



Final Decision

Planning Commission

File number(s): CU 2020-01, DR 2020-02, EXCP 2020-04, PLA 2020-02, & VAR 2020-02

Project name: Templeton Apartments

Date of decision: November 12, 2020

Applicant: RSS Architecture; attn Randy Saunders, Project Manager/Architect, 2225 Country Club Rd, Woodburn, OR 97071-2811

Landowner: Douglas ("Doug") & Gwendolyn Templeton, 16716 Butteville Rd NE, Woodburn, OR 97071-8416

Site location: 1430 E. Cleveland St; Tax Lots 051W18DA 01500 primary and 1200, 1201, 1202, & 1300

Summary: First, the Planning Commission held a public hearing on November 12, 2020 and approved unanimously the consolidated applications package (Type III) with the conditions recommended by staff through the staff report published November 12 and the staff addendum memo of November 10, except for seven revision items:

1. Revise Condition D9a to not require irrigation were the developer to propose xeriscaping (that is, drought-tolerant landscaping).
2. Strike Condition CU4b that would have arranged the two proposed building exterior wall colors as horizontal bands instead of a checkerboard-like pattern.
3. Strike Condition CU4e(5) and its exhibits that would have require three additional windows on the blank area of each side façade and an additional narrow window at each apartment dining area.
4. Strike Condition CU5f that would have required a 12-foot wide picnic shelter in the south rear yard.
5. Strike Condition CU6 that would have required a pair of electric vehicle (EV) parking stalls with a charging station.
6. Revise tree preservation Conditions CU7d(1) & CU11b to allow the developer to avoid preservation through submittal and approval of a certified arborist report if a given tree is (a) not a Significant Tree as WDO 1.02 defines (2 feet in diameter or wider) or (b) a Significant Tree that is terminally diseased or dead; and
7. Revise Condition CU7 to append a part "e" requiring shrubbery and 6-ft wood fence to screen the property where it adjoins the backyard of 1450 E. Cleveland Street.

Two parties testified (besides the applicant) and are listed at the end.

The request was for consolidation and site redevelopment of five lots totaling 1.86 gross acres into 42 apartments across 4 buildings. The buildings are three-story walk-ups, conventional for new construction. (There is no common building or on-site leasing office.)

Regarding street improvements, the Street Exception essentially allows for four things: omission of the eastbound bicycle lane, partial substitution through wide sidewalk, a wider than usual planter, and sidewalk along the planter – itself along existing curb – rather than 1 foot from the south edge of widened right-of-way (ROW) per WDO Figure 3.01D.

The subject property is in the Commercial General (CG) zoning district.

Section references are to the [Woodburn Development Ordinance \(WDO\)](#).

Conditions of Approval:

General

G1. As part of building permit application, the applicant shall submit revised site plans meeting the conditions of approval and obtain Planning Division approval through sign-off on permit issuance. The applicant shall submit a cover letter indicating what specific plans sheets or document page numbers demonstrate how the submittal meets each condition.

G2. The applicant or successors and assigns shall develop the property in substantial conformance with the final plans submitted and approved with these applications, except as modified by these conditions of approval. Were the applicant to revise plans other than to meet conditions of approval or meet building code, even if Planning Division staff does not notice and signs off on building permit issuance, Division staff retains the right to obtain restoration of improvements as shown on an earlier land use review plan set in service of substantial conformance.

G3. References: The descriptions below define certain words, phrases, and assumptions in the context of the conditions of approval:

- “Access management” refers to measures regulating access to streets, roads and highways from public roads and private driveways (TSP p. 95). This includes the tools of alleys, shared driveways and drive aisles, and CAEs.
- “Access way” means an on-site walkway paved at least 8 ft wide to serve as a bicycle/pedestrian path, also known as a multi-use path, to and from sidewalk – or to and from an off-street public bicycle/pedestrian path – and that is ADA-compliant and not gated.
- “ADA” refers to the federal Americans with Disabilities Act of 1990.
- “apt” refers to apartment.
- Buildings “A” through “D” refer to the four apartment buildings from north to south.
- “CAE” refers to cross access easement, an easement granting access to and from a public way across property to the benefit of other property and for pedestrians, cyclists, and motorists.
- “CDD” refers to the Community Development Department.
- “Cleveland” refers to E. Cleveland Street.
- “County” refers to Marion County.
- “Director” refers to the Community Development Director.
- “E-W” refers to east-west.
- “EV” refers to electric vehicle.
- “exc.” means excluding.
- “FOC” refers to face of curb.
- “ft” refers to feet.
- “H99ECP” refers to the Woodburn Highway 99E Corridor Plan (2012).
- “max” means maximum.
- “min” means minimum.
- “Modal share” means the percentage of travelers using a particular type of transportation or number of trips using a type, as examples walking, cycling, riding transit, and driving.
- “Modal shift” means a change in modal share.

- “MUTCD” refers to *Manual on Uniform Traffic Control Devices* of the U.S. Department of Transportation (U.S. DOT) Federal Highway Administration (FHWA).
- “NE” means northeast.
- “NW” means northwest.
- “N-S” refers to north-south.
- “OAR” refers to Oregon Administrative Rules.
- “o.c.” refers to on-center spacing, such as of trees or shrubs.
- “OC” refers to outdoor closet, a closet accessible from the patio or balcony of an apt.
- “ODOT” refers to the Oregon Department of Transportation.
- “OFC” refers to Oregon Fire Code.
- “Parking court” means each of three peninsulas of on-site surface parking extending southeast and framed by a “U” of five buildings. Phase 1 has one and Phase 2 has two.
- “PBPE” refers to a public bicycle/pedestrian easement that grants pedestrian and cyclist access along sidewalk that overlaps private property or along an off-street bicycle/pedestrian path on private property. It substitutes for a PUBPE.
- “PLA” refers to property line adjustment.
- “PUBPE” refers to a PUE adapted to grant pedestrian and cyclist access along sidewalk that overlaps private property (“roadside” or “streetside” PUBPE) or along an off-street bicycle/pedestrian path on private property (“off-street” PUBPE). A PBPE may substitute.
- “PUE” refers to public utility easement, whether along and abutting public ROW (“roadside” or “streetside” PUE) or extending into or across the interior of private property (“off-street” PUE). In the context of property line adjustment, partition, or subdivision, the developer records through the plat with drawings and notes on the plat. Absent this context, recordation is separate from land use review pursuant to a document template or templates established by PW. PW is the project manager for receiving, reviewing, accepting, obtaining City Council approval for, and recording public easement materials that a developer submits.
- “PW” refers to Public Works (the department) or public works (civil infrastructure) depending on context.
- “ROW” refers to right-of-way.
- “RPZ” refers to root protection zone in the context of tree preservation.
- “Schwenke Lane” is the name with which County Tax Map 051W18DA (Attachment 101) labels the 30-ft wide access easement that Partition Plat 1995-71 (Attachment 101A) granted to the benefit of Parcels 1 (Tax Lot 051W18DA01200), 2 (Tax Lot 1201), & 3 (Tax Lot 1202) that spans between U.S. 99E and Parcels 2 & 3 across Tax Lots 1100 & 1101.
- “SE” means southeast.
- “Speed table” means a sidewalk, access way, or walkway crossing of a public way or drive aisle that: is concrete; with a tabletop that is raised at least either 1½ inches above a public street or 4 inches above driveway throat or drive aisle grade, at least 8 ft wide for a sidewalk or access way or 6 ft wide for a walkway; flat; paneled, scored, stamped, or otherwise patterned/treated to have a pattern; has vehicular ramps striped either in compliance with *MUTCD* Figure 3B-30, Option A, for tables on private property or striped as PW directs for tables in ROW; and with minimum and maximum slope ratios of 1:25 and 1:10 respectively. PW may establish SS&Ds for a sidewalk speed table that do not conflict with the specifications in this definition.

- “sq ft” refers to square feet.
- “SS&Ds” refers to PW [standard specifications and drawings](#).
- “Street trees” refer to trees that conform to the WDO, including 3.06.03A and Tables 3.06B & C, and that have root barriers where applicable per PW [Drawing No. 1 “Street Tree Planting New Construction”](#).
- “SW” means southwest.
- “TPU” refers the Woodburn [Transit Plan Update](#) Approved Final Report dated November 8, 2010.
- “TDM” refers to transportation demand management, which means according to the TSP (p. 82), “a policy tool as well as a general term used to describe any action that removes single occupant vehicle trips from the roadway during peak travel demand periods”, and according to Wikipedia as of October 13, 2020, “the application of strategies and policies to reduce travel demand, or to redistribute this demand in space or in time.”
- “TSP” refers to the [Woodburn Transportation System Plan \(2019\)](#).
- “TWLTL” refers to a two-way center left turn lane within a public way, typically an arterial or collector road.
- “Walkway” refers to what would otherwise be called sidewalk except the paved walking surface is on private property outside of any of PBPE, PUBPE, or ROW.
- “WDO” refers to the [Woodburn Development Ordinance](#).
- “WFD” refers to the Woodburn Fire District.
- “WTS” refers to the Woodburn Transit System.
- “VCA” refers to vision clearance area as WDO 1.02 and 3.03.06 establish or as a specific condition establishes, which is a triangular volume beginning 3½ ft above grade.

G4. Due dates / public improvements: Building permit:

- a. By application: Unless a condition specifies otherwise, conditions including those relating to any of subdivision, partition, or property line adjustment or lot consolidation recordation are due by building permit application. Prior to both building permit application and any recordation of any final subdivision, final partition, or property line adjustment or lot consolidation, the developer shall submit to the CDD and obtain approval of an [Address Assignment Request](#). For proposed easements that PW directs or the County Surveyor would direct to be dedicated by separate documentation instead of on the face of a recorded drawing or drawings such as plat or re-plat drawings, draft documentation is due for City staff review by building permit application.
- b. By issuance: Unless a condition specifies otherwise, ROW and easement dedications and recordation(s), construction of frontage/street improvements, construction of off-site, park, and other public improvements, and fees in-lieu are due by building permit issuance. Where phasing is relevant, building permit issuance means issuance for the phase in which the conditioned improvement is located.

G5. Recordation due dates: The developer shall apply to the County for recordations of items that the City requires no later than six (6) months prior to expiration of the land use approval as WDO 4.02.04B establishes, and shall complete recordations no later than three years past the land use “final decision” date. The due date to complete recordations shall not supersede when recordations are due relative to

the building permit stage. Prior to recordation with the County, follow PW review and dedication process and use PW dedication templates as directed.

G6. Public improvements civil engineering plans review: The process by which to receive, review, and approve drawings and other documents related to public improvements required by these conditions of approval may be paired with or incorporated into building permit review, or, if directed by the City Engineer, through a civil engineering plans (CEP) review process led by the Engineering Division. Whether CEP review is through either building permit or separate CEP review application to PW, the applicant shall not only follow the direction of the Engineer Division, but also take some actions to facilitate tracking by Planning staff and coordination with Engineering:

- a. Cover letter: Upon submitting application to the Engineering Division, simultaneously alert the Planning Division through a cover letter to the attention of the Planning Division referencing the intended or, if known, actual submittal date as well as the project name, project phase, tax lot number(s), street address(es), and the land use / planning / zoning final decision conditions of approval that require the public improvement that is the subject of the civil engineering plans. Referencing conditions may be by quotation or citing the identification numbers (e.g., T-A1). Identify the specific sheet (by number) or document page number that illustrates or notes how each part of a condition is met.
- b. Contact information: State the applicant's name, company, phone number, e-mail, and desired date for City staff to respond with review comments. The cover letter may include these.
- c. Plan copies: Submit to the attention of the Planning Division at least two plan size copies of plan sets (24 by 36 inches). Within the cover sheet title block(s), include the phrase "civil engineering plans" or "public improvements civil plans". Submit also Adobe PDFs using a fileshare service.
- d. Re-submittal fee: If there are multiple re-submittals, beginning with a third submittal / second revised submittal and continuing with each subsequent submittal, the applicant shall pay through the Planning Division into City general revenue a fee of \$100.

G-PW. Public Works: Follow the appended PW comments (November 5, 2020; Attachment 102A). If conflict arises between implementation of PW conditions and referenced standards in that document with implementation of the remaining conditions in this document, the Assistant City Administrator would arbitrate or mediate based on guidance from legal counsel, the Director, the Public Works Engineering Director, and the City Engineer.



Design Review 2020-02

D1. ROW: To meet WDO Figure 3.01D "Service Collector", among recordations and regarding Cleveland, the developer shall dedicate ROW of 27 ft min.

D2. Easements:

- a. PUE(s): The developer shall:
 - a. Streetside: To meet WDO Figure 3.01D, through recordations resolve existing easements with newly required easements so as to conform to the streetside PUE 5-ft width min per WDO 3.02.01B, conform to other conditions affecting easements, and follow the direction of PW per WDO 3.02.01A.
 - b. Off-street: To meet 3.02.01C, dedicate an off-street PUE or PUEs as PW directs.
- b. Bicycle/pedestrian: Based on 3.02.01C, if and where sidewalk overlaps private property, the developer shall grant either a PBPE or PUBPE.

D3. Driveway: To meet the TSP, H99ECP, and WDO 3.04.03B.1 regarding access management, driveways shall be 1 max at 24 ft width max with the throat the same width max.

D4. Access management / cross access: To meet the TSP, H99ECP, & WDO 3.04.03B.1 & 3, the developer shall:

- a. Extend a drive aisle stub 20 ft width min between faces of curb to the property line along Tax Lots (1) 051W18DA01400 (1444 Cleveland), (2) 051W18DA01101 (225 S. Pacific Hwy) at Schwenke Lane, and (3) 051W18DA09300 (275 S. Pacific Hwy).
- b. At the interface of a property line and a drive aisle stub, not install fixed obstructions including curbing. (The developer may instead place a signed barricade or barricades atop the pavement.) However, along the interface of a(3), chain-link or wood fencing is permissible if 3½ ft high max.
- c. To meet WDO 3.04.03B.1 & 3, establish one or more CAEs (and if the developer opts, a private maintenance agreement) to the satisfaction of the Director and revocable only with written request to the Director and written concurrence by the Director.
- d. The CAE(s) shall be 20 ft wide min, centered on driveway and drive aisle centerlines, and span between ROW and each drive aisle stub.
- e. The CAE shall grant public access to and from Cleveland via the driveway and drive aisles to the benefit of the two properties that a(1) & (2) describe.

D5. Drive aisles: These shall be:

- a. Width: 24 ft max. (Note: WFD application of the OFC might widen.)
- b. Signage: Based on WDO 3.05.02J, the developer shall install *MUTCD*-compliant dead-end signage, either W14-1 or W14-2, at the intersection of the main drive aisle with each of the north and south E-W drive aisles. The signs shall be in a line of sight for southbound drivers. The developer shall install also either W14-1a or W14-2a at the south E-W drive aisle intersection in a line of sight for westbound drivers, with the sign face copy indicating that the dead-end is to the left (south).



D6. Parking striping: The developer shall:

- a. Signage/stripping: To meet WDO 3.05.02J, stencil/stripe compact stalls “COMPACT” in lettering one 1 ft high min.
- b. Double stripes: To meet WDO 3.05.02K, delineate parking stalls with double parallel lines per either variation within WDO Figure 3.05C.

Note: A parking stall with one or both sides adjacent to something other than a parking stall, such as an ADA accessible aisle or a landscaped island, need not have a single stripe off-set by 1 ft from the stall boundary. The stall may be re-sized by 1 ft so that the minimum width is flush with the adjacent improvement. (There are 4 instances in the parking aisle along Buildings A-C and 6 along Building C, totaling 4 ft width.)

D7. Bicycle parking near main entrance: To meet WDO 3.05.03E, the developer shall provide bicycle parking within 50 ft of a main entrance. In the context of a new construction apt complex with conventional three-story buildings with open stairwells, each apt building has two main entrances as follows:

- a. In all apt buildings except Building D there are 4 points where a building main wall plane intersects the walkway serving building ground floor entrances and the stairwell to upper floor entrances;
- b. At Building D there are 2 such points;
- c. Each building has either (a) two walkways with 2 points each totaling the 4 or (b) one walkway with 2 points total; and so
- d. The condition shall apply to 3 points min for all except Building D, 1 point min for Building D, and apply to 1 point minimum per walkway.

D8. Carports/garages: To meet WDO 3.05.03F.2 or the Director’s interpretation that allows carports instead of garages, the developer shall cover or shelter at least 50.0% of the minimum required parking through garages, carports, or both.

