Parking minimums in Table 1015-2 may be reduced for the following:
 - a. The total minimum requirement for parking spaces may be reduced up to 20 percent per use when shared parking is utilized.
 - b. Available permitted on-street parking spaces on a development's street frontage may be counted toward required parking as follows:
 - i. All on-street parking spaces may count towards required parking in the following zoning districts: Neighborhood Commercial, Community Commercial, General Commercial, Office Commercial, Retail Commercial, Campus Industrial, Light Industrial, General Industrial, Business Park, Village Office, Village Commercial, Regional Center Office, Regional Center Commercial, Corridor Commercial, and Station Community Mixed Use District.
 - ii. In Office Apartment and Planned Mixed Use zoning districts, each on-street parking space may count towards one-half a required parking space.
 - iii. All on-street parking spaces may count towards required parking in Government Camp Village, as identified on Comprehensive Plan Map X-MH-4, Government Camp Village Plan, Land Use Plan & Boundary, on Government Camp Loop between Wy'East Trail and Church Street and on Little Trail between Olive Street and Church Street. Corner lots with such street frontage also may count parking spaces on the intersecting street.
 - iv. In the SCMU District, on-street parking spaces counted toward meeting the parking requirements of a specific use may not be used exclusively by that use, but shall be available for general public use at all times. Signs or other actions that limit general public use of on-street parking spaces are prohibited.
 - v. In the SCMU District, Table 1015-3, On-Street Parking Curb Length in SCMU District, establishes the minimum uninterrupted curb length that constitutes one on-street parking space.
 - c. Motorcycle parking may substitute for vehicle parking spaces as follows:[List not included, as it is not applicable.]

- d. Electric vehicle charging stations may be installed according to the following standards: [List not included, as it is not applicable.]
3. A parking cap applies in the SCMU District. The total number of parking spaces provided for nonresidential development (either onsite or offsite) shall not exceed the parking cap, regardless of the number of pre-existing parking spaces. Parking maximums and minimums established by Table 1015-2 shall be adjusted to the extent necessary to comply with the parking cap. The parking cap shall be calculated by the following formula:
Parking Cap = Gross Acres of the Development Site x 67 Parking Spaces

Finding: The project will meet the minimum and maximum parking standards listed for the most similar use, elementary schools, in Table 1015-2. No exceptions to parking requirements are needed.

1015.05 Bicycle Parking Standards

- A. Bicycle parking areas shall meet the following on-site locational requirements:
 1. Bicycle parking racks shall be located in proximity to an entrance but shall not conflict with pedestrian needs.
 2. At least 75 percent of the bicycle parking spaces shall be located within 50 feet of a public entrance to the building.
 3. Bicycle parking areas shall be separated from automobile parking.
 4. Bicycle parking may be provided within a building, if the location is easily accessible for bicycles.
 5. Bicycle parking for multiple uses, or a facility with multiple structures, may be clustered in one or several locations within 50 feet of each building's entrance.
 6. If the bicycle parking is not easily visible from the street or main building entrance, then a sign must be posted near the building entrance indicating the location of the parking facilities.

Finding: Two bicycle spots will be provided away from vehicular parking spots and within 50 feet of the public entrance.

- B. Bicycle parking shall be designed to meet the following requirements:
 1. When more than seven bicycle parking spaces are required, a minimum of 50 percent of the spaces shall be covered. All (100 percent) of the required bicycle spaces for schools, park-and-ride lots, congregate housing facilities, and multifamily dwellings shall be covered.
 2. Cover for bicycle parking may be provided by building or roof overhangs, awnings, bicycle lockers, bicycle storage within buildings, or freestanding shelters.
 3. When more than 15 covered bicycle parking spaces are required, 50 percent of the required covered spaces shall be enclosed and offer a high level of security, e.g. bicycle lockers or a locked cage or room with locking facilities inside, to provide safe long-term parking.

4. Required bicycle parking spaces shall be illuminated.
5. Required bicycle parking areas shall be clearly marked and reserved for bicycle parking only.
6. Bicycle parking space dimensions and standards:
 - a. Bicycle parking spaces must be at least six feet long and two feet wide, and in covered situations the overhead clearance must be at least seven feet.
 - b. An aisle five feet wide for bicycle maneuvering must be provided.
 - c. Bicycle racks must hold bicycles securely by the frame and be securely anchored.
 - d. Hanging bicycle racks and/or enclosed, stackable bike lockers may be substituted for surface racks if, through design review pursuant to Section 1102, it is determined that comparable dimensions, maneuvering, and clearance are provided to the user.
 - e. Bicycle racks must accommodate both:
 - i. Locking the frame and one wheel to the rack with a high-security U-shaped shackle lock; and
 - ii. Locking the frame and both wheels without removal of wheels to the rack with a chain or cable not longer than six feet.
7. The minimum bicycle parking spaces listed in Table 1015-4, Minimum Required Bicycle Parking Spaces, are required.
8. Notwithstanding Table 1015-4, all listed uses located within the Portland Metropolitan Urban Growth Boundary (UGB) shall have a minimum of two bicycle parking spaces.
9. New multifamily residential, commercial, and institutional developments within the UGB shall designate short-term bicycle parking (less than four hours) and long-term bicycle parking (four or more hours) spaces as needed for the development.

Finding: As indicated in the pre-application notes, the most similar use to the project listed in Table 1015-4 would be elementary schools. Table 1015-4 lists the minimum number of bicycle parking spots for elementary schools as 2 spots per classroom. The project would provide 2 bicycle spots in accordance with this requirement. Bicycle spots will be clearly marked and illuminated and will meet the dimensional standards of 6 feet long by two feet wide.

Section 1021: Refuse and Recycling Standards for Commercial, Industrial, and Multifamily Developments

1021.04 General Provisions

All commercial, industrial and multifamily development shall comply with the standards set forth in these provisions. Modifications may be granted when consistent with the local

franchised solid waste and recycling collection firm's service requirements pursuant to Subsection 1021.10. Additionally:

- A. Compactors, containers, and drop boxes shall be located on a level Portland Cement concrete pad, a minimum four inches thick, at ground elevation or other location compatible with the local franchise collection firm's equipment at the time of construction. The pad shall be designed to discharge surface water runoff to avoid ponding.

Finding: Trash and recycling receptacles will be provided by the public restroom and will be placed on a level cement surface.

B. Recycling and Solid Waste Service Areas:

1. Recycling receptacles shall be designed and located to serve the collection requirements for the specific type of material.
2. The recycling area shall be located in close proximity to the garbage container areas and be accessible to the local franchised collection firm's equipment.
3. Recycling receptacles or shelters located outside a structure shall have lids and be covered by a roof constructed of water and insect resistive material. The maintenance of enclosures, receptacles and shelters is the responsibility of the property owner.
4. The location of the recycling area and method of storage shall be approved by the local fire marshal.
5. Recycling and solid waste service areas shall be at ground level and be accessible to the franchised solid waste and recycling collection firm.
6. Recycling and solid waste service areas shall be used only for purposes of storing solid waste and recyclable materials and shall not be a general storage area to store personal belongings of tenants, lessees, property management or owners of the development or premises.
7. Recyclable material service areas shall be maintained in a clean and safe condition pursuant to the provisions of the Clackamas County Solid Waste and Waste Management Ordinance.

Finding: Trash and recycling containers will comply with these requirements. Containers will be accessible for collection, will have lids and will be maintained in a clean and safe condition.

C. Special Wastes or Recyclable Materials:

Finding: Not applicable; hazardous wastes or other special wastes specified under 1021.04.C will not be generated by the project.

- D. Screening and Buffering: Screening and buffering shall be in accordance with Section 1009.05.

Finding: See findings for Section 1009 criteria above.

1021.05 Enclosures and Gates

- A. Gates shall be designed to permit sufficient service access for local franchised solid waste collection equipment and personnel.

Finding: The project will comply with this requirement.

- B. The gate swing shall be free of obstructions and have restrainers in the open and closed positions.

Finding: The project will comply with this requirement.

- C. Enclosures constructed of wood or chain link fencing material shall contain a two- to four-inch high bumper curb at ground level located 12 inches inside the perimeter of the outside walls of the enclosure or fencing to prevent damage from container impacts.

Finding: The project will comply with this requirement.

- D. Enclosures constructed of concrete, brick, and masonry block or similar type materials shall contain a bumper curb described in Subsection 1021.05(C) or a bumper rail to prevent damage from container impacts. The rail shall be secured by anchor bolts recessed in the rail within the perimeter walls of the enclosure at a height compatible with the service receptacle.

Finding: The project will comply with this requirement.

- E. All areas around the receptacles shall be kept free of obstructions and accumulations of waste matter, grease, oil, water, and standing water.

Finding: Trash areas will be kept in a clean and safe condition.

Section 1102: Design Review

1102.02 Submittal Requirements

In addition to the submittal requirements identified in Subsection 1307.07(C), an application for design review shall include:

- A. A narrative describing the proposed use;

Finding: Included in this document.

- B. An engineering geologic study, if required pursuant to Section 1002, Protection of Natural Features, or 1003, Hazards to Safety;

Finding: Since slopes in the PSA do not exceed 20 percent, an engineering geologic study is not required for the project under Sections 1002 or 1003. However, a Geotechnical Report was prepared for the project to determine subsurface conditions and develop design and construction recommendations for proposed project components. The Geotechnical Report is included as Appendix D.