D9. Landscaping: The developer shall submit a revised landscape plan and per a plan approved through building permit review:

- a. Irrigation: Meet WDO 3.06.02A & B ~~and install irrigation.~~
- b. Street trees: Meet WDO 3.06.03A.2b & Table 3.06B, conform to PW [Detail Drawing No. 1 “Street Tree Planting New Construction”](#), and properly plant street trees.
- c. Plant units (PUs): Meet WDO Tables 3.06A & B.
- d. Parking screen: Meet WDO 3.06.05B and properly plant evergreen shrubbery as a parking screen.
- e. Existing and Significant Trees: Meet WDO 3.06.07B

D10. Patios: Visual separation shall implement WDO 3.07.05B.1a as follows:

- a. Pavement: Patios shall be paved with brick, concrete pavers, fieldstone, or poured concrete.
- b. Railings/fencing & gate: The outermost edges of patio pavement that do not abut building walls shall have either metal or wood railings or cedar wood fencing, 2½ ft high min and 3½ ft high max. If fencing, then opacity shall be full, but if fencing is higher than the min, the area above the height

min shall be no more than 90.0% opaque, such as by being fully opaque from grade but from the top having a lattice pattern. The railings or fencing shall have a gated opening 2 ft and 4 inches wide min.

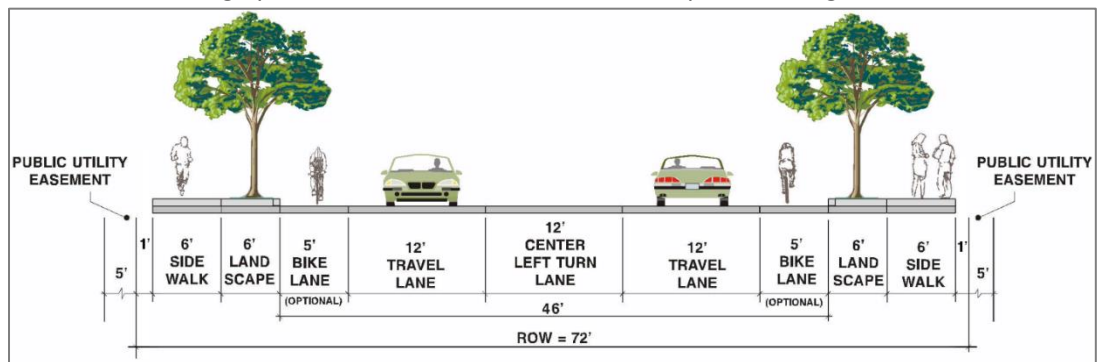
- c. Shrubbery: Evergreen shrubbery shall line fully the outermost edges of patio concrete slabs, except along the gate.



Street Exception 2020-04

EX1. Frontage/street improvements: There shall be no exception to ROW or easement dedications as a Design Review (D) condition or conditions require, and improvements shall be as follows:

- a. Objectives:
 - (1) PW option to allow developer to leave existing curb in place.
 - (2) Curb-tight sidewalk demolition.
 - (3) Wide planter with more street trees than usual.
 - (4) Wide sidewalk as bicycle/pedestrian path.
 - (5) Sidewalk north edge placement closer to centerline than per WDO Figure 3.01D:



WDO Figure 3.01D

- (6) Spur connections between sidewalk and existing curb-tight sidewalk at each pre-ROW-widening property corner.
- (7) Driveway of limited width and placed at west.
- (8) Sidewalk crossing of driveway materially and visibly distinguished from driveway.
- (9) Conformance with the ADA and SS&Ds through civil engineering plans review led by PW.
- (10) Civil engineering drawings for what Condition EX1 describes shall be resolved through CEP review (per Condition G6), and because of general timing Condition G4, civil engineering must be resolved and improvements constructed prior to building permit issuance.
- b. Elements and standards:
 - (1) TWLTL: No change.

- (2) Eastbound travel lane: No change.
- (3) Eastbound bicycle lane: Omitted and partially substituted through wide sidewalk.
- (4) Curb: No change except for demolition necessary to remove the non-conforming driveway and construct a conforming one.
- (5) Driveway: Demolish existing. Construct one conforming to PW Detail No. [4150-1](#) "Driveway Approach" with travel way 24 ft wide max. Place the driveway so that – at a north point in line with existing FOC – the line between its west flare and its sloped travel way is 9 ft min and 9 ft, 4 inches max from the east lot line of Tax Lot 1600 (Britewood Apartments). (See the green line in Exhibit EX1b5 below.) Because the west lot line is a straight line skewed slightly to the SW relative to ROW pre-dedication, beyond a southerly point in the driveway as PW allows and relative to the apron, the driveway throat may skew SW to maintain a uniform distance from the post-dedication east lot line of Tax Lot 1600 (1370 Cleveland; Britewood Apartments).

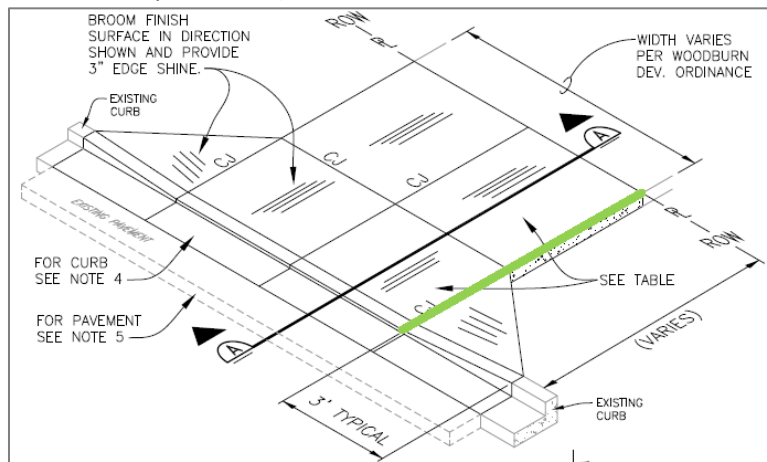


Exhibit EX1b5; green bold line indicates point of measurement

- (6) Planter: 8 ft width min measured from inside of curb.
- (7) Street trees: 5 min, with 2 centered within a 6-ft band that is flush with north edge of sidewalk and the remaining 3 within a 6-ft band within 4 to 10 ft of south edge of sidewalk or east spur connection.
 - (a) Permit review tree fee: Until building permit issuance and for up to no more than one of the min trees required in the planter, the developer may pay the City through CDD a fee in-lieu of \$125 per tree. This fee provision substitutes for the developer invoking WDO 3.06.03A.3 (Director modification/relocation).
 - (b) Inspection tree fee: After building permit issuance, CEP review, and construction and upon final inspection, for each street tree that remains required – including after fee in-lieu payment – yet is missing and cannot be planted elsewhere within ROW amid constructed public improvements – such as driveway aprons, street light poles, fire hydrants, and utility boxes, pedestals, and vaults – the developer shall pay the City through CDD a fee of \$800 per tree.
- (8) Other landscaping: The planter area not occupied by street trees shall be planted with lawn grass, except that if PW allows, the developer may plant hedge or shrubbery south of sidewalk and along the boundaries of post-dedication ROW where sidewalk or spur

connections do not cover the ground. If irrigation SS&Ds do not exist, PW shall establish how the developer is to provide irrigation.

(9) Sidewalk: 9 ft min width, min length equal to the distance between side lot lines, conforming with PW Detail No. 4150-8 "Sidewalks".

(10) Spur connections:

(a) East/NE: 9 ft min width with this width extending southwesterly from (i) an imaginary 9-ft diagonal line between the NE property corner (pre-dedication) and FOC to (ii) the sidewalk. The spur shall be 45° relative to existing curb-tight sidewalk.

(b) West/NW: 9 ft min width with this width extending southerly from (i) an imaginary 9-ft diagonal line between the NW property corner (pre-dedication) and driveway to (ii) the sidewalk. The spur width min may include six-inch curbing along the west side of the driveway throat.

(11) Utilities: Because there will be more than 10 ft of ROW south of sidewalk between the driveway at the west and the ROW post-dedication boundary to the east, the developer shall not place within the planter strip any enlarged or new utility boxes, pedestals, or vaults. Any boxes or pedestals shall be set back from sidewalk and spur connections 1 ft min. At the same time, the developer shall install within ROW or PUE altered, relocated, or added utility boxes, pedestals, or vaults as necessary both to meet conditions of approval and as PW directs.



Conditional Use 2020-01

CU1. Access way & walkways:

a. Access way: It shall be:

(1) Extent: Extend north to sidewalk and as proposed (via land use review Sheets A1.0 & L1.1) south to the rear lot line, following a route next to the apt buildings.

(2) Concrete/zebra: Crossings of drive aisles constructed as extensions of poured concrete 8 ft wide min and zebra striped. For the cross access drive aisle crossing, the north landing ADA-compliant transition shall be 7 ft wide min with returned curbs, and this transition shall apply also to both landings of the E-W drive aisle crossing.

(3) VCA: Each crossing shall have two small VCAs, one at each landing on the side towards on-coming vehicles. The VCA triangles shall measure from 5 by 5 ft from the intersecting edges of access way and drive aisle, and no parking stall shall overlap VCA.

b. Walkways: These shall be for:

(1) Those between access way and outdoor stairwell thresholds: 8 ft wide min.

(2) Others: 6 ft wide min, excepting walkway spurs serving trash enclosures, and walkways from any of emergency exit / employee-only manddoors or a maintenance shed. Exceptions shall be 4 ft wide min, and walkways shall spur to trash enclosure pedestrian entrances.

- (3) The walkway along the north side of the E-W drive aisle: Extending to the east lot line, south to the drive aisle curb, and with an ADA-compliant transition at the curb.

CU2. Balcony/balconies and patios: These shall be:

- a. Balconies: Partially recessed 3 ft min, 8½ ft narrowest dimension, and 85 sq ft min. The perimeter of the floor where it does not abut building walls shall have a lip ½-inch high min above floor elevation to prevent small objects from rolling or slipping under railings and off balconies. There may be up to 2 narrow breaks each 5 inches wide max where necessary to convey stormwater.
- b. Patios: Partially recessed 3 ft min, 8½ ft narrowest dimension, and 96.6 sq ft min.
- c. Railings: Balcony railings – and where installed, patio railings – with a bottom or near bottom horizontal member and a second horizontal member in addition to the top railing to allow residents to affix to, hang from, and thread through elements from them instead of the top of the railings. The cap or top member of balcony and patio railings, as well as the cap or top member of patio wood cedar fencing, flat and 3 inches wide min.

CU3. Bicycle parking: It shall be:

- a. Amount and distribution on site:
 - (1) OCs (42): 1 stall min per dwelling in each dwelling in the OC of the balcony or patio in which the developer shall install a wall-mounted folding or retractable hook designed for the hanging of a bicycle;
 - (2) Outdoors (24): 24 stalls min outdoors, outside of patio and balcony closets. 16 min along the access way with 2 min at each junction of access way with E-W drive aisle walkways and with 2 min near the east end of the E-W drive aisle north walkway;
 - (3) Stairwells (4 to 8): The developer may meet some of the outdoors min by placing 1 stall min at the base of each building stairwell, with each of these locations having a bicycle parking sign 1½ by 1 ft min;
 - (4) Guest: Of the stalls outdoors, 2 stalls min within or partially within 85 ft of ROW and along or near the access way;
 - (5) Front: 2 stalls min outside each apt building spaced to conform to the 50-foot distance provision of WDO 3.05.03E as applied through a Design Review (D) condition – and in addition to and more specifically than that condition, also near the front of each building. The diagram below illustrates what “near the front” means:

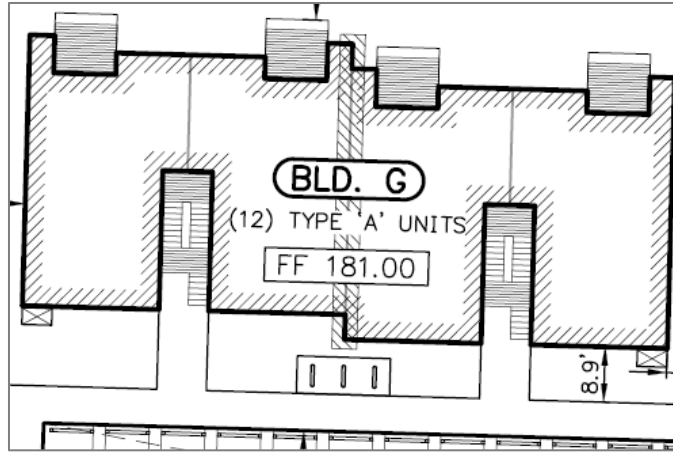


Exhibit Example Building Context

The diagram below represents the exhibit example building context.:

n/a	n/a			n/a
n/a	Corner	Back	Corner	n/a
	Left side	Building	Right side	
	Corner	Front	Corner	
Meets*	Meets "Front" condition			Meets*

Exhibit Example Building Context

*A stall pair or group partially in a left or right "Meets" area would count as if fully in such area.

- (6) In no case shall the total number of bicycle parking stalls outdoors equal fewer than 24 stalls exc. OC stalls, and in no case shall the min coverage/sheltering from precipitation of bicycle parking be for fewer than 14 stalls exc. OC stalls.
- b. Bicycle standards: Stalls shall conform to City of Portland Title 33, Chapter 33.266.220C (amended 2/01/2017, Attachment 105), except that the developer may ignore subsections C5c, C6, & C7, and that C4b does not apply to the outdoor storage closets. Vertical clearance instead shall be 8 ft min, within an OC 7 ft min, or where a stall is under stairs, 6 ft min.
- c. Cover/shelter: 14 min of bicycle parking outdoors shall be covered or sheltered from the elements with 7 ft min height clearance and coverage extending at least 1 ft beyond stall boundaries. Bicycle parking within stairwells counts towards this requirement, and that within patio and balcony closets does not.
- d. Pavement: Stall pads shall be asphalt, poured concrete, or concrete pavers with bicycle racks set in poured concrete footings amid pavers.

CU4. Buildings: It shall be:

- a. Ceilings: Apartment finished ceiling heights shall be 8½ ft min.
- ~~b. Colors: The building exterior main wall planes shall have either 2 colors min or 2 color hues min, divided by story and other than gray. The darker color or hue shall apply to the lower one or two stories, and the lighter color or hue to gable ends and the upper one or two~~

~~stories. Accents such as window frames, belly bands, and balcony railings may have a third color as an accent color, cream and white accepted as colors.~~

- c. OCs: Each apartment patio or balcony shall have an OC of 3 ft narrowest dimension, 5½ ft min in the wider dimension, and a floor to ceiling height min of 7 ft.
- d. Scuppers: Any building stormwater scuppers shall not dump onto the pavement of an access way or walkway.
- e. Windows:
 - (1) Proportion: All windows shall be square or vertically proportioned, except that horizontally proportioned windows are allowed if they have grilles or muntins dividing lights or panes so as to be vertically proportioned. (See Exhibit CU4e below.)
 - (2) Per room: Within apts, every habitable room abutting a building exterior wall shall have min one window.
 - (3) Insect screens: All operable windows shall have insect screens.
 - (4) Railings: Windows shall not have the proposed balcony-like railings affixed.
 - ~~(5) Additional: There shall be additional windows:
 - a. Building NW corner bedrooms: 1 in north wall, 4 ft wide min, 20 sq ft min.
 - b. Building SW corner bedrooms: 1 in south wall, 4 ft wide min, 20 sq ft min. (See Exhibit CU4e below.)~~

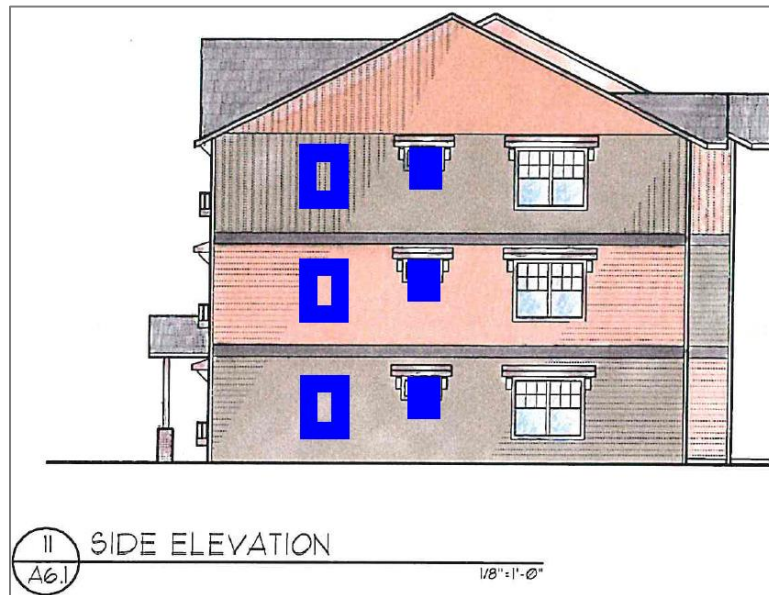


Exhibit CU4e-1; additional windows in blue rectangles; revised proportions in solid blue rectangles

- ~~c. Building wall between each dining area and balcony or patio area: 1, 2 ft wide min, 6 sq ft min.~~



Exhibit CU4e 2; additional windows marked and circled in blue

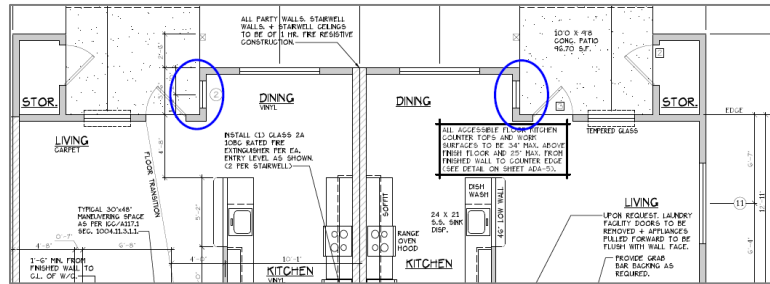


Exhibit CU4e 3; exact example of windows provided through DR 2019-04 5th Street Apts.