- C. Preliminary statements of feasibility, if required pursuant to Section 1006, Water Supply, Sanitary Sewer, Surface Water, and Utilities Concurrency;

Finding: A statement of feasibility from OLWSD is included in Appendix G.

- D. A transportation impact study, if required pursuant to Section 1007, Roads and Connectivity;

Finding: Not applicable. Pursuant to Section 1007.09.C, projects involving an unmanned utility facility or replacing an existing development on the same property that will not increase motor vehicle traffic are exempt from this requirement. Therefore, a transportation Impact study is not required for the project.

E. Calculations demonstrating compliance with Section 1012, Density, if applicable;

Finding: Not applicable.

F. A vicinity map showing the location of the subject property in relation to adjacent properties, roads, bikeways, pedestrian access, utility access, and manmade or natural site features that cross the boundaries of the subject property;

Finding: A vicinity map (Figure 1) is included in this document.

G. An existing conditions map of the subject property showing:

1. Contour lines at two-foot intervals for slopes of 20 percent or less within an urban growth boundary; contour lines at five-foot intervals for slopes exceeding 20 percent within an urban growth boundary; contour lines at 10-foot intervals outside an urban growth boundary; source of contour information.
2. Slope analysis designating portions of the site according to the following slope ranges and identifying the total land area in each category: zero to 20 percent, greater than 20 percent to 35 percent, greater than 35 percent to 50 percent, and greater than 50 percent;
3. Drainage;
4. Potential hazards to safety, including areas identified as mass movement, flood, soil, or fire hazards pursuant to Section 1003;
5. Marsh or wetland areas, underground springs, wildlife habitat areas, and surface features such as earth mounds and large rock outcroppings;
6. Location of wooded areas, significant clumps or groves of trees, and specimen conifers, oaks, and other large deciduous trees. Where the site is heavily wooded, an aerial photograph, at a scale of not more than 1 inch equals 400 feet, may be submitted and only those trees that will be affected by the proposed development need be sited accurately;
7. Location of any overlay zoning districts regulated by Section 700, Special Districts;
8. Noise sources;
9. Sun and wind exposure;
10. Significant views; and
11. Existing structures, impervious surfaces, utilities, landscaping, and easements;

Finding: Existing conditions are shown on the site plans included in Appendix F, in which existing structures, contours, utilities, etc., are symbolized with a light gray line work.

H. A proposed site plan showing:

1. The subject property, including contiguous property under the same ownership as the subject property, and adjacent properties;
2. Property lines and dimensions for the subject property. Indicate any proposed changes to these;
3. Natural features to be retained;
4. Location, dimensions, and names of all existing or platted roads or other public ways, easements, and railroad rights-of-way on or adjacent to the subject property;
5. The location of at least one temporary benchmark and spot elevations;
6. Location and dimensions of structures, impervious surfaces, and utilities, whether proposed or existing and intended to be retained. For phased developments, include future buildings;
7. Approximate location and size of storm drainage facilities;
8. Relation to transit; location and dimensions of parking and loading areas, including dimensions of individual parking spaces and drive aisles; bikeways; bicycle racks; sidewalks; walkways; and pedestrian crossings;
9. Orientation of structures showing windows and doors;
10. Location and type of lighting;
11. Service areas for waste disposal, recycling, loading, and delivery;
12. Location of mail boxes; and
13. Freestanding signs;

Finding: Proposed PSA plans are included in Appendix F.

- I. A grading plan showing location and extent of proposed grading, general contour lines, slope ratios, slope stabilization proposals, and natural resources protection consistent with Sections 1002 and 1003;

Finding: A Grading plan is shown on Sheet C05 of Appendix F.

J. Architectural drawings, including:

1. Building elevations, including any building signs. Identify the dimensions, area, color, materials, and means of illumination of such signs;
2. Building sections;
3. Floor plans;
4. Color and type of building materials; and
5. Elevation of freestanding sign(s). Identify the dimensions—including total height and height between bottom of sign and ground, area, color, materials, and means of illumination;

Finding: Architectural drawings are included in Appendix F.

- K. A general landscape development plan, which shall include the elements required on the proposed site plan and:
1. Existing plants and groups of plants proposed;
 2. Description of soil conditions; plans for soil treatment such as stockpiling of topsoil or addition of soil amendments; and plant selection requirements relating to soil conditions;
 3. Erosion controls, including plant materials and soil stabilization, if any;
 4. Irrigation system (i.e. underground sprinklers or hose bibs);
 5. Landscape-related structures such as fences, terraces, decks, patios, shelters and play areas; and
 6. Open space or recreation areas, if applicable.

Finding: Planting plans are included on Sheets C-06 to C-08 and CD-02 to CD-03 of Appendix F.

- L. In addition to the requirements of Subsection 1102.02(H), the proposed site plan submitted with an application for design review in the PMU District shall include the following:
1. The specific location (footprints) of buildings, orientation, setbacks; and pedestrian amenities provided with buildings;
 2. Specific square feet or number of units for each use, floor area ratios or site coverage, as required in Table 510-3, Site-Specific Requirements for the PMU District;
 3. Transportation improvements necessary to meet the conditions of the approved master plan for the subject property;
 4. Parking areas, parking ratios, number of spaces, dimensions, and circulation for structure parking;
 5. Location of public amenities, including the urban design elements required on Comprehensive Plan Map X-CRC-3, Clackamas Regional Center Area Design Plan Urban Design Elements;
 6. Specific internal traffic circulation improvements for all modes of transportation to accommodate projected traffic needs based on the traffic impact study; and
 7. Public facilities and private utilities needs and location.

Finding: Not applicable. The project is not located within the PMU District.

Section 1105: Subdivision, Partitions, Replats, Condominium Plats, and Vacations of Recorded Plats

1105.02 Submittal Requirements for Subdivisions, Partitions and Replats

In addition to the submittal requirements identified in Subsection 1307.07(C), an application for a subdivision, partition, or replat shall include

- A. Five copies of a preliminary plat for the proposed subdivision, partition, or replat. The preliminary plat shall be drawn to a scale of not less than one inch equals 20 feet and not more than one inch equals 200 feet. If the preliminary plat is larger than 11 inches by 17 inches, five reduced-sized, legible copies of the preliminary plat shall be submitted on eight-and-one-half-inch by 14-inch or 11-inch by 17-inch paper. The following information shall be included on the preliminary plat or by separate attachment:
1. Source of domestic water and location of any existing and proposed wells;
 2. Method of wastewater disposal and location of any existing and proposed on-site wastewater treatment systems;
 3. Existing and proposed utility lines and facilities;
 4. Calculations demonstrating that the proposed density complies with the minimum and maximum density standards of Section 1012, Density, or for zoning districts not subject to Section 1012, demonstrating compliance with the minimum lot size in the applicable zoning district;
 5. Locations, dimensions, and area of each lot, parcel, and tract;
 6. Date the preliminary plat was prepared;
 7. North arrow;
 8. Identification of each lot or parcel by number;
 9. Locations and widths of all roads abutting the subject property, including road names, direction of drainage, approximate grades, and whether public or private;
 10. Locations and widths of all proposed roads, including proposed names, approximate grades, radii of curves, and whether public or private;
 11. Location and width of legal access to the subdivision or partition, other than public or County roads, if applicable;
 12. Contour lines at two-foot intervals if 10 percent slope or less or five-foot intervals if exceeding 10 percent slope within an urban growth boundary; contour lines at 10-foot intervals outside an urban growth boundary; source of contour information;
 13. Locations of all seasonal and perennial drainage channels, including their names, if known, and direction of flow;
 14. Locations and widths of all existing and proposed easements, to whom they are conveyed and for what purpose;
 15. Locations and dimensions of all existing and proposed driveways and walkways;
 16. Locations and dimensions of existing structures and their setbacks from existing and proposed lot lines;
 17. Locations and dimensions of all areas to be offered for public dedication and the intended use of such areas;

18. Boundaries and type of restricted areas identified in Subsection 1012.05 or 1012.07, as applicable;
19. Locations of all significant vegetative areas, including, but not limited to, major wooded areas, specimen trees, and bearing trees; and
20. For a proposed subdivision, a plat name approved by the County Surveyor pursuant to Oregon Revised Statutes 92.090;

Finding: Five copies of the proposed site plan are included with this submittal (Sheet C05 of Appendix F). The site plan shows existing and proposed property lines, structures, driveways, walkways, roadways, vegetation, wetlands, contours, utilities, facilities, and public use areas as required under this code.

B. Preliminary statements of feasibility required pursuant to Section 1006, Water Supply, Sanitary Sewer, Surface Water, and Utilities Concurrency;

Finding: Preliminary statements of feasibility from OLSD and OLWSD are included in Appendix G.

C. For a proposed subdivision or partition that includes land designated Open Space by the Comprehensive Plan, a vicinity map showing the location of the subject property in relation to adjacent properties, roads, bikeways, pedestrian access, utility access, and manmade or natural site features that cross the boundaries of the subject property;

Finding: Not applicable. The proposed partition is not located on land designated as Open Space by the Comprehensive Plan. The property is classified as Medium Density Residential (MR-1) under both the Clackamas County Zoning Ordinance and Comprehensive Plan.