CU5. Common area improvements: They shall include:

- a. Benches: 4 min, each 6 ft wide min, and 2 min with a back.
 - (1) Place the benches along or near the access way, 1 north/NE of Building A, 1 within 15 ft in front of or to the side of a Building B front main wall plane, 1 along the south side of the walkway spur to the ganged mailboxes, and 1 SW of Building D. Benches shall be set back 1 ft, 9 inches min from edge of access way or walkway and with the distance to bench footings or mounts paved with brick, concrete pavers, fieldstone, or poured concrete.
 - (2) A concrete or masonry seat wall may substitute for a backless bench for each segment that is 6 ft wide min, 1½ ft high and deep min, and includes a cap of smoother concrete.
- b. Picnic bench(es): 1 min, each square and with a plan view footprint 6 by 6 ft min. 1 min ADA-compliant (with one of the four sides omitting a bench seat) on a pad that shall be asphalt, poured concrete, or concrete pavers with bench posts in poured concrete footings amid pavers. Place near the access way or a walkway, the ADA side facing it, set back 4 ft min from it, and with a spur walkway to the pad. The model shall be one with a central post hole to mount an umbrella, and the bench shall be installed either within a shelter or with an umbrella 11 ft min span.
- c. Dog waste station: 1 min, and any of (1) with attached trash receptacle, (2) a nearby separate trash receptacle, or (3) placement at or near a trash enclosure.
- d. Fence/fencing: Chain link fencing, if any, shall have the coating and slats that WDO 2.06.02D.2 requires be beige, teal, dark green, or dark brown coating and the slats, if made of other than wood, the same color. Along the south rear lot line, a free-standing wall is prohibited, and fencing would be permissible if 3½ ft high max.

e. Mailboxes: If provided on-site, ganged mailboxes shall be set back at least 1 ft, 9 inches from edge of access way or walkway and with the setback paved with brick, concrete pavers, fieldstone, or poured concrete.

~~f. Shelter: 1 min, 12 ft narrowest dimension, 144 sq ft min, 9 ft min height clearance, with paved floor, and if wood then, finishing, varnishing, or other treatment for weather protection or resistance.~~

~~Note: The shelter recommended placement is either the north front yard or the easterly south rear yard.~~

g. Trash and recycling enclosures: Each with a separate pedestrian entrance 3 ft, 4 inches wide min. If gated, the gate shall be a push gate that either swings into the enclosure or in both directions. The south trash enclosure shall have gate hinges on the south instead of the north side of the opening, or, if relocated per Condition CU10c Note, then hinges on the east side.

Administrative minor adjustment in writing by the Director to common area improvements is permissible.

CU6. EV: Electric vehicle parking shall be:

~~a. Number: Influenced by OAR 918-020-0380 "Electric Vehicle Ready Parking", a min of either 2 stalls or 2.0% of minimum required parking—whichever is greater—shall be a designated EV stall or stalls and with a Level 2 or higher charging station or stations, which the landowner may limit to tenant use.~~

~~b. Placement(s): Within 55 ft of a building stairwell threshold.~~

~~c. Striping: Stripe each stall in lettering 1 ft high min "ELECTRIC VEHICLE CHARGING" or similar and stencil of an EV image or logo.~~

~~d. Signage: Post at each stall a wall mounted or pole mounted sign for "Electric Vehicle Charging Only" or similar and include an EV image or logo. Each sign 1½ by 1 ft min with top of a posted sign between 5½ and 6½ ft high max above vehicular grade.~~

~~e. Management/operations: The property manager:~~

~~(1) Shall keep EV stalls available for EVs and plug-in hybrid vehicles and keep conventional gasoline vehicles from parking in them. Priority users shall be tenants and property management company employees; guests/visitors would be secondary.~~

~~(2) May charge EV stall users for the costs of charging an EV through a charging station, but shall not (a) charge tenants for either simply parking an EV or plug-in hybrid vehicle in an EV stall or for leaving such a vehicle parked without actively charging, and (b) shall charge to recoup costs to the property manager and not generate profit for the property manager. (This does not preclude the property manager contracting with a for-profit company to manage EV charging stations).~~

~~(3) Shall not charge any fee that discriminates among particular EV parking stalls based on the perception of some stalls being more convenient or otherwise desirable than others.~~

CU7. Landscaping:

a. Access way:

(1) Trees: Where the access way crosses the E-W drive aisle, at the west side of each of the landings, there shall be a tree.

(2) Parking aisle tree islands:

(a) East: Within the parking aisle adjacent to the access way along Buildings A-C and between the landscaped peninsulas that cap the aisle:

(i) Placements & widths: There shall be 5 landscape islands of which 4 min shall be 7½ ft wide min* between insides of curbing, extending 17½ ft min, exc. curb dimension, 131 sq ft min within insides of curbing, and each with a tree. Within this parking aisle, each accessible aisle that is paired with one ADA stall shall have a landscaped island along its side, preferably the south side. Any accessible aisle that serves two ADA stalls shall have a nearby landscaped island along the south ADA stall south side.

(ii) Tree preservation:

The remaining island among the 5 shall accommodate the tree to be preserved per a separate CU condition. This island shall be 19 ft wide min* between insides of curbing, extending 17½ ft min, exc. curb dimension, and 332 sq ft min within insides of curbing. Notwithstanding any other access way condition, the access way may deflect up to 4 ft east if necessary to accommodate more of the eastern RPZ. The deflection shall begin at the island north side FOC and at a ratio of 1 ft deflection for every 2 ft of run, end at the island south side FOC at the same ratio, and may result in an area gain relative to access way FOC of almost 18 sq ft. The deflection southeastern extent shall have additional pavement if necessary to merge with the nearby Building C north walkway north side so as to avoid an acute corner. See also part d(1) below.

*There is room enough; see first Condition D6b, Note and then Condition V1 standard stall width min. The above part (a) allows the developer to make up for the compact parking stall lost by tree preservation with a standard stall elsewhere within the aisle.

(b) West: Within the parallel parking aisle along the west side of the main drive aisle, and between the landscaped islands that cap the aisle, there shall be a landscaped peninsula at least 7½ ft long min measured from inside of curbing and a width, exc. curb dimension, between 15 and 20 ½ ft. The placement shall be within the range of 45 to 80 ft from the SW property corner measured along the west lot line. (Note: The developer can relocate the displaced parking stall to the cross access drive aisle, on the south side between the access way and the 5-ft min parking setback from the east lot line.) With a 15-ft peninsula width, lengthen each adjacent parallel stall from 20 to 22 ft; with a 20½ ft one, shorten as Condition V1 allows.

(c) North: Within the parking aisle adjacent to the access way along Buildings A-C, the north landscaped peninsula that caps the aisle shall be 7½ ft wide min between insides of curbing and have a tree.

- b. Bark dust: 5.0% max of landscaped area may be bark dust with intention to limit to the immediate vicinities of trees and shrubbery.
- c. Screening: Evergreen hedge or shrubbery shall be screen at-grade electrical and mechanical equipment inc. transformer boxes along their sides, excepting the technician access panel side.
- d. Trees:

- (1) Preservation: The developer shall preserve the tree closest to the central front of Building C and may narrow the access way with deflection angles per part a(2)(ii) above, the access way narrowing to no fewer than 6 ft min, and with this narrower width running no more than 12 ft. **The developer may avoid preservation if the tree is either (a) not a Significant Tree as WDO 1.02 defines or (b) a Significant Tree that is terminally diseased or dead as a certified arborist documents in a report that includes species and diameter at breast height (DBH), that the developer submits to the CDD, and that the CDD approves. For (a), the developer shall submit at least two photos, one with enough context to allow a viewer to determine the tree location within the site development area, and one or two of the trunk with the tape measure wrapped around it and the measurement visible on the tape in the photo.**

Note: Both Table 2.03C and Condition CU10a(3) regarding setbacks allow all buildings to shift east, reducing proposed setback from 13 ft, 8 inches.

- (2) Building fronts: Each building front within the boundaries of the side wall planes shall have at least two small trees, one each side of a walkway serving a stairwell.
- (3) Building corners and sides: In the yards between each of Buildings A & B and B & C and south of Building C, and in those portions of yards west of a building front wall plane, there shall be a medium tree.
- (4) Evergreen: 3 min of trees outside ROW and new to the site. The 3 shall be 1 min of the following coniferous or evergreen species:
- | | |
|--------------------|----------------------|
| Cedar, Western Red | Madrone, Pacific |
| Douglas-Fir | Oak, Oregon White |
| Fir, Grand | Pine, Ponderosa; and |
| Hemlock, Western | Yew, Pacific |
- (5) Front yard trees: The front yard shall have a loose row of trees 3 min. The north E-W cross access drive aisle, north side curb, back of curb shall be set back from the widened ROW at least 8½ ft measured to inside of curb. Of the 8½ ft of which a streetside PUE would cover 5 ft, within the remaining band 3½ ft wide outside the PUE, the developer shall plant the trees 5 ft min and 5½ ft max south of ROW. 2 trees shall be east of the main drive aisle with 1 each side of the access way, and 1 shall be west of the main drive aisle. Of the 3 trees, 1 min shall be medium or large.
- (6) North trash enclosure: The south landscaped peninsula that caps the parking aisle along Buildings A-C shall have 1 min small tree.
- (7) South rear yard: 3 trees min, 2 medium min and 1 large min.
- (8) West site perimeter: Along the parallel parking aisle between the landscaped peninsulas that cap the aisle, there shall be 14 min trees.
- e. **1450 Cleveland: This condition applies to the segments of north and east lot lines that abut Tax Lot 051W18DA00600 (1450 Cleveland). Along this boundary, which is approximately 12 ft, the developer shall construct sight-obscuring weatherized wood fencing at least 6 ft high and plant evergreen shrubbery within 4 ft of the inside of the fence.**

CU8. Lighting: If proposed, exterior light fixtures shall be:

- a. Full cut-off: Full cut-off or fully shielded models. This includes shielding ceiling-mounted fixtures in outdoor stairwells so as to not be visible from (1) the access way east edge at a point 5 ft, 8 inches above access way grade and (2) lot lines. Any on-site permanent signage, such as a front yard monument sign, shall also be subject.
- b. Heights: As measured to the underside of a fixture:
 - (1) Wall: Exterior wall-mounted fixtures shall be 8 ft max above access way or walkway finished grade. (This height limit is not applicable to emergency egress lighting and permanent wall signs allowed through WDO 3.10 were they to have interior illumination.)
 - (2) Parking pole: Exterior pole-mounted fixtures within 4 ft of or in parking, loading, and vehicular circulation areas shall be 14 ft high max above vehicular finished grade.
 - (3) Other pole: Remaining exterior pole-mounted fixtures, if any, shall be 10 ft high max above grade.
- c. Number/placement:
 - (1) Wall: Building:
 - (a) A: North elevation only, 1 max, cut-off or shielded to be unseen at nearest north lot line.
 - (b) B: North elevation only, 1 max, cut-off or shielded to be unseen 20 ft away at a point above grade equal to Building A ground floor window sills.
 - (c) C: North and south elevations only, each 1 max. For north elevation, cut-off or shielded to be unseen 20 ft away at a point above grade equal to Building B ground floor window sills.
 - (d) D: North and south elevations only, each 1 max, for south elevation, cut-off or shielded to be unseen at south lot line.
 - (2) Poles:
 - (a) Front yard: Prohibited within the first 20 ft of front yard.
 - (b) East side yard: 1 pole fixture max., limited to the E-W drive aisle.
 - (c) Access way: 6 pole fixtures max.
 - (d) West side yard: Within 14 ft of the west lot line, 6 pole fixtures max.
- d. Color: Assuming light emitting diodes (LEDs), fixtures shall emit a warm white light (slightly yellow), such as through models with lens coating.

CU9. Parking:

- a. Compact:
 - (1) Percent: 20% min of the min amount of stalls and 100% of any excess.
 - (2) Stencil/Striping: The developer shall stripe each stall with the word "COMPACT" in lettering one 1 ft high min.
- b. Visitor: If the developer or property management company were to designate and mark a number of parking spaces as leasing office visitor parking, then the spaces shall be available for resident parking before and after office hours. A sign 1½ by 1 ft min shall note the range of hours when a space is limited to visitor parking, for example 10 a.m. to 6 p.m., and specify that it is available for resident parking outside the specified hours.
- c. Survey: The developer or any successor and assigns such as a property manager shall collect data about off-street parking usage or allocation and provide it to CDD to the attention of the Director:

- (1) Reporting period: Collect data by each half of a year – January through June and July through December. Submit each biannual report by the last City business day in the last month of the next quarter of a year and that is not a federal holiday. (For example, a report for January through June 2022 would be due by September 30, 2022.)
- (2) First report: The first report shall cover whatever irregular length of time would pass between occupancy and the end of the next half of a year ending June or December.
- (3) Attributes: Collect and report on:
 - i. Number: The number of off-street spaces/stalls that are available and how many, if any, are closed due to occasional events such as parking area resurfacing, temporary outdoor events, outdoor storage, or the stationing of large trucks or truck trailers.
 - ii. Stall types: Track stalls and usage by type: regular standard size, regular compact, accessible/ADA/handicap, EV, and any other type (such as those designated for visitors, leasing office employees, staff golf cart, or mail carrier).
 - iii. Collection: The property manager shall do field counts as per condition part (4) (field count) below and also provide a separate set of assumed counts based on lease agreements, i.e. what tenant households are allocated a stall or stalls and for what periods, assumed that stalls are occupied as lease agreements describe.
 - iv. Usage: Report how many stalls of each type are used and allocated. For vacant apartments in the context of assumed counts, record stalls associated with vacant apartments as unallocated.
 - v. Resurfacing: If and when a parking area resurfacing project were to happen, provide written notice to the Director of approximate start date and duration, location, and number of stalls involved.
 - vi. Format: Use tables to report absolute numbers and percentages of stall type occupancies.
- (4) Field count: The property manager shall do at least two field counts per reporting period, meaning to travel the project and count in real time occupied and vacant stall types such as by marking a project site plan. Each count shall be on a Tuesday, Wednesday, or Thursday that is neither a federal holiday nor within a week (7 days) of a federal holiday. One count shall be daytime starting no earlier than 9:30 a.m. and concluding no later than 4:30 p.m., and one count shall be nighttime starting no earlier than 10 p.m. and concluding no later than 12:30 a.m. Report when on a given date the counts were done and how long it took, for example, from 11:30 a.m. to noon.
- (5) Bicycle parking: For outdoor bicycle parking stalls, including those within stairwells but excluding OCs, the property manager shall also do field counts the same way as per condition part (d) above and within the report confirm the total number of existing outdoor bicycle stalls.
- (6) Parking demand management: The reporting that another parking demand management condition requires, if such condition exists, may be incorporated with the parking usage data collection report.
- (7) Context: In each report, cite the project name, phases, street addresses, master/parent case file number CU 2020-01, and the condition identification(s), state what period the report covers, state the number of vacant apartments and when and how the number was

determined given fluctuation over six months, and provide an employee name and direct contact information for questions City staff might have.