D. For a proposed subdivision or partition that includes land designated Open Space by the Comprehensive Plan, an existing conditions map of the subject property showing:

1. Contour lines at two-foot intervals for slopes of 20 percent or less within an urban growth boundary; contour lines at five-foot intervals for slopes exceeding 20 percent within an urban growth boundary; contour lines at 10-foot intervals outside an urban growth boundary; source of contour information.
2. Slope analysis designating portions of the site according to the following slope ranges and identifying the total land area in each category: zero to 20 percent, greater than 20 percent to 35 percent, greater than 35 percent to 50 percent, and greater than 50 percent;
3. Drainage;
4. Potential hazards to safety, including areas identified as mass movement, flood, soil, or fire hazards pursuant to Section 1003, Hazards to Safety;
5. Marsh or wetland areas, underground springs, wildlife habitat areas, and surface features such as earth mounds and large rock outcroppings;
6. Location of wooded areas, significant clumps or groves of trees, and specimen conifers, oaks, and other large deciduous trees. Where the subject

property is heavily wooded, an aerial photograph, at a scale of not more than one inch equals 400 feet, may be submitted and only those trees that will be affected by the proposed development need be sited accurately;

7. Location of any overlay zoning districts regulated by Section 700, Special Districts;
8. Noise sources;
9. Sun and wind exposure;
10. Significant views; and
11. Existing structures, impervious surfaces, utilities, landscaping, and easements; and

Finding: Not applicable. The proposed partition is not located on land designated as Open Space by the Comprehensive Plan. The property is classified as Medium Density Residential (MR-1) under both the Clackamas County Zoning Ordinance and Comprehensive Plan. For a proposed subdivision, a phasing plan and schedule, if the applicant proposes to have final plat review, pursuant to Subsection 1105.07, occur in two or more phases pursuant to Subsection 1105.03(D).

1105.03 Approval Criteria for Subdivisions, Partitions, and Replats

A major subdivision requires review as a Type III application pursuant to Section 1307, Procedures. A minor subdivision or a partition requires review as a Type II application pursuant to Section 1307. A replat that proposes to increase the number of lots or parcels in the recorded subdivision or partition plat requires review as a Type II application pursuant to Section 1307. Otherwise, a replat requires review as a Type I application pursuant to Section 1307. A subdivision, partition, or replat shall be subject to the following standards and criteria:

- A. The proposed subdivision, partition, or replat shall comply with the applicable provisions of Section 1000, Development Standards.

Finding: The project has demonstrated compliance with applicable provisions of Sections 1005, 1006, 1007, 1008, 1009, 1010, 1015, and 1021 in the preceding sections of this narrative.

- B. The proposed subdivision, partition, or replat shall comply with the applicable provisions of Chapters 11.01 and 11.02 of the County Code.

Finding: Chapters 11.01 and 11.02 of the County Code outline plat review standards and the following required submittal items, which must be submitted to the County Surveyor for review and approval of partition plats:

- Final Boundary Survey Map
- Report, issued by Title Insurance Company or authorized agent, that includes current deed and details ownership, easements, and restrictions

OLWSD has provided a preliminary plat with this submittal (Sheet C05 of Appendix F) and will provide the additional required items (including a final plat and title report), prior to receiving land use approval from the County.

C. The proposed subdivision, partition, or replat shall comply with the applicable provisions of Oregon Revised Statutes Chapters 92 and 209.

Finding: Under ORS 92.040, the following submittal items are required for approval of a partition:

- County/city application for approval
- Tentative Plan showing proposed partition

The applicant requests County approval for the partition as part of this Site Design Review Application. A preliminary site plan showing the proposed partition is included with this application (Sheet C-05 of Appendix F).

D. As part of preliminary plat approval for a subdivision, approval of a phasing plan and schedule to allow final plat review to occur in two or more phases, each of which includes a portion of the subject property, may be granted in consideration of such factors as the size of the proposed subdivision, complexity of development issues, required improvements, and other factors deemed relevant. If a phasing plan and schedule is approved, such approval shall be subject to the following:

1. The total number of lots in all recorded phases of the subdivision shall not exceed the maximum density allowed pursuant to Section 1012, Density, for the gross site area included in all such phases.
2. If one or more open space tracts are required as a condition of subdivision approval, the first phase shall include all required open space tracts for the entire subdivision.
3. Future phases shall be shown upon the initial and subsequent final plats as a "Tract Reserved for Future Development."
4. As deemed necessary by the County or special districts, dedication of rights-of-way or easements into or through future phases may be required with the initial or subsequent phases, prior to platting of the final phase.

Finding: OLWSD is not requesting a phasing plan; approval of the subdivision in conjunction with land use approval is the preferred route. Additional documentation such as final plats and a title report will be provided as requested by the County Surveyor to facilitate review and approval of the proposed subdivision at the same time as review and approval of the overall project.

Section 1107: Property Line Adjustments

1107.02 Submittal Requirements

In addition to the submittal requirements identified in Subsection 1307.07(C), an application for a property line adjustment shall include a tentative plan for the proposed property line adjustment. The plan shall be drawn to a scale of not less than one inch equals 20 feet and not more than one inch equals 200 feet and shall include the following information:

- A. Lot line dimensions and size in square feet or acres of the two lots of record that are the subject of the application;
- B. Identification of the area(s) proposed to be adjusted from one lot of record to the other;
- C. North arrow;
- D. Adjacent roads (noting whether public or private), including road names and road rights-of-way or easement widths;
- E. Locations and dimensions of existing and proposed driveways;
- F. Location of wells or name of water district;
- G. Location of on-site wastewater treatment systems or name of sanitary sewer district;
- H. Easements, including widths and types, labeled as existing or proposed, specifically noting whom they serve; and
- I. Existing structures and the distance from each structure to existing and proposed lot lines.

Finding: A site plan showing the proposed property line adjustment is included with this submittal (Sheet C01 of Appendix F). The site plan shows proposed property lines, adjacent roads, on-site easements, contours, vegetation and wetland boundaries.

1107.03 General Approval Criteria

A property line adjustment requires review as a Type I application pursuant to Section 1307, Procedures, except that an application filed pursuant to Subsection 1107.04(B)(2)(b), 1107.04(B)(2)(c), or 1107.04(C)(3) requires review as a Type II application pursuant to Section 1307. A property line adjustment shall be subject to the following standards and criteria:

- A. A property line adjustment is subject to the minimum and maximum lot size standards of the applicable zoning district, as may be modified pursuant to Subsection 1013.06(D) or 1014.04, except as follows:
 - 1. If a lot of record is smaller than the minimum lot size standard, as may be modified pursuant to Subsection 1013.06(D) or 1014.04, its size may be reduced, provided that it is not in an EFU, TBR, or AG/F District. Notwithstanding this provision, a lot of record that is larger than 3,000 square feet shall not be reduced to less than 3,000 square feet, unless such a reduction complies with the minimum lot size standard of the applicable zoning district, as may be modified pursuant to Subsection 1013.06(D) or 1014.04.
 - 2. If a lot of record is larger than the maximum lot size standard, as modified by Subsection 1014.04, its size may be reduced even if the reduction is not sufficient to comply with the maximum lot size standard.

3. If a lot of record in an EFU, TBR, or AG/F District is smaller than the minimum lot size standard, its size may be reduced subject to Subsection 1107.04.

Finding: The proposed property line adjustment is being reviewed as part of this Site Design Review application, which constitutes a Type II review procedure. Under the proposed property line adjustment scenario, the lot sizes would remain in compliance with established minimum and maximum lot sizes for the R7 zoning district. The minimum lot size in the R7 zoning district is 7,000 square feet, and there is no maximum lot size for this district. Taxlot 2716 would remain above the 7,000 square foot threshold.

- B. Subsequent subdivision or partition (or development of dwelling units subject to Section 1012, Density) of a lot of record that was the subject of a property line adjustment shall be limited as follows:

1. A property line adjustment shall not be used to later permit development that exceeds the maximum density established by Section 1012. In calculating density, all lots or parcels (or dwelling units subject to Section 1012) within both lots of record that were the subject of the property line adjustment shall be included.
2. In a zoning district not subject to Section 1012, a property line adjustment shall not be used to later permit a subdivision or partition that reduces the minimum average lot size below the minimum lot size standard. In calculating the minimum average lot size, all lots or parcels within both lots of record that were the subject of the property line adjustment shall be included.

Finding: No future subdivision or partitions are planned for the properties at this point in time. However, in the event that they became needed in the future, OLWSD would comply with these restrictions.

- C. A property line adjustment is subject to the minimum yard depth standards of the applicable zoning district, except that if a lawfully established nonconforming yard depth exists, the property line adjustment may be approved if it does not reduce that depth. Prior to Planning Director approval of the final property line adjustment record of survey map required pursuant to Subsection 1107.06, yard depths for all existing structures on the subject property shall be verified by a site plan prepared and stamped by an Oregon registered professional land surveyor. If no structures exist, the surveyor may submit a stamped letter so stating.

Finding: The project would comply with the minimum yard depth standards for the R7 zoning district, which are shown in Table 2 of this narrative.

- D. A property line adjustment is prohibited between lots of record separated by a Comprehensive Plan land use plan designation boundary, as identified on Comprehensive Plan Map IV-3, Lake Oswego Land Use Plan Map, IV-4, West Linn Land Use Plan Map, IV-5, Oregon City Land Use Plan Map, IV-6, North Urban Area Land Use Plan Map, or IV-7, Non-Urban Area Land Use Plan, and Mt. Hood Corridor Land Use Plan, if the boundary separates an Urban, Unincorporated Community, or Rural Plan designation from an Agriculture or Forest Plan designation, except an adjustment may be granted when it results in

an increase in the size of the lot of record with the Agriculture or Forest Plan designation. However, approval of such an adjustment shall not result in a reconfigured lot of record qualifying for a land division pursuant to Subsection 902.01(B)(5).