- (8) Intent: It is not the express intent of this condition to police property management or punish tenants or management for perceived misuse of parking, but instead without judgment to collect data on how parking is actually used in a conventional apartment complex.
- (9) Change of ownership: If and when property ownership were to change, the property manager shall pass along record of the conditions of approval to the contract purchaser and successive property manager.
- (10) Expiration: This parking usage/allocation data collection condition becomes optional as of July 1, 2031. If reporting were to cease, the last report – for the January to June 2031 period – would be due September 30, 2031.

CU10. Setbacks: Setback mins shall be stricter than per WDO Table 2.03C as follows. (Note that the 1.02 definition of average setback accounts for wall plane offsets.)

- a. Dwellings:
 - (2) North front: Either 14½ ft or the setback min from an access easement per WDO Table 2.03C, whichever is more restrictive.
 - (3) East side: 6½ ft (measured to closest wall plane, which is that of the OCs, not to any of patio slabs or projecting balconies).
 - (4) South rear: 13 ft.
 - (5) West side: 5 ft.
 - (6) Interior: Setbacks from access way and walkways no less than as illustrated on land use review plan Sheet A1.0 (within Attachment 103), excepting an access way deflection resulting from tree preservation.
- b. Building or building volume containing non-residential use, such as a coffee shop, leasing office, or maintenance shed, contrasted with a. above:
 - (1) East side: Same as Table 2.03C, row “Abutting ... CG”.
 - (2) South rear: 5 ft.
- c. Projections: Remain as per WDO 3.03.04 & 3.03.05. Accessory structures such as arbors, archways, barbeque pit chimneys, gazebos, picnic shelters, pergolas, open-air shelters, and trellises shall have a south rear setback 5 ft min and a side setback min of either 1 ft for structures with eaves and roof overhangs or zero ft if no eaves or overhangs.
Note: Part c. necessitates removing, resizing, or relocating the south trash enclosure. The developer could swap it with the southeast parking stall at the southeast of the E-W drive aisle and some of the open space east of that stall.

CU11. Tree preservation: It shall be:

- a. ROW: Street improvements, including both frontage and off-site improvements, shall preserve any existing alive trees, including through meandering sidewalk.
- b. On-site: Development shall preserve at least 2 trees: the one closest to the west front center of Building C* and the closest tree to the north/NW of this first tree.

- c. Implementation: Per Note to the Applicant 17. The developer shall illustrate and note tree species and diameters at breast height (DBHs) and tree protection measures through building permit application drawings. **The developer may avoid preservation if the tree is either (1) not a Significant Tree as WDO 1.02 defines or (2) a Significant Tree that is terminally diseased or dead as a certified arborist documents in a report that includes species and diameter at breast height (DBH), that the developer submits to the CDD, and that the CDD approves. For (1), the developer shall submit at least two photos, one with enough context to allow a viewer to determine the tree location within the site development area, and one or two of the trunk with the tape measure wrapped around it and the measurement visible on the tape in the photo.**

*There is room enough; first see Condition D6b, Note and then Condition CU7a(2)(a).

Conditional Use 2020-01: Transportation

CU-BP1. Bicycle/pedestrian: The developer shall either install or pay fees in-lieu, and PW may choose for the developer.

- a. Wilson Street Accessway: Fee in-lieu of \$183.33 per dwelling.
- b. Wayfinding: The developer shall either install or pay a fee in lieu:
- (1) Installation: Install \$2,340 worth through 1 min device, such as a sign, that provides pedestrian and cyclist wayfinding to bicycle routes, multi-use paths, parks, schools, and other essential destinations. If the developer were to opt for signage and assuming pole signage, sign face min dimensions shall be 2 ft by 1 ft and the placement shall any of: (a) within the widened ROW near sidewalk, (b) off-site at the T-intersection of Cleveland & Gatch Street, or (c) both (a) & (b) if the specified funds can cover both costs.
- Note: The developer may mimic the typical wayfinding signage the City approved for the Mill Creek Greenway as Smith Creek Development (ANX 2017-05) adapted from the City of Tualatin, Oregon greenway trail system signage which it in turn had adapted from the Regional Trails Signage Guidelines of The Intertwine Alliance, a trails coalition in the Portland metro area. Installations are visible along the Smith Creek Phase 1A segment of Mill Creek Greenway Trail west of S. Settlemier Avenue.
- (2) Fee in-lieu: \$55.71 per dwelling.
- c. Cleveland shared lane markings and signage: The developer shall either install or pay a fee in lieu:
- (1) Installation: Install \$435 worth of shared lane markings and signage through either 1 min mark or sign and as PW directs.
- (2) Fee in lieu: \$10.36 per dwelling.
- [TSP P58 & 62 and B24]

CU-T1. Transit: The developer shall pay mitigation fees of:

- a. Local/WTS: \$67.20 per dwelling; and

- b. Regional: \$250.00 per dwelling.
[TSP T1, 2, 4, 6, 16, & 18 and TPU 11 & 12]

CU-TDM1. Car share: Until July 1, 2025, the Director may invoke as a requirement that the property management team shall contract with a car share company or service, designate and mark a minimum number of parking spaces – which shall be at least one – for one or more shared vehicles for tenant use, and follow program details that the Director establishes as necessary to implement the requirement.



Property Line Adjustment 2020-02

PLA-1. Recording: To meet WDO 5.01.08B.5., upon City approval of the subject PLA, the applicant shall revise the drawing or drawings as needed and record the re-plat (or whatever it is that the County terms it) with the County. The expiration date is per WDO 4.02.04B, and were subsection 2 that refers to "the activity approved in the decision has commenced" to become relevant, that provision would mean recordation of the subject PLA.

PLA-2. Easements: To the extent that PW and the County Surveyor allow, the developer shall be delineate, label, dimension, and describe easements on the faces of the PLA recorded drawings instead of by separate documentation.

Note: See also the recordation parts of general (G) conditions.



Variance 2020-02

V1. Parking stall dimensions: On-site stalls shall be per Exhibit Table V1 in place of typical WDO values in parentheses and with the exceptions per parts a(2) & b:

<i>Stall Type</i>	<i>Standard</i>		<i>Compact</i>	
	<i>90°</i>	<i>Parallel</i>	<i>90°</i>	<i>Parallel</i>
<i>Width (ft)</i>	8½ (9)	7½ (9)	WDO Table 3.05C	7½ or 7* (8)
<i>Length (ft)</i>	18 (19)	20 (22½)	WDO Table 3.05C	20 (22½)

*Exhibit Table V1; *7 ft allowed where stall adjoins landscaped area.*

- a. Overhangs:
 - (1) 90°: Stalls along the access way and walkways shall not overhang them and shall have wheel stops. Wheel stops anywhere within the site development shall be 4 inches high max.
 - (2) Parallel: A stall within the west parking aisle that adjoins curbed landscaping to the north may be pavement 19 ft long with a 1-ft max overhang of six-inch curbing and six inches of landscaping, and one that adjoins to the south may be 19½ ft long with overhang of six-inch curbing.
- b. Two larger stalls: Within the west parallel parking aisle among stalls 2 through 9 counting from the north, there shall be at least 2 adjacent stalls each 22 ft min long and with the boundary between them double striped per WDO Figure 3.05C.
- c. Stencil/stripping: Each parallel parking stall shall be stenciled or striped 1 ft high min with its length, as examples “19 FT”, “20 FT”, and “22 FT”, with the text reading perpendicular to the drive aisle and flush with the central east boundary of a stall.

Expiration: Per Woodburn Development Ordinance (WDO) 4.02.04B., a final decision expires within three years of the date of the final decision unless:

1. A building permit to exercise the right granted by the decision has been issued;
2. The activity approved in the decision has commenced; or
3. A time extension, Section 4.02.05, has been approved.

Notes to the Applicant

The following are not planning / land use / zoning conditions of approval, but are notes for the applicant to be aware of and follow:

1. Records: Staff recommends that the applicant retain a copy of the subject approval.
2. Fences, fencing, & free-standing walls: The approval excludes any fences, fencing, & free-standing walls, which are subject to WDO 2.06 and the permit process of 5.01.03. Consult either the Associate Planner or Permit Technician with fence permit questions.
3. Signage: The approval excludes any on-site, private signage, which is subject to WDO 3.10 and the permit process of 5.01.10. Consult either the Associate Planner or Permit Technician with signage questions.
4. PLA Time Limit: WDO 4.02.04B. specifies that, "A final decision on any application shall expire within three years of the date of the final decision unless: 1. a building permit to exercise the right granted by the decision has been issued; 2. the activity approved in the decision has commenced; or 3. a time extension, Section 4.02.05, has been approved. Because unrecorded re-plats lingering indefinitely have burdened staff, a condition sets sooner time limits for subsection 2. to begin and finish recordation.
5. Mylar signature: The Community Development Director is the authority that signs plat Mylars and not any of the mayor, City Administrator, Public Works Director, or City Engineer. Only one City signature title block is necessary.
6. PLA Plat Tracker: Marion County maintains a plat tracking tool at <http://apps.co.marion.or.us/plattracker/>. Use it to check on the status of a recordation request to the County. City staff does not track County plat recordation.
7. Technical standards:
 - a. Context: A reader shall not construe a land use condition of approval that reiterates a City technical standard, such as a PW standard, to exclude remaining standards or to assert that conditions of approval should have reiterated every standard the City has in order for those standards to be met.
 - b. Utilities: A condition involving altered or additional sidewalk or other frontage/street improvement that would in the field result in displacement or relocation of any of utility boxes, cabinets, vaults, or vault covers does not exempt the developer from having to move or pay to move any of these as directed by the City Engineer and with guidance from franchise utilities.
8. Other Agencies: The applicant, not the City, is responsible for obtaining permits from any county, state and/or federal agencies, which may require approval or permit, and must obtain all applicable City and County permits for work prior to the start of work and that the work meets the satisfaction of the permit-issuing jurisdiction. The Oregon Department of Transportation (ODOT) might require highway access, storm drainage, and other right-of-way (ROW) permits. All work within the public ROW or easements within City jurisdiction must conform to plans approved by the Public Works Department and must comply with a Public Works Right-of-Way permit issued by said department.

Marion County plumbing permits must be issued for all waterline, sanitary sewer, and storm sewer work installed beyond the Public Right-of-Way, on private property.

9. Inspection: The applicant shall construct, install, or plant all improvements, including landscaping, prior to City staff verification. Contact Planning Division staff at least three (3) City business days prior to a desired date of planning and zoning inspection of site improvements. This is required and separate from and in addition to the usual building code and fire and life safety inspections. Note that Planning staff are not primarily inspectors, do not have the nearly immediate availability of building inspectors, and are not bound by any building inspector's schedule or general contractor convenience.
10. Stormwater management: The storm sewer system and any required on-site detention for the development must comply with the City Storm Water Management Plan, Public Works storm water practices and the Storm Drainage Master Plan.
11. Public Works Review: Staff performs final review of the civil plans during the building permit stage. Public infrastructure must be constructed in accordance with plans approved by the City, as well as current [Public Works construction specifications, Standard Drawings, Standard Details](#), and general conditions of a permit type issued by the Public Works Department.
12. ROW:
 - a. Dedication: The Public Works Department Engineering Division has document templates for ROW and easement dedications that applicants are to use.

ROW – and public utility easement (PUE) – dedications are due prior to building permit issuance per Public Works policy.
 - b. Work: All work within the public ROWs or easements within City jurisdiction must require plan approval and permit issuance from the Public Works Department. All public improvements construction work must be performed in accordance with the plans stamped “approved” by the City, and comply with the City’s Standard Specifications and Standard drawings.
13. Franchises: The applicant provides for the installation of all franchised utilities in any required easements.
14. Water: All water mains and appurtenances must comply with Public Works, Building Division, and Woodburn Fire District requirements. Existing water services lines that are not going to be use with this new development must be abandoned at the main line. The City performs required abandonment of existing water facilities at the water main with payment by the property owner. All taps to existing water mains must be done by a “Hot Tap” method and by approved City of Woodburn Contractors. The applicant shall install the proper type of backflow preventer for all domestic, lawn irrigation and fire sprinkler services. The backflow devices and meters shall be located near the city water main within an easement, unless approved otherwise by Public Works. Contact Byron Brooks, City of Woodburn Water Superintendent, for proper type and installation requirements of the backflow device at (503) 982-5380.
15. Grease Interceptor/Trap: If applicable, a grease trap would need to be installed on the sanitary service, either as a central unit or in a communal kitchen/food preparation area. Contact Marion County Plumbing Department for permit and installation requirements, (503) 588-5147.

16. Fire: Fire protection requirements must comply with Woodburn Fire District standards and requirements, including how the District interprets and applies Oregon Fire Code (OFC). Place fire hydrants within the public ROW or public utility easement and construct them in accordance with Public Works Department requirements, specifications, standards, and permit requirements. Fire protection access, fire hydrant locations and fire protection issues must comply with current fire codes and Woodburn Fire District standards. See City of Woodburn Standard Detail No. 5070-2 Fire Vault. The fire vault must be placed within the public right-of-way or public utility easement.

17. Tree preservation: Protection during construction:

The applicant shall protect the preserved trees pursuant similar to City of Portland Title [11.60.030](#), specifically either the subsections set of C.1.a.(1), (3) and C.1.b., e., & f. (clear and objective) and D.; or, the subsections set of C.2.a., b., & d.-f. (arborist’s discretion) and D. as modified below and shall do so between Design Review approval and issuance of certificate of occupancy (C of O):

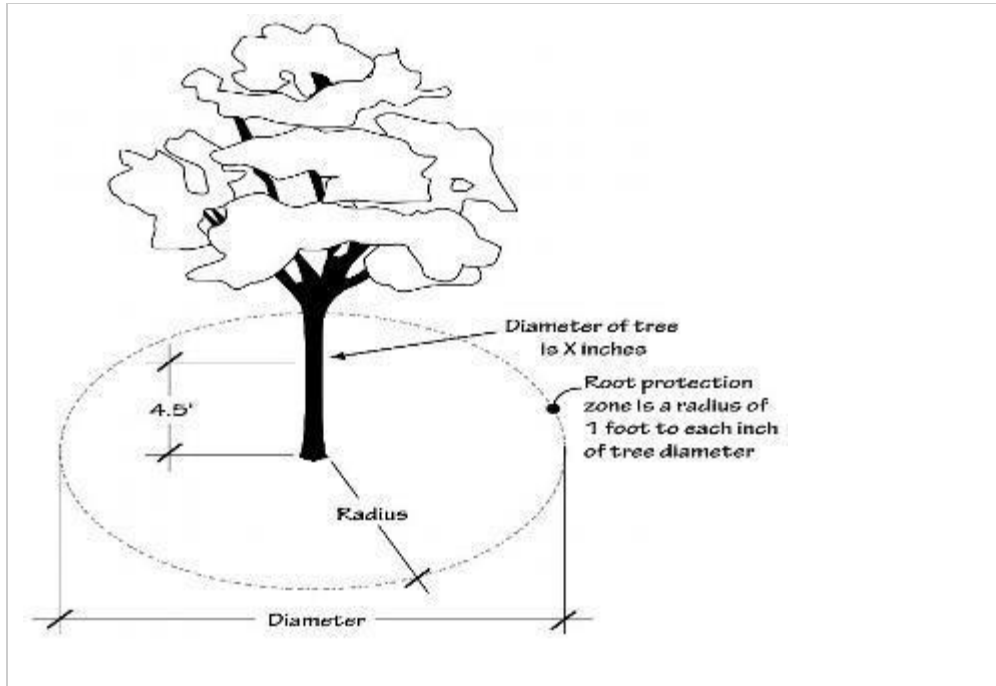
C. Protection methods. The Tree Plan shall show that the contractor adequately protects trees to be preserved during construction using one of the methods described below:

1. Clear & Objective Path.

a. A root protection zone is established as follows:

(1) For trees on the development site - a minimum of 1 foot radius (measured horizontally away from the face of the tree trunk) for each inch of tree diameter (see Figure 80-2)