Finding: Both taxlots 2716 and 4101, which are involved in the proposed property line adjustment, have the same comprehensive zoning designation of Low Density Residential (LDR).

E. A property line adjustment is prohibited between lots of record separated by the Portland Metropolitan Urban Growth Boundary or the unincorporated community boundary of Government Camp, Rhododendron, Wemme/Welches, Wildwood/Timberline, or Zigzag Village.

Finding: Both taxlots 2716 and 4101, which are involved in the proposed property line adjustment, are located within the Portland Metropolitan Urban Growth Boundary (UGB).

F. A property line adjustment shall not result in the adjustment of a dwelling from one lot of record to the other unless the lot of record receiving the dwelling otherwise complies with all applicable standards of this Ordinance for the siting of a dwelling.

Finding: There are no dwellings located within the affected properties (taxlots 2716 and 4101).

G. A property line adjustment shall comply with Oregon Revised Statutes Chapter 92.

Finding: Under ORS 92.912, property line adjustments are allowed if the involved properties continue to comply with applicable zoning ordinances after line adjustment. The project has demonstrated compliance with the applicable R7 zoning district in the preceding sections of this narrative (see Section 315, page 13).



Appendix A. Pre-application Meeting Notes

INFORMATION, AGENDA & KEY ISSUES SUMMARY
DESIGN REVIEW PRE-APPLICATION CONFERENCE

CLACKAMAS COUNTY DEPARTMENT OF TRANSPORTATION & DEVELOPMENT
PLANNING & ZONING DIVISION

Development Service Building, 150 Beaver Creek Road, Oregon City OR 97045

Phone: (503) 742-4500 Fax: (503) 742-4550

ZPAC0130-16

LOCATION: Room 209, DSB, Planning

DATE & TIME: October 26, 2016, 9:30 a.m.

STAFF CONTACT: Linda Preisz — Phone: (503) 742-4528 — E-mail: lindap@clackamas.us

APPLICANT: Jason Rice

LEGAL DESCRIPTION: T2S R2E Sec. 18CA TL 4200, 4300, 4101, etc.

SITE ADDRESS: 17908 SE Addie Street

TOTAL AREA INVOLVED: Approximately 8.4 Acre

PRESENT ZONING: MR-1 and R-7

PROPOSAL: To develop a park with a public restroom, parking and an outdoor classroom for Candy Lane Elementary School.

APPLICABLE AGENCIES & STAFF:

1. County Planning: Linda Preisz — (503) 742-4528 — lindap@clackamas.us
2. County Traffic Engineering and Construction & Development:
 - a. Robert Hixson — (503)742-4708 — roberth@clackamas.us
 - b. Ken Kent — (503) 742-4673 — kenk@clackamas.us
3. CCSD#5 and System Development Charges: Wendi Coryell — (502) 742-4657

4. Oak Lodge Sanitary District (Storm & Sanitary Sewer): Marcus Mead — (503) 765-1653 — Mrmead@olsd.net
5. Oak Lodge Water District: Todd Knapp — (503) 654-7765 — todd@oaklodgewater.org
6. Clackamas County Fire District No. 1: Mike Bouman — (503) 742-2662 — michelbou@CCFD1.com — <http://www.ccf1.com>. Matt Amos — Matt.Amos@clackamasfire.com

AGENDA & OUTLINE:

1. **Introductions**
2. **Applicant provides explanation & overview of project.**
3. **Process**
 - A. Submittal Requirements
 - i. See Subsection 1102.05 and last page of this document
 - B. Completeness Review = 30 days from date of submittal
 - i. One (1) Set of Plans only submitted for completeness review (One full size and one that can be scanned.)
 - C. Once complete, notice and application materials sent to all applicable agencies and Citizens Planning Organization (CPO).
 - D. Comment Period = 20 days from date of notice
 - E. Decision
 - i. Design Review Staff
 - F. Appeal Period = 12 days from date of decision
 - i. If appealed → Public hearing before County Hearings Officer. Hearings Officer Final Order is final decision of County.
 - ii. Final Order may be appealed to the State Land Use Board of Appeals (LUBA)
 - G. Processing Timelines:
 - i. Urban = 120 Days
4. **Fees**
 - A. Application Fee = 0.384 percent of Construction Cost (labor & materials)
 - B. Systems Development Charges (SDCs)
 - i. See comments from SDC Department — Hand off meeting SDC representative.
 - a. Transportation Systems Development Charges (TSDC)
 - b. Parks Systems Development Charge (PSDC)
 - c. Schools Systems Development Charge

5. **Building Construction & Codes**

A. For Building Code requirements contact the Building Codes Division — Richard Carlson, 503-742-4769.

6. **ZDO Section 510 — MR-1 (Medium Density Residential District)**

Proposed development is a Primary Use, with Design Review. It is assumed that all tax lots will be combined.

Dimensional Standards (Setbacks for structures.)

- i. Min. Front Yard Setback = 15 feet. Maximum = 20 feet. This would be required but may be altered through 1005.07
- ii. Min. Side Yard Setback = None
- iii. Min. Rear Yard Setback = 20 feet
- iv. Minimum Landscaping Area: 10% of the lot.
- v. All parking and maneuvering areas shall be hard surfaced.

7. **ZDO Section 706 and 709 HCA and WQRA**

Elements of the park trail system require these reviews. Contact Steve Hanschka.

8. **ZDO Section 1005 Sustainable Site and Building Design — If new building is proposed:**

A. Additional requirements for all developments. A minimum of 1 additional technique is required. Techniques are found in subsection 1005.06.

B. Lighting required in the parking lot per 1005.04G and 1005.05.

9. **ZDO Section 1006 — Utility Lines & Facilities**

A. New utilities installed underground.

B. Street lights exist. The properties shall annex into CCSD#5 through petition to the district.

C. Water: Rules & Regulations of Oak Lodge Water District

- i. Statement of Feasibility is required.

D. Sanitary Sewer

- i. Rules and Regulations of Oak Lodge Sanitary. Statement of Feasibility is required.

E. Franchise Utilities: Rules and regulations of District or company.

10. **ZDO Section 1007 & 1015 — Roads, Circulation & Parking**

A. Roadways / Circulation

- i. On-site circulation min. width = 24 ft., as shown.
 - B. Off-Street Parking
 - i. Required Parking Spaces: See Section 1015, Table 2 (Automobile Off-Street Parking Requirements), Schools Elementary = 15 spaces
 - ii. Parking Stall Dimensions: See Subsection 1015.04(B). 50% 8.5' x 16' and 50% 9' x 18'.
 - C. Bicycle Parking, 2 required.
 - D. Sidewalks: Minimum width 5-6 feet.
 - E. See Comments from Engineering Division — Hand off meeting to Engineering representative.
- 11. **ZDO Section 1008 — Storm Drainage**
 - A. See Oak Lodge Sanitary comments.
 - B. Statement of Feasibility is required.
- 12. **ZDO Section 1009 — Landscaping**
 - A. 10 percent of site shall be landscaped.
 - B. General Provisions: Incorporate standards.
 - C. Surface Parking & Loading Area Landscaping: Incorporate standards.
 - a. Min. 5-ft. wide landscaping strip required around perimeter of parking areas and or adjacent to streets and sidewalks.
 - b. One (1) tree required for every 30 ft. of perimeter length.
 - D. Screening & Buffering: Incorporate standards.
Screen garbage / recycling area, loading area and other service areas.
 - E. Street Trees
 - i. Street trees required. One tree per 30 feet.
 - F. Planting & Maintenance: Meet standards by condition.
- 13. **ZDO Section 1010 — Signs**
 - A. All signs must meet standards of ZDO Subsection 1010.08 (Service, Recreational, Intuitional and Governmental uses)
 - B. 32 square feet per side
 - C. Five feet = maximum top of sign height.
 - D. Setback = behind front property line.

14. **ZDO Section 1021 — Refuse & Recycling Standards for Commercial, Industrial & Multi-Family Developments**
 - A. Must meet standards of this Section for size, location, design, screening, etc., of refuse and recycling area(s), as well as garbage truck circulation and access standards. An enclosure is required. Working with the Office of Sustainability, will determine the appropriate size.

15. **ZDO Section 1102 — Design Review**
 - A. Subsections 1102.02, 1102.03 and 1102.04 outline process.
 - B. Subsection 1102.05 outlines submittal requirements.

16. **Survey Requirements.**

Minimum Completeness Checklist for Design Review Applications:

- A. Pre-application conference held
- B. Statement(s) of Feasibility
- C. Site plan information that illustrates the following:
 - Property and surrounding area (and uses) at reasonable scale (aerial photos may be submitted for this requirement).
 - c. Boundary lines and dimensions of property.
 - d. At least one temporary benchmark.
 - e. Natural features.
 - f. Location, dimensions of all streets, etc.
 - g. Location, dimensions of existing structures.
 - h. Approximate location and size of storm water facilities.
 - i. Relation to transit.
 - j. Parking areas, showing number and dimension of spaces and maneuverability.
 - k. New structures: footprints and building setbacks
 - l. Orientation of buildings (eg, entrances, etc.)
 - m. Site lighting
 - n. Loading areas, maneuverability
 - o. Waste/recycling areas, containers
- D. Grading Plan
- E. Landscape Plan
- F. Architectural Elevations
- G. Building Material / Colors Samples
- H. Signage Plan

October 19, 2016

Linda Preisz
Clackamas County Planning Division
150 Beaver Creek Road
Oregon City, OR 97045

Re: File No. ZPAC0130-16_Boardman_Wetland
Design review for development of 8.4 acre park with a public restroom, parking and an outdoor classroom for Candy Lane Elementary School at 17908 and 17900 SE Addie Street.