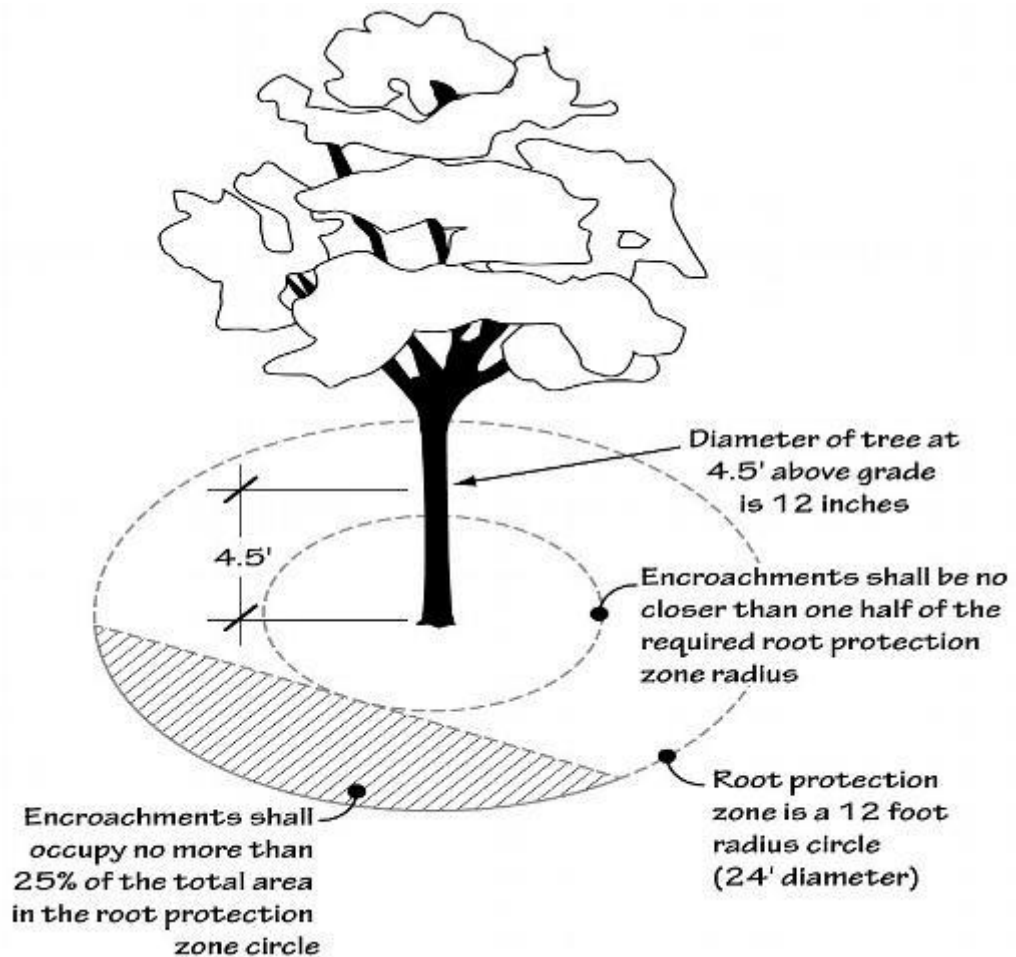




- (3) Existing encroachments into the root protection zone, including structures, paved surfaces and utilities, may remain. New encroachments into the root protection zone are allowed provided:
- (a) the area of all new encroachments is less than 25 percent of the remaining root protection zone area when existing encroachments are subtracted; and
 - (b) no new encroachment is closer than $1/2$ the required radius distance (see Figure 60-1);

Figure 60-1

Permissible RPZ Encroachments



b. Protection fencing

(1) Protection fencing consisting of a minimum 6-foot high metal chain link construction fence, secured with 2-foot metal posts shall be established at the edge of the root protection zone and permissible encroachment area on the development site. Existing structures and/or existing secured fencing at least 3½ feet tall can serve as the required protective fencing.



(2) When a root protection zone extends beyond the development site, protection fencing is not required to extend beyond the development site. Existing structures and/or existing secured fencing at least 3½ feet tall can serve as the required protective fencing.

e. The following is prohibited within the root protection zone of each tree or outside the limits of the development impact area: ground disturbance or construction activity including vehicle or equipment access (but excluding access on existing streets or driveways), storage of equipment or materials including soil, temporary or permanent stockpiling, proposed buildings, impervious surfaces, underground utilities, excavation or fill, trenching or other work activities; and

f. The fence shall be installed before any ground disturbing activities including clearing and grading, or construction starts; and shall remain in place until final inspection by Planning Division staff.

2. Arborist's Discretion. When the prescriptive path is not practicable, the applicant may propose alternative measures to modify the clear and objective root protection zone (RPZ), provided the following standards are met:

a. The alternative RPZ is prepared by an arborist who has visited the site and examined the specific tree's size, location, and extent of root cover, evaluated the tree's tolerance to construction impact based on its species and health, identified any past impacts that have occurred within the root zone, and forwarded a report through the developer to Planning Division staff;

b. The arborist has prepared a plan providing the rationale used to demonstrate that the alternate method provides an adequate level of protection based on the findings from the site visit described above;

- d. If the alternative methods require the arborist be on site during construction activity, the applicant shall submit a copy of the contract for those services prior to permit issuance and a final report from the arborist documenting the inspections and verifying the viability of the tree(s) prior to final inspection by the Planning Division;
- e. If the alternative tree protection method involves alternative construction techniques, an explanation of the techniques and materials used shall be submitted;
- f. The arborist shall sign the tree preservation and protection plan and include contact information.

D. Changes to tree protection. Changes to the tree protection measures during the course of the development may be approved as a revision to a permit provided that the change is not the result of an unauthorized encroachment into a root protection zone (RPZ), and the applicant demonstrates that the tree protection standards of this Section continue to be met. When an unauthorized encroachment has occurred, the City may pursue an enforcement action or other remedy.

- 18. Addresses / Addressing: Following recordation(s) and prior to building permit application, apply for and obtain approval by the Community Development Department of an [Address Assignment Request](#). For apartments, be sure to order doorplates unique to each apartment address, such as “A101” and “B101” instead of two “101”s.
- 19. SDCs: The developer pays system development charges (SDCs) prior to building permit issuance. Staff will determine SDCs after the developer completes a form specified by the Public Works Dept. and submits it to that department.

Appeals: Per WDO 4.01.11E., the decision is final unless appealed pursuant to Oregon Revised Statutes (ORS), state administrative rules, and [WDO 4.02.01](#). The appeal to City Council due date is twelve (12) days from the mailing date of this final decision notice per 4.02.01B.1. A valid appeal must meet the requirements of 4.02.01.

A copy of the decision is available for inspection at no cost, and the City would provide a copy at reasonable cost at the Community Development Department, City Hall, 270 Montgomery Street, Woodburn, OR 97071. For questions or additional information, contact Alyssa Nichols, Permit Technician, at (503) 982-5246 or alyssa.nichols@ci.woodburn.or.us.

Attachments:

- Planning Commission November 12, 2020 Staff Report Attachment 101. Marked Tax Map
- 101A. Partition Plat No. 95-71 (1995; 2 sheets)
- 102A. Public Works comments (November 5, 2020; 2 pages)
- 102B. CU 2020-01 Cleveland Corridor Lot Area and Frontage Spreadsheet (Oct. 30, 2020; 7 sheets)
- 102C. Map of Spreadsheet Table 1 Lot Areas
- 102D. Map of Spreadsheet Table 2 Frontages
- 103. Application materials / site plans (Sept. 9, 2020; 7 sheets)
- 104. Transportation System Plan (TSP) Fig. 2 "Functional Roadway Classification"
- 106. Staff addendum memo (November 10, 2020; 2 pages and w/o its attachments)

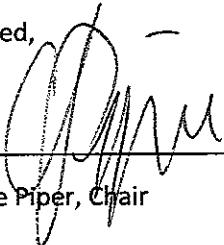
Sincerely,



Colin Cortes, AICP, CNU-A

Senior Planner

Affirmed,



Charlie Piper, Chair

November 17, 2020

CP/cmc

cc: Chris Kerr, Community Development Director
Dago Garcia, P.E., City Engineer
Ted Cuno, Building Official
Jason Space, GIS Technician
Randy Saunders, Project Manager/Architect, RSS Architecture (applicant)
Kimberly Johnson, Project Engineer, Blue Peak Engineers Inc. (civil engineer)
Douglas ("Doug") & Gwendolyn Templeton (landowners)
Testifiers (2):

Olegario Gonzalez (1450 E. Cleveland St, Woodburn OR, 97071-5636)

Margaret A. Schoessler (367 Ben Brown Ln, Woodburn, OR 97071-5507)

Casey Knecht, P.E., Development Review Coordinator, Oregon Dept. of Transportation (ODOT) Region 2

Marion County: Assessor's Office

Marion County Geographic Information System (GIS)

Marion County Public Works Dept.

05 1W 18DA

SEE MAP 051W18AC

05 1W 18DA
WOODBURN



MARION COUNTY, OREGON
NE1/4 SE1/4 SEC18 T5S R1W W.M.
SCALE 1" = 100'

LEGEND

LINE TYPES

- Taxlot Boundary
- Road Right-of-Way
- Railroad Right-of-Way
- Private Road ROW
- Subdivision/Plat Bndry
- Waterline - Taxlot Bndry
- Historical Boundary
- Easement
- Railroad Centerline
- Taxcode Line
- Map Boundary
- Waterline - Non Bndry

CORNER TYPES

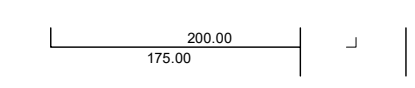
- + 1/16TH Section Cor.
- ⊙ DLC Corner
- ⊕ 1/4 Section Cor.
- ⊕ Section Corner

NUMBERS

- Tax Code Number
00 00 0
- Acres
0.25 AC
- All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs

NOTES

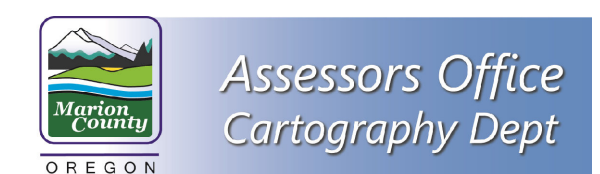
Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW



CANCELLED NUMBERS

- 200
- 2500
- 3700
- 3801
- 9101
- 9200
- 9201
- 9301

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT www.co.marion.or.us

PLOT DATE: 10/16/2020

WOODBURN
05 1W 18DA

Attachment 101



SEE MAP 051W18D

SEE MAP 051W17C

SEE MAP 051W17CB

SEE MAP 051W18AD

SEE MAP 051W17BC

SEE MAP 051W18DB

SEE MAP 051W17C

05 1W 18DA

NORTH-SOUTH DIVISION LINE OF B S BONNEY DLC 47

1/16 COR

REGISTERED PROFESSIONAL LAND SURVEYOR
Jim Weddle
OREGON
JULY 12, 1988
JAMES O. WEDDLE
874

EXPIRES: 6/30/96

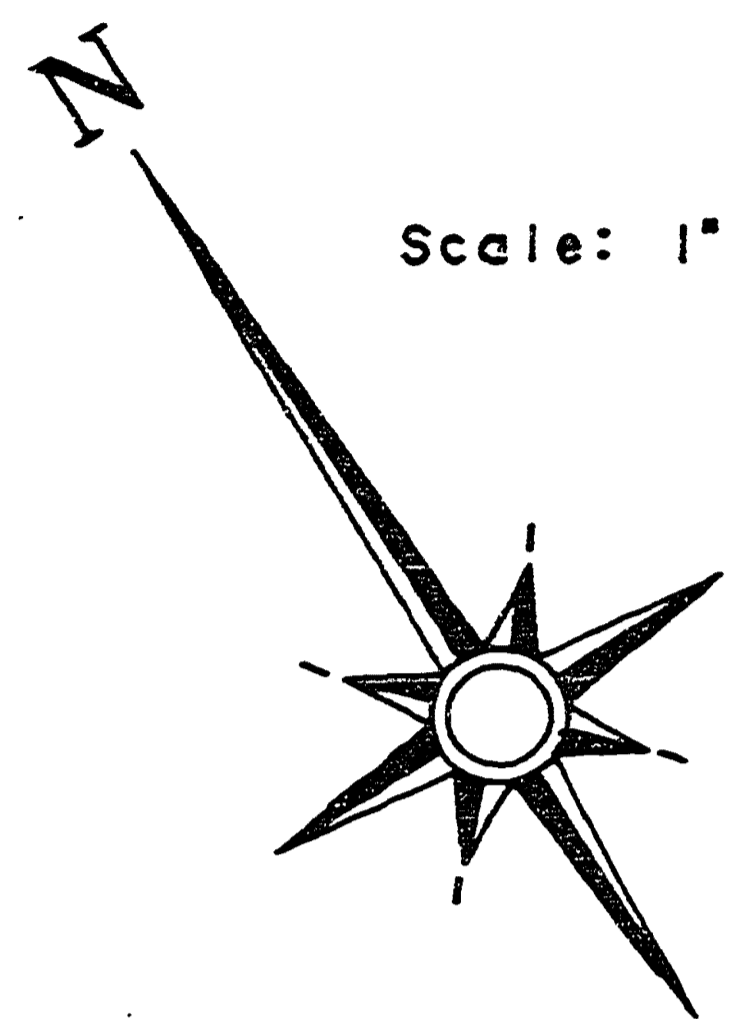
RECIPROCAL
TURN-AROUND EASEMENT

GRANTED TO:
PARCELS 1, 2 AND 3.
AND
6' WIDE P.L.E.
REEL 229, PAGE 572 M.C.M.R.

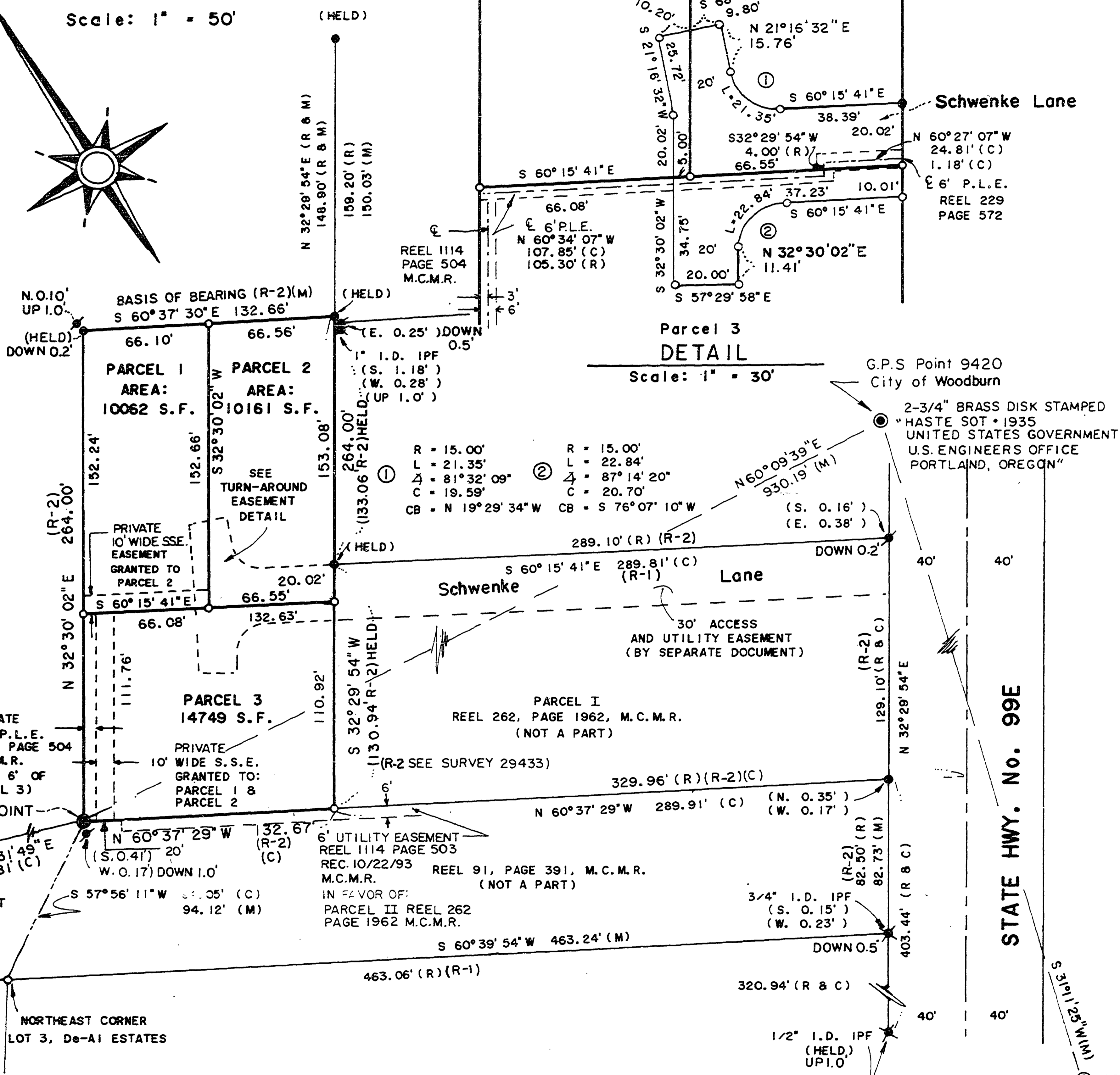
PARTITION PLAT No. 95-71

SITUATED IN:
The B.S. BONNEY D.L.C. No. 47 and the
SE 1/4 SECTION 18, T5S, R1W, W.M.,
CITY OF WOODBURN, COUNTY OF MARION and
STATE OF OREGON.