OLSD Acct.#: 17-122023 / 17-122012

The comments of the OLSD are as follows:

1. **Sanitary Sewer (Contact Markus Mead, 503-353-4205 for more information):**

1.1. Existing Conditions

1.1.1. The existing single family dwellings are served by an 8-inch dia. sanitary sewer main 2A011 located in SE Addie St. by two existing four-inch side sewer laterals at about stations 9+02 (TL 4300) and 8+08 TL 4200. Both these services are active.

1.1.2. TL 4101 contains sanitary sewer mains, but no connections are proposed and thus, no information provided.

1.1.3. The sewer main is approx. 9-ft. deep.

1.1.4. Each property has purchased sewer capacity for one (1) equivalent dwelling unit (EDU). These EDUs were purchased through respective System Development Charges (SDC).

1.2. **Feasibility:** Sewer main 2A011 is available to serve the proposal. The wastewater treatment plant and the conveyance system have sufficient capacity to serve the proposal.3

1.3. **Proposal Review and Standards**

1.3.1. Existing structure's service laterals

1.3.1.1. Owner must cap the 2 sanitary laterals at the main if they are no longer to be used. (OLSD Code section 109.10 Discontinuance Of Service and 207.05 Unoccupied Structures Or Units)

1.3.1.2. The laterals may be reused with the following conditions:

1.3.1.3. Lateral(s) must be TV Inspected with inspection video provided to OLSD to determine if replacement is needed.

1.3.1.4. The replacement side sewer lateral must be installed to OLSD specifications:

1.3.1.5. HDPE material.

1.3.1.6. A side sewer lateral of no less than six inches in diameter shall be constructed for the connection of each commercial structure or connection. (This connection is defined as not single family and thus "commercial".)

1.3.1.7. Pipe burst is allowed.

1.3.1.8. An HDPE fused cleanout is required to be installed at the property line. This is waived if HDPE material is extended to the structure(s) as a building sewer. See OLSD code 203.05 Minimum Requirements For Constructing Sewers In The Road Right Of Way Or Easement

2. Stormwater Management:

2.1. Existing Conditions According to Clackamas County records, there is no storm sewer infrastructure in SE Addie Street. TL 4101 contains surface drainage in Boardman Creek and is a delineated wetland and “sensitive area” as defined by OLSD. OLSD regulatory buffers apply to TL 4200 and 4300 from the edge of this wetland to 35 feet in width. Per OLSD code 304.05.02, no “sensitive areas” exist on TL 4200 or 4300 as only “undisturbed buffers” are located on these lots.

2.2. Applicability: If total impervious surface area constructed and draining surfacewater to the public system exceeds 5,000 sf, the project is considered a “development” (OLSD code section 305.03.04.3). Development requires that all surface water generated is subject to OLSD’s water quality and water quantity standards (305.03.05). If the project is not a “development”, OLSD’s water quality and quantity standards do not apply.

2.2.1. Low Impact Development (LID) measures are encouraged. LID reduces calculated impervious surface area.

2.2.2. An erosion prevention / sediment control permit is required.

2.2.3. If water quality and/or water quantity facilities are constructed, engineered plans, maintenance agreements and inspections are applicable.

2.3. Feasibility: To determine if surfacewater can enter the public system in SE Addie Street contact Clackamas County Road Department which owns the storm system in the public ROW. To determine if surfacewater can enter the public system in Boardman Creek, contact Clackamas County Planning (DTD).

2.3.1. Design and construction of drainage improvements within the public ROW are to be coordinated with the Clackamas County Dept. of Transportation and Development (DTD).

2.4. Plan Review and Standards

2.4.1. If classified as a “development”, property owner to demonstrate that stormwater generated from applicable impervious surfaces can enter the public system according to OLSD detention standards. See OLSD code section 305.03.

2.4.2. Regardless of classification, property owner to demonstrate that stormwater generated from applicable impervious surfaces can enter the public system according to OLSD water quality standards. See OLSD code section 305.04.

2.4.3. 304.05.05 / 06 Design Standards for the Undisturbed Buffer may or may not apply depending on design.

2.4.3.1. Existing trees within the undisturbed buffer or riparian area are encouraged to remain in place. Any trees removed a diameter at breast height (DBH) of at least 3-inches shall be replaced at a ratio of 4:1

2.5. Submittal Items Surface Water Management Permit (submitted for design review, pre-land use approval):

2.5.1. Preliminary Site Plan: A site plan containing proposed storm sewer and / or surfacewater facilities see OLSD code 302.04.

3. **Land Use Approval Conditions / Comments:** As a condition of land use application approval, OLSD requests the property owner be required to comply with the above requirements and to procure the necessary approvals and/or permits from the OLSD in accordance with the OLSD Sewer Code and Surface Water Management Rules and Regulations available on the District's website:

<http://oaklodesanitary.com/wordpress/wp-content/uploads/2nd-Reading-Final-Code.pdf/>

<http://oaklodesanitary.com/surface-water-management-documents/>

4. **Applicant Specific Questions**

4.1. What permits are needed:

4.1.1. _ See "submittal items" in both section 1 and 2 above.

Sincerely,

OAK LODGE SANITARY DISTRICT

A handwritten signature in black ink that reads "Markus Mead". The signature is written in a cursive style and is underlined with a single horizontal line.

Markus Mead, AICP, CESCL
Development Review Specialist

October 26, 2016

To: Linda Preisz, Planning

From: Wendi Coryell, CCSD #5

Re File #: Candy Lane Elementary School Park and Classroom addition at 17909 SE Addie Street, 22E18CA04300, 04200, 04101 and Tract B

Street lighting is required by ZDO section 1006.02 G for all development within the Urban Growth Boundary.

- Street lighting exists on the SE Addie St. therefore no street lighting will be required. This property is not part of an assessment district.
- The property owner shall submit a request in writing for the formation of an assessment area to help pay for the operation and maintenance of lighting. The current rate of assessment for commercial street lighting in this area is \$1.28 per frontage foot per tax lot each year.

Please contact Wendi Coryell at 503-742-4657 with any questions.



Wendi Coryell, Service District Specialist
 Clackamas County - Department of Transportation & Development (DTD) Administration
 503.742.4657 (P) | wendicor@co.clackamas.or.us | 503.742.4272 (F)
 Development Services Building | 150 Beaver Creek Road | Oregon City, OR | 97045

CLACKAMAS COUNTY - DTD

UPDATED: 10/26/2016

ESTIMATED DEVELOPMENT FEES

FILE #: ZPAC0130-16

PROPOSAL: OUTDOOR CLASSROOM AND 8.4 ACRE PARK FOR CANDY LANE ELEMENTARY SCHOOL (Guessed on Sq. Ft. for new class)

PARCEL: 22E18CA04101

STREET ADDRESS: 4768 SE Boardman Ave

TRANSPORTATION SYSTEM DEVELOPMENT CHARGE (TSDC) AREA: Countywide TSDC District

PARK SYSTEM DEVELOPMENT CHARGE (PSDC) AREA: North Clackamas Parks & Recreation District (NCPRD), District 2

SCHOOL CONSTRUCTION EXCISE TAX (SCET), DISTRICT AREA: Oregon City School District

CREDIT	EXISTING USE, TO BE DISCONTINUED:	
	Single Family Residence	3,560 Credit
	Building Area, Total, Credit:	(3,560) Square Feet
CHARGE	PROPOSED USE:	
	Outdoor Classroom (1)	25 Students
	Building Area, Total, Credit:	25 Students

Countywide TSDC District

INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) CLASSIFICATION: CODE & DESCRIPTION	COST PER UNIT	UNIT OF MEASUREMENT	NOTES	# UNITS	ESTIMATED (CREDIT) CHARGE
210 Single Family/Mobile Home	\$ (3,560)	/dwelling unit	(1), (2), (3)	-	\$ (3,560)
520 Elementary School (Public)	\$ 191	/student	(1), (2), (3)	25.00	\$ 4,775

<http://www.clackamas.us/engineering/documents/tsdcompleterates.pdf>

ESTIMATED TSDC ASSESSMENT: \$ 1,215

North Clackamas Parks & Recreation District (NCPRD), District 2

OSHA STANDARD INDUSTRY CLASSIFICATION (SIC): CODE & DESCRIPTION	# SQUARE FEET PER 'EMPLOYEE' (USING OSHA SIC STANDARDS)	UNIT OF MEASUREMENT	NOTES	# UNITS	ESTIMATED (CREDIT) CHARGE
Single Family Residential / Mobile Home	\$ (1)	/dwelling unit	(1), (2), (3)	(6,760)	\$ (6,760)
81-89: Educational, Social, Membership Services	\$ 740	/square feet	(1), (2), (3)	4	\$ 2,960

https://www.osha.gov/pls/fimis/sic_manual.html

ESTIMATED PSDC ASSESSMENT: \$ -

Oregon City School District

CONSTRUCTION TYPE (COMMERCIAL/RESIDENTIAL)	COST PER UNIT	UNIT OF MEASUREMENT	NOTES	# UNITS	ESTIMATED (CREDIT) CHARGE
Commercial	\$ (0.60)	/ Square Foot	(1), (2), (3)	(3,560)	\$ (2,136)
Commercial	\$ 0.60	/ Square Foot	(1), (2), (3)	3,000	\$ 1,800

<http://www.clackamas.us/building/school.html>

ESTIMATED SCET ASSESSMENT: \$ -

NOTES:

- (1) This estimate is provided by Clackamas County staff as an aid for budget purposes only
- (2) This estimate has been calculated using Clackamas County adopted fees as of July 2013.
- (3) There are other fees, charged by other agencies and departments that have not been included here.

Clackamas County Planning Division
150 Beaver Creek Road
Oregon City, OR 97045
(503) 742-4500

APPLICATION FOR SIGN DESIGN REVIEW

SIGN DESIGN REVIEW FILE NUMBER: _____ ZONE: _____
DATE RECEIVED: _____ FEE: _____ VIOLATION: _____
STAFF MEMBER: _____ CPO: _____

Name of Applicant: _____
Mailing Address: _____ Zip Code _____
Applicant is: LEGAL OWNER CONTRACT BUYER OPTION BUYER AGENT
Name of Property Owner: _____
Mailing Address: _____ Zip Code _____
Phone: Applicant: Wk _____ Hm _____ Owner: Wk _____ Hm _____

PROPERTY LOCATION AND DESCRIPTION

Site Address _____
Legal Description: T _____ R _____ Section: _____ Tax Lot(s): _____

PROJECT DESCRIPTION

Address at Sign Location: _____
Are there any existing signs on the property? _____ if yes will they be removed? _____
Sign Title on Building (1) _____ (2) _____
Free Standing _____

On Building Sign(s)

Freestanding

Height:	_____	_____
Dimensions & Square Feet:	_____	_____
Letter Size:	_____	_____
Colors:	_____	_____
Materials:	_____	_____
Means of Illumination:	_____	_____

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 (PRINT) _____ DATE _____

APPLICANT'S SIGNATURE (PRINT) _____ DATE _____

OWNER'S SIGNATURE _____

APPLICANT'S SIGNATURE _____



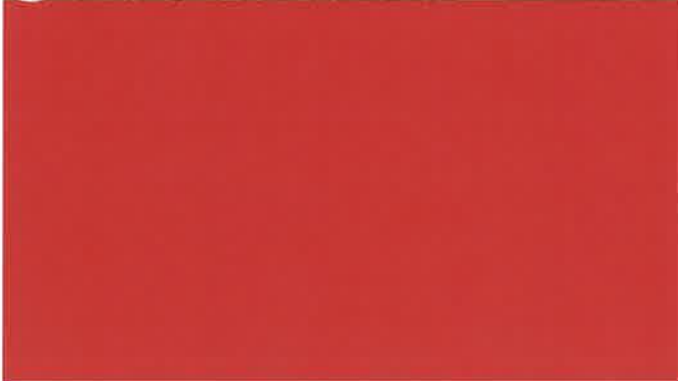
Appendix B. Habitat Conservation Area Development Permit Application



Habitat Conservation Area

Boardman Wetland Design Project
Clackamas County, Oregon

February 14, 2017





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Abbreviations and Acronyms

EPSC	Erosion Prevention and Sediment Control
HCA	Habitat Conservation Area
M	Medium Density
Metro	Portland Metropolitan region
OLWSD	Oak Lodge Water Services District
PEM	Palustrine Emergent
R	Residential
UGB	urban growth boundary
ZDO	Zoning and Development Ordinance

1 Introduction

The application for a Habitat Conservation Area (HCA) Development Permit has been prepared for the Oak Lodge Water Services District (OLWSD) Boardman Wetland Design Project (project) in compliance with requirements outlined in Section 706 of the Clackamas County Zoning and Development Ordinance (ZDO). The project area lies within the Portland Metropolitan region (Metro) urban growth boundary (UGB) in the northwestern portion of Clackamas County, Oregon, east of Oregon Route 99E, and north of the City of Gladstone (Figure 1, all figures included in Appendix A). The Boardman Wetlands are bordered by SE Boardman Avenue to the north, SE Cook Street to the east, SE Jennings Avenue to the south, and SE Addie Street to the west (Figure 2). Boardman Creek and the Boardman Wetlands are identified as High Category HCA, as designated on maps required by Title 13 of the Metro Urban Growth Functional Plan (Figure 3).

OLWSD is proposing improvements to wetland and utility function within the 8.4-acre Boardman Wetlands. The project would replace the sanitary sewer line and manholes, provide wetland enhancement and functional uplift for approximately half of the wetland site, and develop a public boardwalk trail system through the wetland. OLWSD has a sanitary sewer maintenance easement through the site and recently purchased approximately half of the wetland area and two adjacent residential lots on SE Addie Street. Both residential lots will be re-developed to provide a parking lot and an outdoor classroom for use by the community and the nearby schools; however, the majority of development will occur outside of the HCA. No proposed project activities would result in removal of HCA area or change the existing HCA category.

2 Habitat Conservation Area

Subsection 706.06(B)(1)(a) of the Clackamas County ZDO states that an HCA Map Verification shall be required for development that is proposed to be either in an HCA or less than 100 feet outside of the boundary of an HCA, as shown on the HCA Map. The mapped HCA on the Title 13 map for Township 2E, Range 2E, Section 18, shows the majority of the proposed project area is categorized as High HCA (Figure 3). The HCA mapped along Boardman Creek and the Boardman Wetlands occurs on the following taxlot parcels:

- 22E18CA02716
- 22E18CA04101
- 22E18CA04407
- 22E18CA04200
- 22E18CA04300

The Boardman Wetlands are drained by Boardman Creek, which passes through the central portion of the project area and wetland, and eventually discharges to the Willamette River. A wetland delineation was performed in the project area in June 2016 by a qualified wetland specialist pursuant to the Oregon Department of State Lands wetland delineation procedures (Appendix B). The wetland delineation report concluded approximately 4.7 acres of Palustrine Emergent Semipermanently Flooded wetland habitat (PEM1F) are present within the project area. No major obstructions currently prevent connectivity between habitat and water resources. Forest canopy is restricted to the periphery of the HCA and there is little or no diversity in herbaceous groundcover species. There are few large standing or downed woody debris features and limited channel dynamics within the study area.

Boardman Creek and the majority of the Boardman Wetlands are located in an area zoned Urban Low Density Residential (R)-7, while the most westerly taxlots (22E18CA04200 and 22E18CA04300) are zoned Medium Density Residential (MR)-1. The overall contiguous area of vegetative cover is low structure, non-native and invasive in nature.

3 Proposed Development within the HCA

3.1 Sanitary Sewer Line Rehabilitation

A sanitary sewer line was installed beneath Boardman Creek in 1961 and is currently managed by OLWSD. The line extends approximately 1500 feet through the center of the wetland and connects three lateral lines that service adjacent residences to the main trunk line. As the line has reached the end of its design life, it must be replaced. The existing sanitary sewer line through the wetland will be replaced with a new pipeline. Proposed repair to the sanitary sewer line will be completed using trenchless technology. The three aforementioned existing lateral sewer lines will be restored to the main trunk line once repairs have been made; this action is considered maintenance, alteration, repair and/or replacement of existing utilities. Ingress and egress to the site will occur from the SE Addie Street lots and via the OLWSD easement located on the SE Jennings and SE Boardman Streets. Additionally, the proposed action will be localized to the sewer line easement and will not intrude further into the surrounding HCA; therefore, the action is considered an exempted use within the HCA District per Section 706.04(M) of the Clackamas County ZDO and will not be discussed further in this application.

3.2 Wetland Enhancement

Much of the HCA is dominated by non-native, invasive plant species. As outlined in the civil design plans (Appendix C), the proposed wetland enhancement component of the project includes removing some of the invasive and non-native communities, and planting mixes of native trees and herbaceous vegetation designed to function in riparian and buffer/upland areas as well as riparian fringe and seasonally flooded areas (Appendix C). A series of features will be implemented throughout the wetland enhancement area for the purposes of enhancing habitat complexity and diversity. These

features include hummocks and hollows, brush piles, habitat logs, vertical snags, a small pond and a simulated beaver dam foundation. An existing beaver dam located on Boardman Creek in the northern portion of the project area would be removed. Although the mapped High HCA will experience temporary impacts during restoration work, the acreage of High HCA will not be impacted, and restoration activities are expected to increase the overall function of the wetland and its associated habitats. The sole purpose of the proposed restoration is to enhance Boardman Wetlands and Boardman Creek, and is part of local efforts to enhance the Boardman-Rinearson Wetland Complex. Restoration work is exempt from the requirements of Section 706 as outlined in 706.04(O); therefore, these restoration activities will not be discussed further in this application.

3.3 Public Space Development

A component of the proposed project is to provide recreation and educational opportunities to the surrounding communities. The project proposes to develop a public space to provide a parking lot and an outdoor classroom for the surrounding community and nearby Candy Lane Elementary School (see Appendix C for plan set). This development will occur on taxlots 22E18CA04200 and 22E18CA04300 located on SE Addie Street. The majority of this development will occur outside the HCA. The project proposes to construct an elevated boardwalk path that circumnavigates the wetland feature. The proposed boardwalk would be constructed within the HCA and categorized as High HCA. Due to the elevated boardwalk design and construction methods, permanent impacts to the HCA only include impacts in the area occupied by each helical screw pile. Because the boardwalk will be founded with helical screw piles, decking can be constructed from an elevated position, eliminating the need for temporary construction impacts within High HCA. The boardwalk alignment was chosen to minimize impacts to high quality wetland features. There would be up to two public ingress/egress routes to the boardwalk from taxlot 22E18CA04200 on SE Addie Street. The two pervious pavement paths connecting the boardwalk to the parking area will be 4 feet and 8 feet wide. Path construction includes excavating soils to a depth of approximately 6-8 inches, backfilling with crushed rock, and placing pervious pavers. Rockwalls will be installed to create viewing and resting opportunities for users of the public space. A portion of one rock wall will be constructed within the HCA (see Appendix C for plan set).