SURVEYOR:
JIM WEDDLE & ASSOC., INC.
1750 SW SKYLINE BLVD.
PORTLAND, OR 97221
(503) 292-8083



Scale: 1" = 50'



LEGEND:

- Denotes 5/8 inch diameter x 36 inch long iron rod set with red plastic cap inscribed "WEDDLE LS 874". (SET 10/5/94)
 - Denotes 5/8 inch diameter iron rod found with yellow plastic cap stamped "DLT & ASSOC. LS 1362".
 - ⦿ Denotes uncapped 5/8 inch diameter iron rod found.
 - ⊙ Denotes monument found as noted on the map.
 - ⊙ Denotes Initial Point set as noted on map.
- MAP ABBREVIATIONS:
S.F. = Square feet; (M) = Measured; (R) = Record; (C) = Computed;
(N/S 0.00) (E/W 0.00) = Position of monument from true corner;
S.S.E. = Sanitary Sewer Easement; P.L.E. = Power Line Easement;
M.C.M.R. = Marion County Microfilm Records; IPF = Iron Pipe Found;
(HELD) = Monument at true corner; I.D. = Inside Diameter;
① = Curve data; IRS = Iron Rod Set; W/RPC = With Red Plastic Cap;
G.P.S. = Global Positioning Station; (R-0) = Record of Survey No's.
(R-1) = 29102
(R-2) = 29433

NARRATIVE:

The purpose of this survey is to locate or establish the corners of Parcel II as described in Reel 262, Page 1962, recorded October 5, 1981 and as amended in Reel 465, Page 438, recorded May 30, 1986, Marion County Microfilm Records, and effect a partition of said Parcel II which conforms to City, County and State statutes, as shown hereon.

PROCEDURE:

Monuments as found and established by record of survey no. 29433, Marion County Survey Records, were measured, calculated for location in comparison to record locations and used in the resolution of this survey as indicated on the adjacent survey map. Minor variations in record data and monument locations are as noted on the map.

Basis of bearings: Record of survey no. 29433.

Controlling monuments: Noted (HELD) on map per record of survey no. 29433.

Reference surveys: 29102; 29433; De-AI Estates No. 29112;

Record documents: Marion County Microfilm Record Reel 8 Pages as noted on the map.

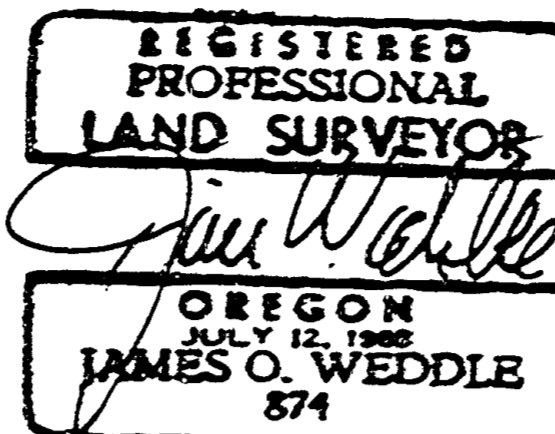
NOTE: MONUMENTS FOUND AND SET ARE FUSH WITH GROUND SURFACE UNLESS NOTED OTHERWISE ON THE MAP.

GPS POINT 9420
2-3/4" BRASS DISK STAMPED
IXEL • SOT 1935 U.S. ENGINEERS
OFFICE PORTLAND, OREGON

Attachment 101A

NOV. 25, 1994

PREPARED BY:
JIM WEDDLE & ASSOC., INC.
1750 SW SKYLINE BLVD.
SUITE 105
PORTLAND, OR 97221
(503) 292-8083



EXPIRES: 6/30/96

PARTITION PLAT No. 95-71

SITUATED IN:

SE 1/4 SECTION 18, T5S, R1W, W.M.,
CITY OF WOODBURN, MARION COUNTY, OREGON.

SURVEYOR'S CERTIFICATE:

I, JIM WEDDLE, HEREBY CERTIFY THAT DURING THE MONTH OF AUGUST, 1994, I DID CORRECTLY SURVEY AND MARK WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ATTACHED PARTITION PLAT MAP SITUATED IN A PART OF THE B.S. BONNEY DONATION LAND CLAIM NO. 47 AND THE S.E. 1/4 SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CITY OF WOODBURN, COUNTY OF MARION AND STATE OF OREGON, THAT AT THE INITIAL POINT OF SAID PLAT I SET A 5/8 INCH DIAMETER IRON ROD 30 INCHES IN LENGTH WITH A RED PLASTIC CAP STAMPED "WEDDLE LS 874", THE BOUNDARY OF SAID PARTITION PLAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE AFORESAID INITIAL POINT, SAID POINT BEARS SOUTH 71°31'49" EAST, 331.81 FEET FROM A 5/8 INCH DIAMETER IRON ROD MARKING THE SOUTHWEST CORNER OF LOT 5, BLOCK 6, MILL CREEK PARK ADDITION NO.3, A DULY RECORDED SUBDIVISION, TO SAID INITIAL POINT; THENCE NORTH 32°30'02" EAST, 264.00 FEET; THENCE SOUTH 60°37'30" EAST, 132.66 FEET; THENCE SOUTH 32°29'54" WEST, 264.00 FEET; THENCE NORTH 60°37'29" WEST, 132.67 FEET TO THE INITIAL POINT. CONTAINING THEREIN 34,972 SQUARE FEET, MORE OR LESS. (0.80 ACRES, MORE OR LESS).

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS, that "ALL CREATURES INVESTMENT COMPANY", AN OREGON PARTNERSHIP, CONSISTING OF JONATHAN E. BETTS, PARTNER, AND PAUL L. JONES, PARTNER, OWNERS OF THE PROPERTY REPRESENTED ON THE ANNEXED PARTITION PLAT MAP, BEING MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, DO HEREBY DECLARE SAID MAP TO BE A TRUE AND CORRECT MAP AND PLAT THEREOF, THAT WE HAVE CAUSED THIS PARTITION PLAT TO BE PARTITIONED INTO PARCELS, AND DO HEREBY GRANT ANY EASEMENTS NOT PREVIOUSLY GRANTED, AS SHOWN ON SAID PARTITION PLAT MAP, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES.
WE DO FURTHER STATE THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

By: Jonathan E. Betts
JONATHAN E. BETTS, PARTNER

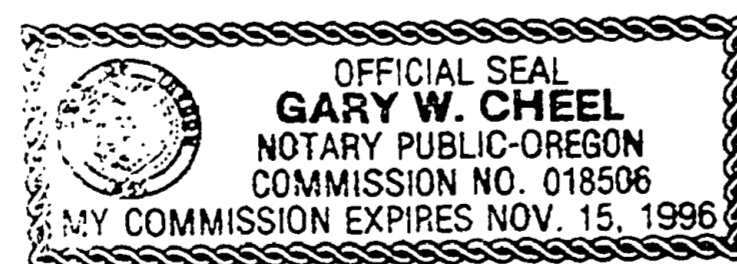
By: Paul L. Jones
PAUL L. JONES, PARTNER

ACKNOWLEDGEMENT:

STATE OF OREGON }
COUNTY OF MARION } s.s.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 12 DAY OF April, 1994, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OREGON, PERSONALLY APPEARED JONATHAN E. BETTS AND PAUL L. JONES, KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS NAMED IN THE FOREGOING INSTRUMENT, AND THAT THEY DID EXECUTE SAID INSTRUMENT ON THEIR OWN BEHALF, FREELY AND VOLUNTARILY.

Gary W. Cheel
WITNESS MY HAND AND OFFICIAL SEAL:



APPROVALS:

CITY OF WOODBURN

APPROVED: 3/24/94

Lillian Warynski
PLANNING COMMISSION CHAIR
M.P. CASE FILE NO. 94-02

MARION COUNTY:

APPROVED: 6-27-95

PRJ
MARION COUNTY SURVEYOR PRJ

APPROVED:

Douglas J. Eburn by: [Signature] 6-26-95
MARION COUNTY ASSESSOR

TAXES AND ASSESSMENTS ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID IN FULL TO

06-30-95

DATE
Ken Roudybush by: [Signature] 06-26-95
MARION COUNTY TAX COLLECTOR

STATE OF OREGON }
COUNTY OF MARION } s.s.

I HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT NO. 95-71 WAS RECEIVED FOR RECORD ON THE 30th DAY OF JUNE, 1995 AT 10:19 O'CLOCK A.M., AND RECORDED IN RECORD OF PARTITION PLATS. IT IS RECORDED IN THE MARION COUNTY DEED RECORDS AS REEL 1245, PAGE 636.

ALAN DAVIDSON, MARION COUNTY CLERK

BY: [Signature]
DEPUTY COUNTY CLERK



Public Works Comments
PLA 2020-02, CU2020-01, EXCP_2020-03, DR 2020-02; EXCP 2020-03
1430 E Cleveland Street
Templeton Apartments

November 5, 2020

CONDITIONS OF LAND USE APPROVAL:

1. The Applicant, not the City, is responsible for obtaining permits from state, county and/or federal agencies that may require such permit or approval. All work within the Oregon Department of Transportation (ODOT) right-of-way requires the applicant to obtain approval and permits from ODOT.
2. Applicant to obtain and provide a copy of a private access easement from 235 S Pacific Highway and 225 S Pacific Hwy permitting access to the entirety of the new development for either (i) exclusively emergency purposes; or (ii) general secondary access purposes. Should the easement be exclusively for emergency access purposes, Applicant shall install... Private access shall be obtained prior to building permit issuance.
3. The Applicant shall obtain approval from the Oregon Department of Transportation (ODOT) permitting the proposed development to utilize the existing access from 235 S Pacific Highway and 225 S Pacific Hwy to serve the proposed development. ODOT's approval should specify if authorized use is limited to emergency access purposes only or if general secondary access is being permitted. Applicant to provide a copy of ODOT's approval prior to building permit issuance.
4. Applicant to provide a final storm drainage analysis for detention and conveyance system. The storm drainage hydraulic analysis shall comply with the City's requirements. Applicant is responsible for acquiring a storm or public utility easement for the proposed storm main pipe in the adjacent property to the south of the development.
5. The minimum separation between a sewer main and a storm main shall be 8ft, depending depths of pipes.
6. Department of Environmental Quality Erosion Control 1200C permit may be need to be obtained for this development prior to City issuance of permit.

Attachment 102A



7. Final review of the Civil Plans will be done during the building permit application. Public infrastructure will be constructed in accordance with plans approved by public works and ODOT.
8. Provide and record the required right-of-way dedication, public utility easements, storm drainage easements and waterline easements prior to building permit issuance.
9. Fire hydrants locations and fire protection requirements shall be as per the Woodburn Fire Districts and City of Woodburn requirements. Actual fire hydrant locations and in-line valving locations shall not be determined until the construction final plan review.
10. System Development fees shall be paid at the time of building permit issuance.

CU 2020-01 Cleveland Corridor Lot Area and Frontage Spreadsheet

E. Cleveland Street Corridor: Front Street to U.S. 99E:

Lots along Corridor (for area and frontage) and including U.S. 99E lots south of corridor (for area)

Lots listed from west to east, south side (Cleveland north side being railroad ROW).

Table 1: Lot Areas

Tax Lot	Address	Status	Acreage	Percent	Zoning	Exclude	Adjusted Acreage	Adjusted Percent Acreage	Reference
051W18BD02700	none	undevelopable	0.42	1.6%	RS	Y	0.00	0.0%	railroad
051W18BD02600	208 E. Cleveland St	developed, divisible	0.81	3.1%	RS	N	0.81	5.5%	Rodriguez
051W18BD00100	400 Blk E. Cleveland St	public parkland	3.19	12.2%	P/SP	Y	0.00	0.0%	City park land: Mill Creek Greenway
051W18AC02100	404 E. Cleveland St	developed, divisible	0.35	1.3%	RS	N	0.35	2.4%	Vela/Garcia
051W18AC02200	434 E. Cleveland St	developed, divisible	0.76	2.9%	RS	N	0.76	5.1%	Perez/Gonzalez
051W18AC02201	none	public parkland	1.32	5.1%	P/SP	Y	0.00	0.0%	City park land: Mill Creek Greenway
051W18AC03200	525 Brown Ct	public parkland	0.30	1.1%	P/SP	Y	0.00	0.0%	City park land: Mill Creek Greenway
051W18AC03500	535 Brown Ct	developed, divisible	0.30	1.1%	RS	N	0.30	2.0%	Prondzinski
051W18AC03600	none	undevelopable	0.02	0.1%	P/SP	Y	0.00	0.0%	City park land: Mill Creek Greenway
051W18AC07100	760 E. Cleveland St	developed, divisible	0.58	2.2%	RS	N	0.58	3.9%	Morlan
051W18AC07200	none	public land, undevelopable	0.03	0.1%	P/SP	Y	0.00	0.0%	City land
051W18AC07300	810 E. Cleveland St	developed, indivisible	0.26	1.0%	RS	Y	0.00	0.0%	Karsseboom
051W18AC07400	820 E. Cleveland St	developed, indivisible	0.27	1.0%	RS	Y	0.00	0.0%	Barajas
051W18AC07500	850 E. Cleveland St	developed, divisible	0.28	1.1%	RS	N	0.28	1.9%	Gold
051W18AC07600	888 E. Cleveland St	developed, divisible	0.56	2.1%	RS	N	0.56	3.8%	Wilkening
051W18AC07700	938 E. Cleveland St	developed, divisible	0.64	2.5%	RS	N	0.64	4.3%	Ostergaard
051W18AD06900	988 E. Cleveland St	developed, divisible	0.65	2.5%	RS	N	0.65	4.4%	Ostergaard

051W18AD07000	1006 E. Cleveland St	developed, divisible	0.81	3.1%	RS N	0.81	5.5%	McClain
051W18AD07100	1020 E. Cleveland St	developed, divisible	0.35	1.3%	RS N	0.35	2.4%	Clarke
051W18AD07200	1058 E. Cleveland St	developed, divisible	1.27	4.9%	RS N	1.27	8.6%	Shevchuck
051W18DA03900	1110 E. Cleveland St	developed, divisible	0.78	3.0%	RS N	0.78	5.3%	Kirian Enterprises
051W18DA03600	1132 E. Cleveland St	developed, divisible	0.33	1.3%	RS N	0.33	2.2%	Kirian Enterprises
051W18DA03502	1150 E. Cleveland St	developed, indivisible	0.19	0.7%	RS Y	0.00	0.0%	Kirian Enterprises
051W18DA03500	1190 E. Cleveland St	developed, indivisible	0.23	0.9%	RS Y	0.00	0.0%	Kirian Enterprises
051W18DA03400	1212 E. Cleveland St	developed, indivisible	0.22	0.8%	RS Y	0.00	0.0%	Sosa
051W18DA02200	1264 E. Cleveland St	developed, indivisible	0.14	0.5%	RS Y	0.00	0.0%	Guzman
051W18DA02100	1288 E. Cleveland St	developed, indivisible	0.25	1.0%	RS Y	0.00	0.0%	Chavez
051W18DA02000	1316 E. Cleveland St	developed, indivisible	0.19	0.7%	RS Y	0.00	0.0%	Gonzalez
051W18DA01900	1332 E. Cleveland St	developed, indivisible	0.20	0.8%	RS Y	0.00	0.0%	Perfecto
051W18DA01800	1360 E. Cleveland St	developed, indivisible	0.23	0.9%	RS Y	0.00	0.0%	Belesta
051W18DA01700	1370 E. Cleveland St	developed, indivisible	0.23	0.9%	RS Y	0.00	0.0%	Olivera/De Legaria
051W18DA01600	1398 E. Cleveland St	developed	3.65	14.0%	RM Y	0.00	0.0%	Britewood Apts.