3.4 Project Effects

Development within the HCA will be avoided to the extent possible; however, the project will result in temporary and permanent impacts to the HCA. Approaches were implemented during the project design phase to minimize development impacts resulting from the footprint of the boardwalk and trail system. During the design phase, several alternatives were evaluated and subsequently dismissed due to their higher level of impact. A path constructed at grade would have required substantial grading and fill within the HCA and would have permanently impacted water quality functions in the area of the path. A floating boardwalk design was also dismissed, as this design option would have allowed the boardwalk to rest on the ground surface during periods of lower water causing the natural physical processes necessary for healthy plant survival to be

disrupted, thereby increasing the impact footprint. The proposed elevated boardwalk allows those critical functions to be preserved while eliminating the need for grading, thereby minimizing the footprint of the design (Appendix C).

The project design team evaluated several path alignment alternatives through and around the wetland area using a wetland habitat map created early during project development (Figure 4). This wetland habitat map highlighted areas of Oregon Ash, spirea, willow, and reed canary grass. Using this information, the project team formulated a path alignment that would minimize impacts to the higher quality wetlands containing Oregon ash, spirea, and willow. The project also includes an extensive planting plan around the boardwalk within the HCA. Several native plant pallets will be used to increase plant success and overall plant diversity. The diverse plants include species adapted to upland, riparian, emergent wetlands and open water environments, and can be found on the planting plan sheets found in Appendix C.

Although impact-reduction approaches would be incorporated, minor temporary and permanent impacts to the HCA are anticipated during construction of the boardwalk and trail system, and during the placement of a rock wall (Appendix C).

Table 1. Summary of Project-related Impacts

Construction Element	Impact Type	Acreage	Square Feet	% of Resource Area
Boardwalk	Permanent	0.007	284	0.1
Rockwall	Permanent	0.002	108	0.04
	Temporary	0.019	836	0.4
Pervious Path	Permanent	0.008	344	0.2
	Temporary	0.024	1050	0.5

Overall, ecological function will be improved by the project by creating greater connectivity of habitat to water features, increasing the complexity of habitats within the HCA, and improving the quality and quantity of plant species onsite.

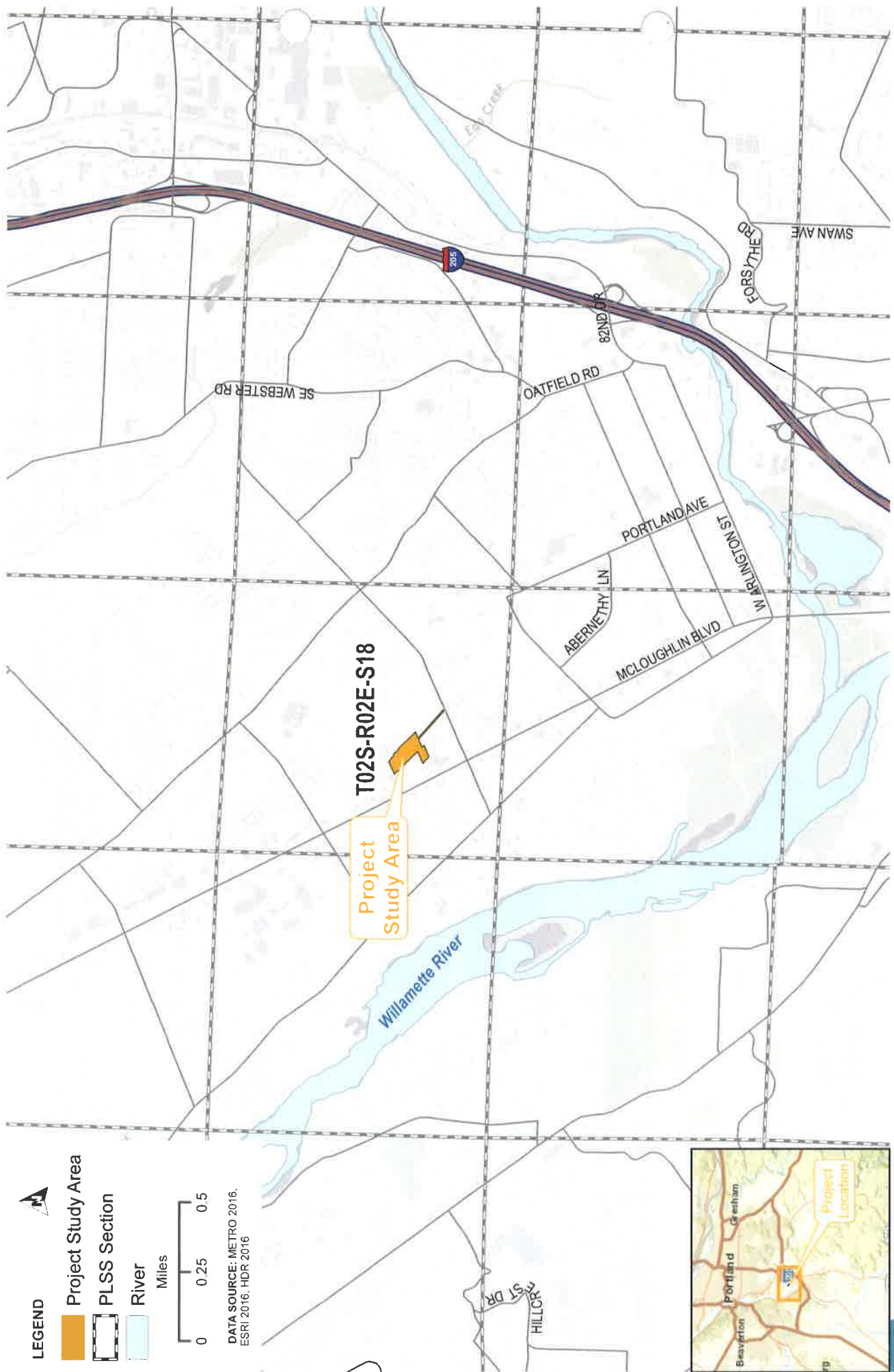
4 Project Mitigation

Because a Water Quality Resource Area is also present within the proposed project area, all temporary and permanent impacts to trees, vegetation, and soils will be mitigated onsite in accordance with sections 706.08, 706.10(B) and 709.10 of the Clackamas County ZDO. Boardwalk design, layout, and installation technique will minimize impacts to vegetation and soils in riparian and upland areas while still achieving overall project goals. Construction footprints and impacts would be minimized by developing and implementing a Construction Management Plan (Appendix C) and an Erosion Prevention and Sediment Control (EPSC) Plan (Appendix C), as outlined in Section 706.7(A). Prior to ground disturbing activities, EPSC measures and fencing would be installed pursuant to Section 706.08. A construction work easement would be

clearly marked, and those areas of the HCA not authorized for disturbance would be identified on project plans and in the field. At a minimum, the areas of the HCA proposed to be graded for utility and restoration work will be delineated with silt fencing. All stormwater inlets will be protected for the duration of the project and will remain in place after construction activities are completed until soils on site have stabilized. The work area around the manhole within the wetland will be isolated and dewatered. Water removed from the work area will be pumped north and discharged in an area outside the HCA. When not in use, equipment (excavators, graders, pavers, cement mixers, personnel vehicles, etc.) and material will be staged and/or stockpiled outside the HCA on the SE Addie Street residential tax lots 22E18CA04200 and 22E18CA04300. Project personnel and equipment ingress and egress for the site will occur mainly on the SE Addie Street lots, as well as through the OLWSD easements from SE Jennings Avenue (Figure 2). Native landscaping materials will be used and will be harvested locally where possible. Trees within the HCA not proposed for removal during restoration work would be protected from impacts from construction equipment, and native soils not contaminated with invasive species rhizomes or seed stock will be conserved onsite. Approximately 13,500 trees and herbaceous vegetation starts and plugs will be planted throughout the entire 4.7-acre wetland area as part of the proposed project. Monitoring of planting establishment will be conducted by OLWSD until plant establishment is complete and invasive plant communities have been reduced for the survivorship of newly planted native species. By implementing the mitigation and construction best management practices outlined above, the boardwalk and trail system will not impact the overall ecological function, size or value of the HCA.