051W18DA01500	1430 E. Cleveland St	proposed redevelopment	0.22	0.8%	CG N	0.22	1.5%	Templeton Apts.
051W18DA01300	none	proposed redevelopment	0.85	3.3%	CG N	0.85	5.8%	
051W18DA01200	none	proposed redevelopment	0.23	0.9%	CG N	0.23	1.6%	
051W18DA01201	none	proposed redevelopment	0.23	0.9%	CG N	0.23	1.6%	
051W18DA01202	none	proposed redevelopment	0.33	1.3%	CG N	0.33	2.2%	
051W18DA01400	1444 E. Cleveland St	developed, redevelopable to commercial use	0.13	0.5%	CG N	0.13	0.9%	Hagen
051W18DA00600	1450 E. Cleveland St	developed, redevelopable to commercial use	0.19	0.7%	CG N	0.19	1.3%	Gonzalez/Criner
051W18DA00500	1458 E. Cleveland St	developed, redevelopable to commercial use	0.27	1.0%	CG N	0.27	1.8%	Miller
051W18DA00400	1462 E. Cleveland St	developed, redevelopable to commercial use	0.12	0.5%	CG N	0.12	0.8%	Miller
051W18DA00300	1468 E. Cleveland St	developed, redevelopable to commercial use	0.10		CG N	0.10	0.7%	Miller
051W18DA00100	105 S. Pacific Hwy	developed, redevelopable	0.63	2.4%	MUV N	0.63	4.3%	Vizcarra/Madrid
051W18DA00700	145 S. Pacific Hwy	developed, redevelopable	0.32	1.2%	CG N	0.32	2.2%	Vizcarra/Madrid
051W18DA00800	165 S. Pacific Hwy	developed, redevelopable	0.33	1.3%	CG N	0.33	2.2%	Lamar
051W18DA00900	165 S. Pacific Hwy	developed, redevelopable	0.66	2.5%	CG N	0.66	4.5%	Lamar
051W18DA01000	165 S. Pacific Hwy	developed, redevelopable	0.87	3.3%	CG N	0.87	5.9%	Lamar
051W18DA01100	225 S. Pacific Hwy	developed, redevelopable	0.26	1.0%	CG N	0.26	1.8%	Cross Roads / veterinarian clinic

051W18DA01101	225 S. Pacific Hwy	developed, redevelopable	0.57	2.2%	CG N	0.57	3.9%	Cross Roads / veterinarian clinic	
Area Totals			26.12	100.0%		14.78	100.0%	Templeton Apts.	12.6%

Table 2: Frontages

<i>Tax Lot</i>	<i>Address</i>	<i>Status</i>	<i>Frontage (ft)</i>	<i>Percent</i>	<i>Zoning</i>	<i>Exclude</i>	<i>Adjusted Frontage</i>	<i>Adjusted Percent Frontage</i>	<i>Acreage & Frontage Percentages Averaged</i>	<i>Reference</i>
051W18BD02700	none	undevelopable	189	5.2%	RS	Y	0	0.0%	0.0%	railroad
051W18BD02600	208 E. Cleveland St	developed, divisible	199	5.5%	RS	N	199	7.7%	6.6%	Rodriguez
051W18BD00100	400 Blk E. Cleveland St	public parkland	196	5.4%	P/SP	N	196	7.6%	3.8%	City park land: Mill Creek Greenway
051W18AC02100	404 E. Cleveland St	developed, divisible	130	3.6%	RS	N	130	5.1%	3.7%	Vela/Garcia
051W18AC02200	434 E. Cleveland St	developed, divisible	349	9.7%	RS	N	349	13.6%	9.4%	Perez/Gonzalez
051W18AC02201	none	public parkland	80	2.2%	P/SP	N	80	3.1%	1.6%	City park land: Mill Creek Greenway
051W18AC03200	525 Brown Ct	public parkland	141	3.9%	P/SP	N	141	5.5%	2.7%	City park land: Mill Creek Greenway
051W18AC03500	535 Brown Ct	developed, divisible	129	3.6%	RS	N	129	5.0%	3.5%	Prondzinski
051W18AC03600	none	undeveloped	20	0.6%	P/SP	N	20	0.8%	0.4%	City park land: Mill Creek Greenway
051W18AC07100	760 E. Cleveland St	developed, divisible	118	3.3%	RS	N	118	4.6%	4.3%	Morlan
051W18AC07200	none	public land, undevelopable	5	0.1%	P/SP	N	5	0.2%	0.1%	City land
051W18AC07300	810 E. Cleveland St	developed, indivisible	75	2.1%	RS	Y	0	0.0%	0.0%	Karsseboom
051W18AC07400	820 E. Cleveland St	developed, indivisible	75	2.1%	RS	Y	0	0.0%	0.0%	Barajas
051W18AC07500	850 E. Cleveland St	developed, divisible	75	2.1%	RS	N	75	2.9%	2.4%	Gold
051W18AC07600	888 E. Cleveland St	developed, divisible	100	2.8%	RS	N	100	3.9%	3.8%	Wilkening
051W18AC07700	938 E. Cleveland St	developed, divisible	105	2.9%	RS	N	105	4.1%	4.2%	Ostergaard
051W18AD06900	988 E. Cleveland St	developed, divisible	10	0.3%	RS	N	10	0.4%	2.4%	Ostergaard
051W18AD07000	1006 E. Cleveland St	developed, divisible	132	3.7%	RS	N	132	5.1%	5.3%	McClain
051W18AD07100	1020 E. Cleveland St	developed, divisible	61	1.7%	RS	N	61	2.4%	2.4%	Clarke

051W18AD07200	1058 E. Cleveland St	developed, divisible	182	5.0%	RS N	182	7.1%	7.8%	Shevchuck
051W18DA03900	1110 E. Cleveland St	developed, divisible	20	0.6%	RS N	20	0.8%	3.0%	Kirian Enterprises
051W18DA03600	1132 E. Cleveland St	developed, divisible	97	2.7%	RS N	97	3.8%	3.0%	Kirian Enterprises
051W18DA03502	1150 E. Cleveland St	developed, indivisible	64	1.8%	RS Y	0	0.0%	0.0%	Kirian Enterprises
051W18DA03500	1190 E. Cleveland St	developed, indivisible	83	2.3%	RS Y	0	0.0%	0.0%	Kirian Enterprises
051W18DA03400	1212 E. Cleveland St	developed, indivisible	111	3.1%	RS Y	0	0.0%	0.0%	Sosa
051W18DA02200	1264 E. Cleveland St	developed, indivisible	50	1.4%	RS Y	0	0.0%	0.0%	Guzman
051W18DA02100	1288 E. Cleveland St	developed, indivisible	68	1.9%	RS Y	0	0.0%	0.0%	Chavez
051W18DA02000	1316 E. Cleveland St	developed, indivisible	62	1.7%	RS Y	0	0.0%	0.0%	Gonzalez
051W18DA01900	1332 E. Cleveland St	developed, indivisible	67	1.9%	RS Y	0	0.0%	0.0%	Perfecto
051W18DA01800	1360 E. Cleveland St	developed, indivisible	66	1.8%	RS Y	0	0.0%	0.0%	Belesta
051W18DA01700	1370 E. Cleveland St	developed, indivisible	66	1.8%	RS Y	0	0.0%	0.0%	Olivera/De Legaria
051W18DA01600	1398 E. Cleveland St	developed	66	1.8%	RM Y	0	0.0%	0.0%	Britewood Apts.
051W18DA01500	1430 E. Cleveland St		75	2.1%	CG N	75	2.9%	7.8%	Templeton Apts.
051W18DA01400	1444 E. Cleveland St	developed, redevelopable to commercial use	52	1.4%	CG N	52	2.0%	3.9%	Hagen
051W18DA00600	1450 E. Cleveland St	developed, redevelopable to commercial use	64	1.8%	CG N	64	2.5%	2.0%	Gonzalez/Criner

051W18DA00500	1458 E. Cleveland St	developed, redevelopable to commercial use	47	1.3%	CG N	47	1.8%	1.7%	Miller
051W18DA00400	1462 E. Cleveland St	developed, redevelopable to commercial use	53	1.5%	CG N	53	2.1%	2.1%	Miller
051W18DA00100	105 S. Pacific Hwy	developed, redevelopable	126	3.5%	MUV N	126	4.9%	2.9%	Vizcarra/Madrid
Frontage Totals			3,608	100.0%		2,565	100.0%	n/a	Templeton Apts. 2.9% Frontage Templeton Apts. Area/Frontage Avg. 7.8%

10/30/2020

Planning Commission 11/12/2020

CU 2020-01 Templeton Apartments 1430 E. Cleveland St: Spreadsheet Table 1 Lot Areas



CU 2020-01 Templeton Apartments 1430 E. Cleveland St: Spreadsheet Table 2 Frontages



WOODBURN HOUSING DEVELOPMENT - APARTMENTS

FOR
DOUG TEMPLETON

1430 CLEVELAND STREET

WOODBURN, OREGON 97071

ARCHITECT:



Randal S. Saunders Architect/President
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WOODBURN, OREGON 97071 (503) 370-7929

PROJECT ADDRESS:
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220 SOUTH PACIFIC HWY.
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CIVIL ENGINEER:
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SILVERTON, OREGON 97131
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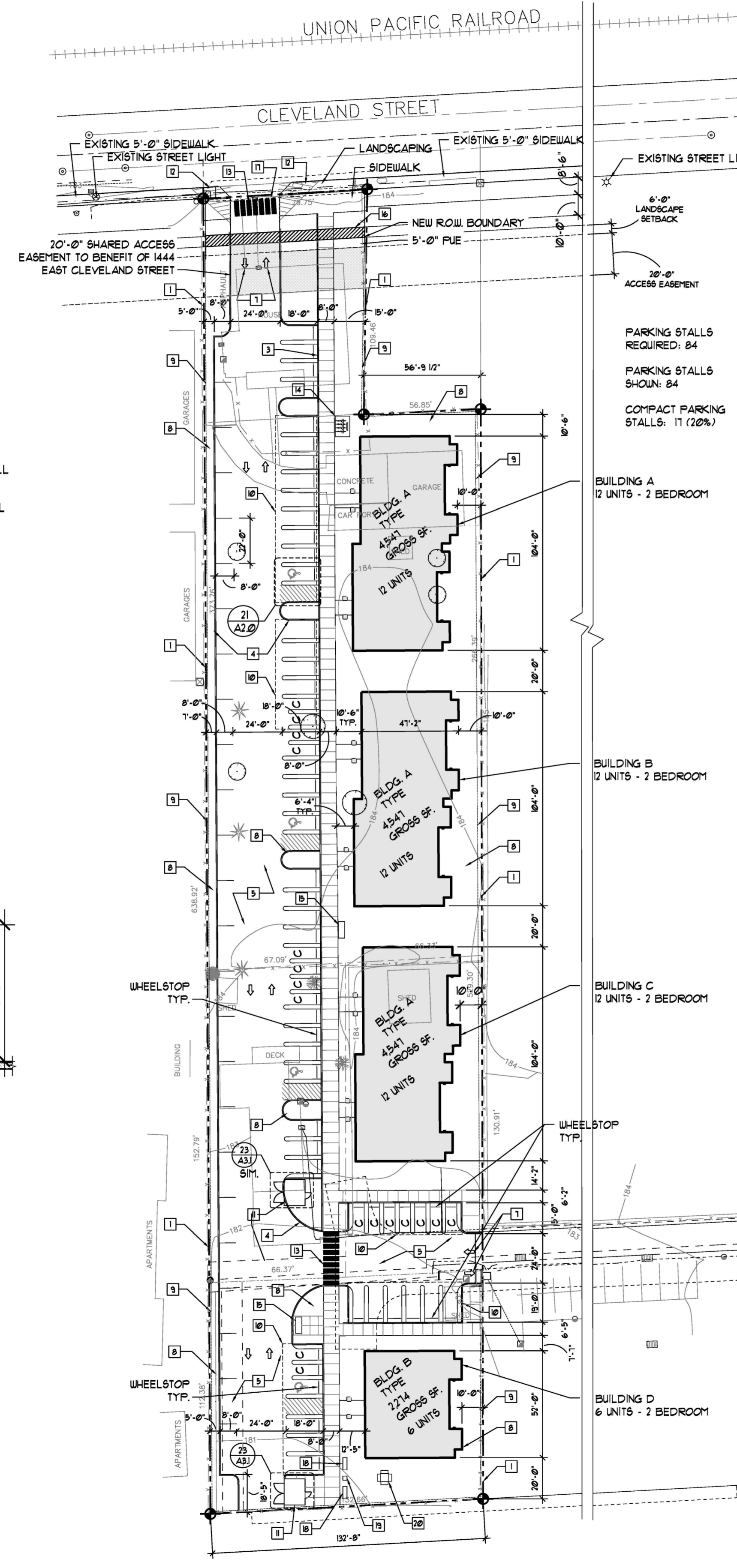
WOODBURN HOUSING DEVELOPMENT - APARTMENTS
FOR
DOUG TEMPLETON
WOODBURN, OREGON 97071
1430 CLEVELAND STREET

LEGEND:

- CONCRETE SIDEWALK: BROOM FINISH
- LANDSCAPE AREA
- ARCHITECTURAL WALL
- PROPERTY LINE

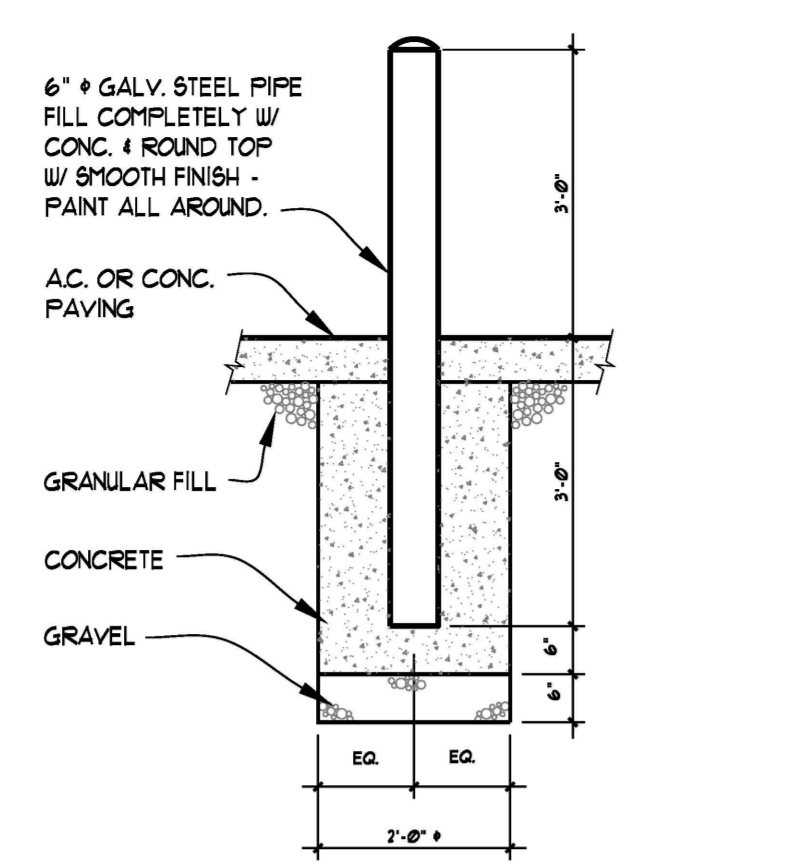
SITE PLAN KEY NOTES:

- 1 PROPERTY LINE
- 2 ACCESSIBLE PARKING SPACE, SEE (21) (A1.0)
- 3 CONC. CURB AT SIDEWALK, SEE (14) (A1.0)
- 4 CONC. CURB AT LANDSCAPE, SEE (13) (A1.0)
- 5 ASPHALT PAVING
- 6 CONCRETE SIDEWALK
- 7 DIRECTIONAL ARROWS, SEE (23) (A1.0)
- 8 LANDSCAPE AREAS
- 9 1'-0" HIGH VINYL COATED CHAIN LINK FENCE WITH VINYL VISION OBSCURING SLATS
- 10 COVERED PARKING
- 11 TRASH ENCLOSURE, SEE (3) (A1.0)
- 12 VISION CLEARANCE AREA
- 13 CONCRETE PAVERS WITH TWO PARALLEL CONCRETE BARS
- 14 GUEST BICYCLE PARKING
- 15 GANG MAIL BOXES
- 16 5'-0" FUE, AND SHARED PUBLIC ACCESS EASEMENT
- 17 FOR DRIVEWAY ACCESS APPROACH, SEE (6) (A1.0)
- 18 6'-0" LONG BENCH, SEE CUT SHEET
- 19 DOG WASTE STATION, SEE CUT SHEET
- 20 SQUARE PICNIC BENCH, SEE CUT SHEET