Appendix A. Figures






PROJECT LOCATION



FIGURE 1

LEGEND

-  Project Study Area
-  PLSS Section
-  River

Miles

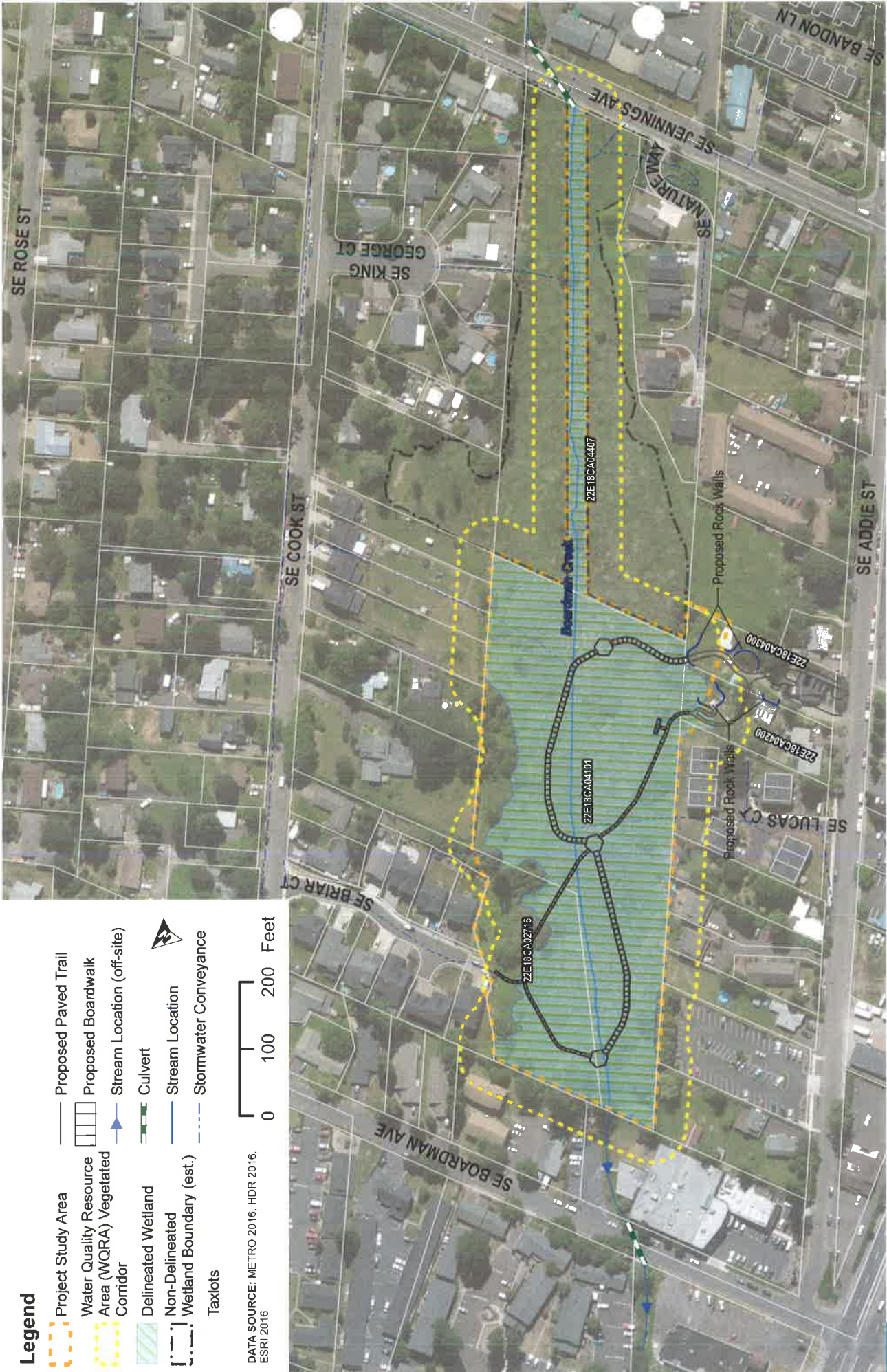
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DATA SOURCE: METRO 2016, ESRI 2016, HDR 2016

- Legend**
- Project Study Area
 - Water Quality Resource Area (WQRA) Vegetated Corridor
 - Stream Location (off-site)
 - Delineated Wetland
 - Non-Delineated Stream Location
 - Wetland Boundary (est.)
 - Taxlots
 - Proposed Paved Trail
 - Proposed Boardwalk
 - Culvert
 - Stormwater Conveyance



DATA SOURCE: METRO 2016, HDR 2016, ESRI 2016



HABITAT CONSERVATION AND WATER QUALITY RESOURCE AREAS



Nature in Neighborhoods


Title 13

Section: 2s2e18

-  Section
-  Taxlot
- HCA Category**
-  High
-  Moderate
-  Low

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1 inch equals 800 feet
 Feet

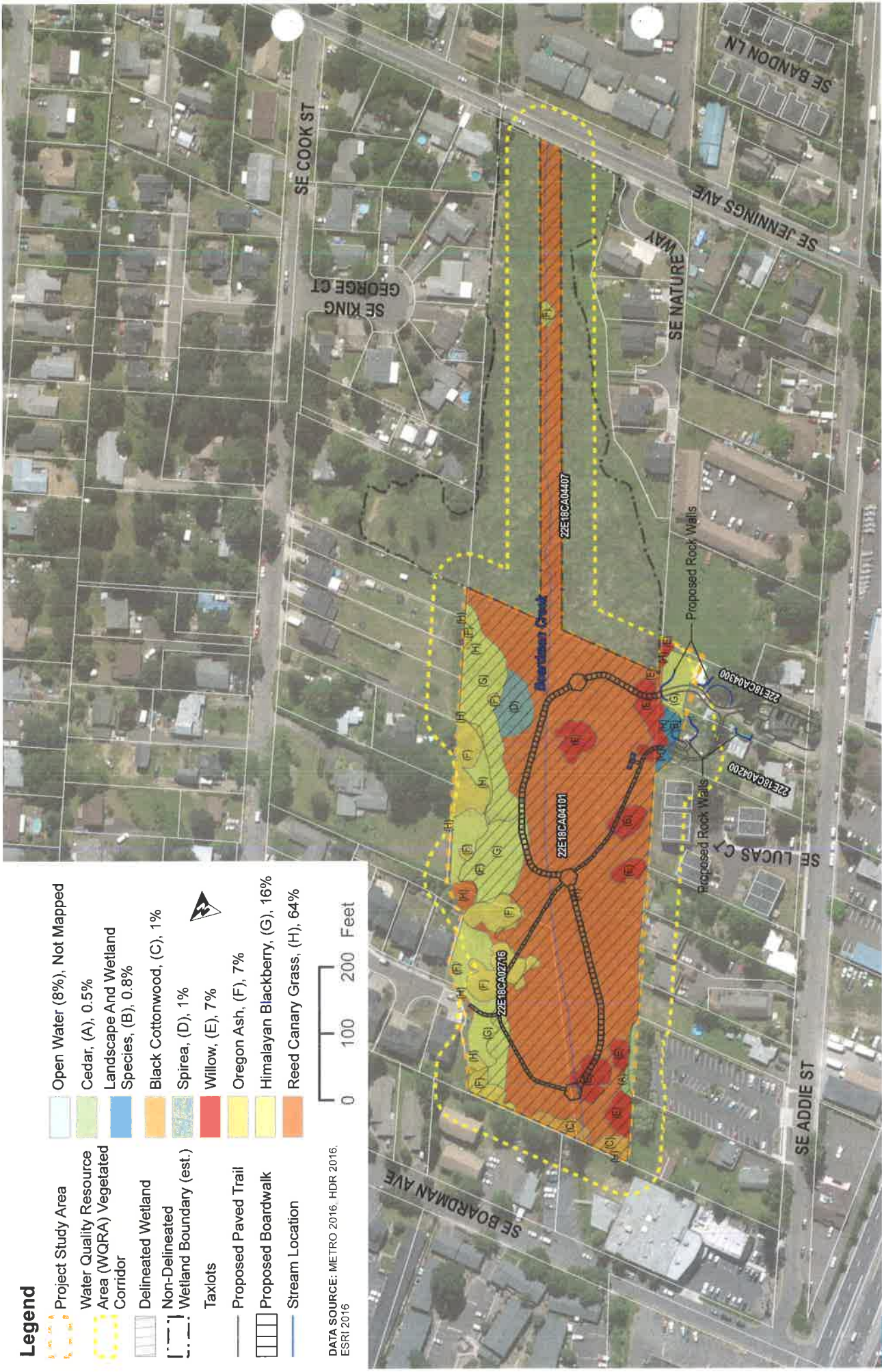


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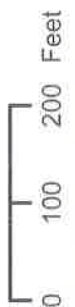


Figure 3. Habitat Conservation Area Map



Legend

- Project Study Area
- Water Quality Resource Area (WQRA) Vegetated Corridor
- Delineated Wetland
- Non-Delineated Wetland Boundary (est.)
- Taxlots
- Proposed Paved Trail
- Proposed Boardwalk
- Stream Location
- Open Water (8%), Not Mapped
- Cedar, (A), 0.5%
- Landscape And Wetland Species, (B), 0.8%
- Black Cottonwood, (C), 1%
- Spirea, (D), 1%
- Willow, (E), 7%
- Oregon Ash, (F), 7%
- Himalayan Blackberry, (G), 16%
- Reed Canary Grass, (H), 64%



DATA SOURCE: METRO 2016 - HDR 2016.
ESRI 2016

WETLAND AND VEGETATION INVENTORY



FIGURE 4

Appendix B. Wetland Delineation

To eliminate redundant information in the Site Design Review Application, the Wetland Delineation Report has been omitted from the Habitat Conservation Area Report.

Please see Appendix E of the Site Design Review Application for a copy of the Report.

Appendix C. Civil Design Plans

To eliminate redundant information in the Site Design Review Application, the Civil Design Plans have been omitted from the Habitat Conservation Area Report.

Please see Appendix G of the Site Design Review Application for a copy of the plans.