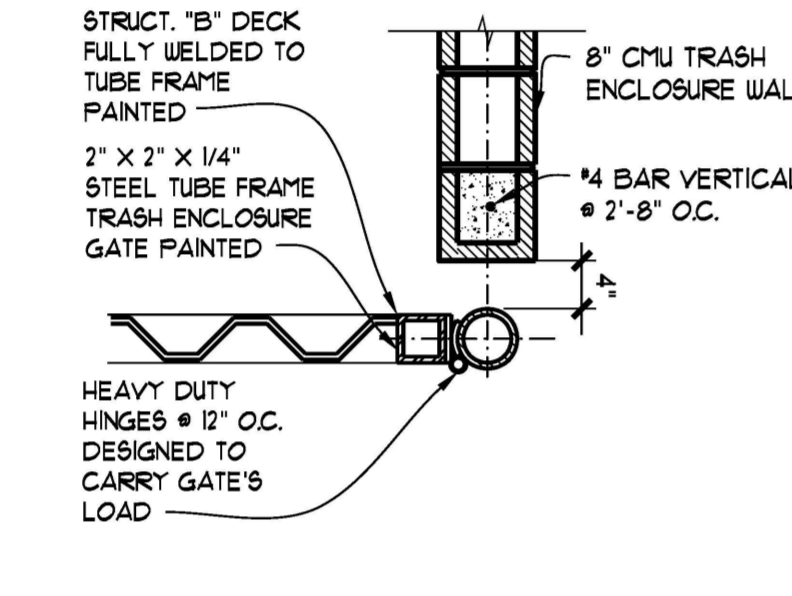


(17) SITE PLAN
1" = 40'-0"

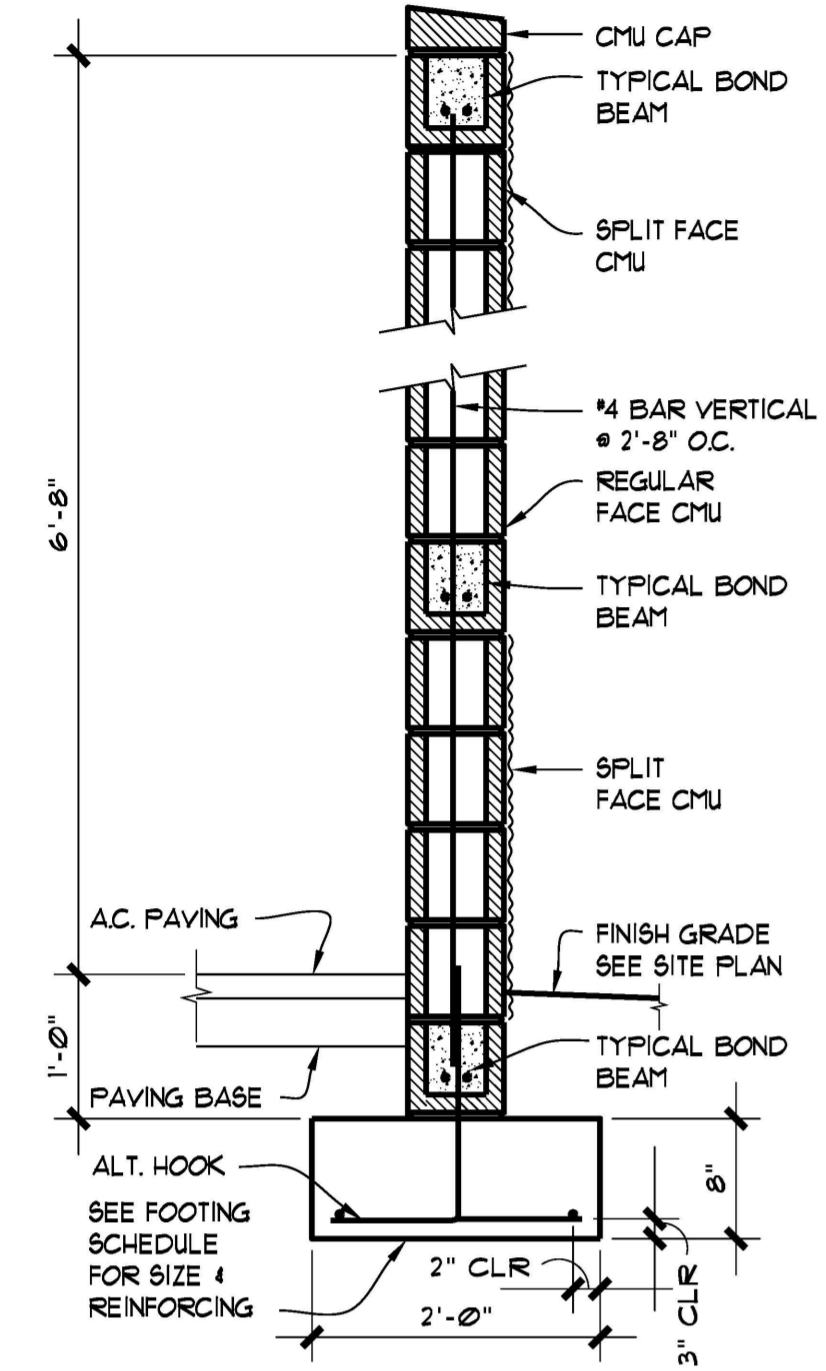
(24) PIPE BOLLARD
1/2" = 1'-0"



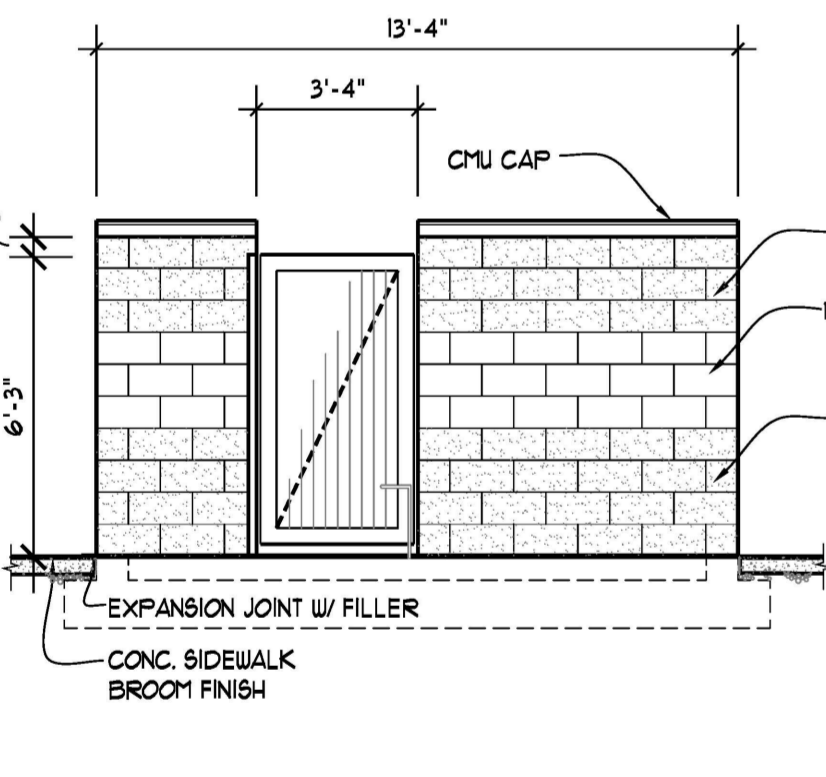
(23) GATE JAMB
3/4" = 1'-0"



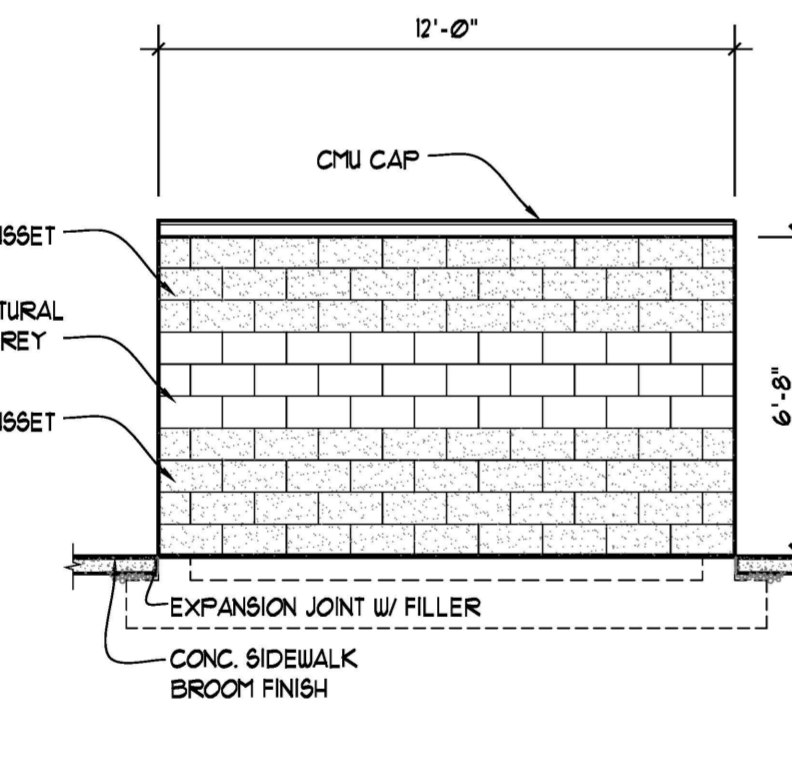
(27) WALL SECTION
3/4" = 1'-0"



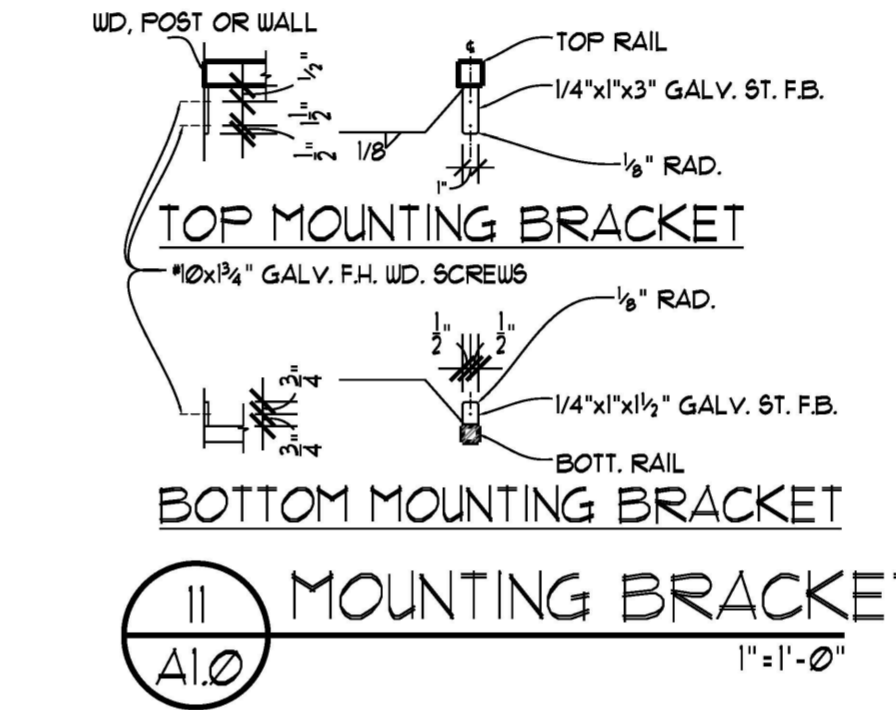
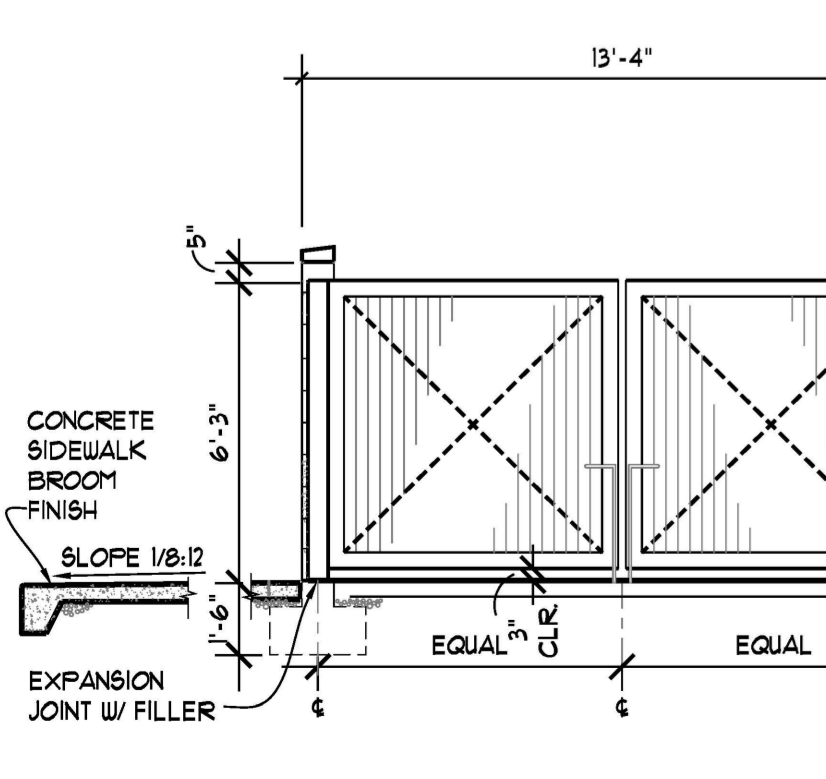
(26) TRASH ENCL. ELEV.
1/4" = 1'-0"



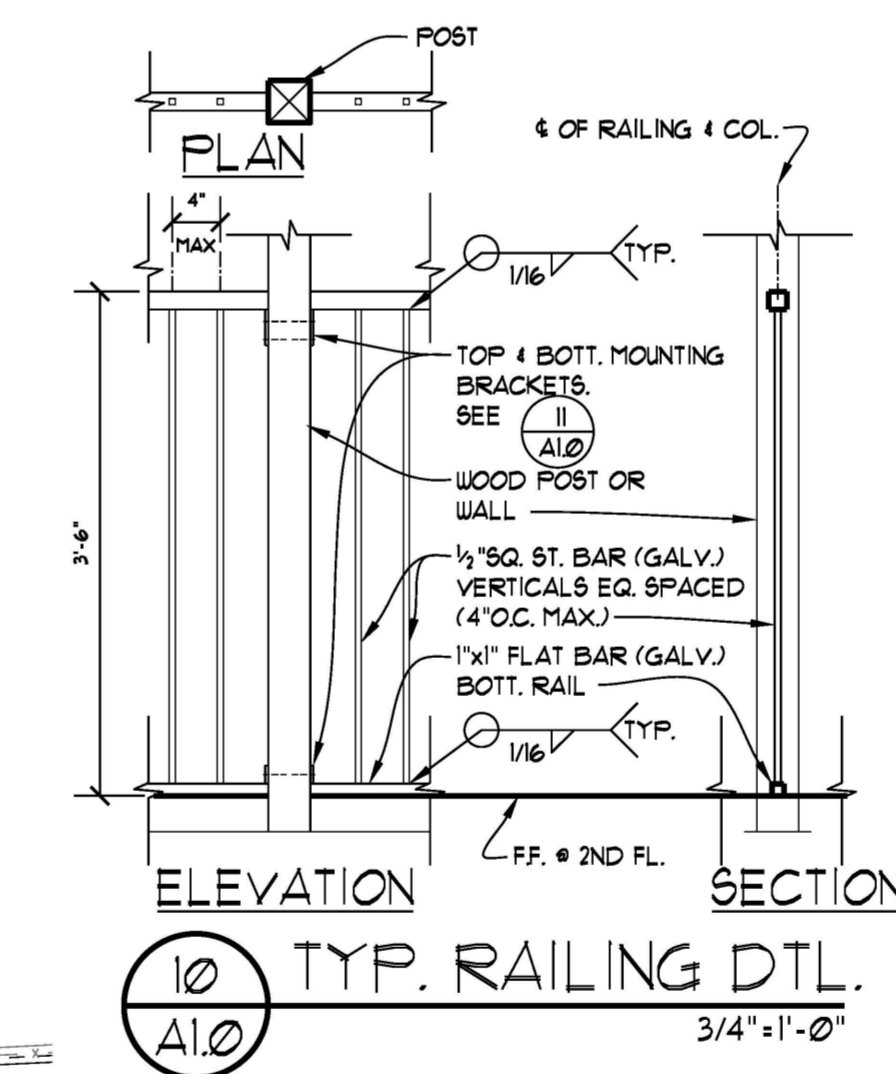
(22) TRASH ENCL. ELEV.
1/4" = 1'-0"



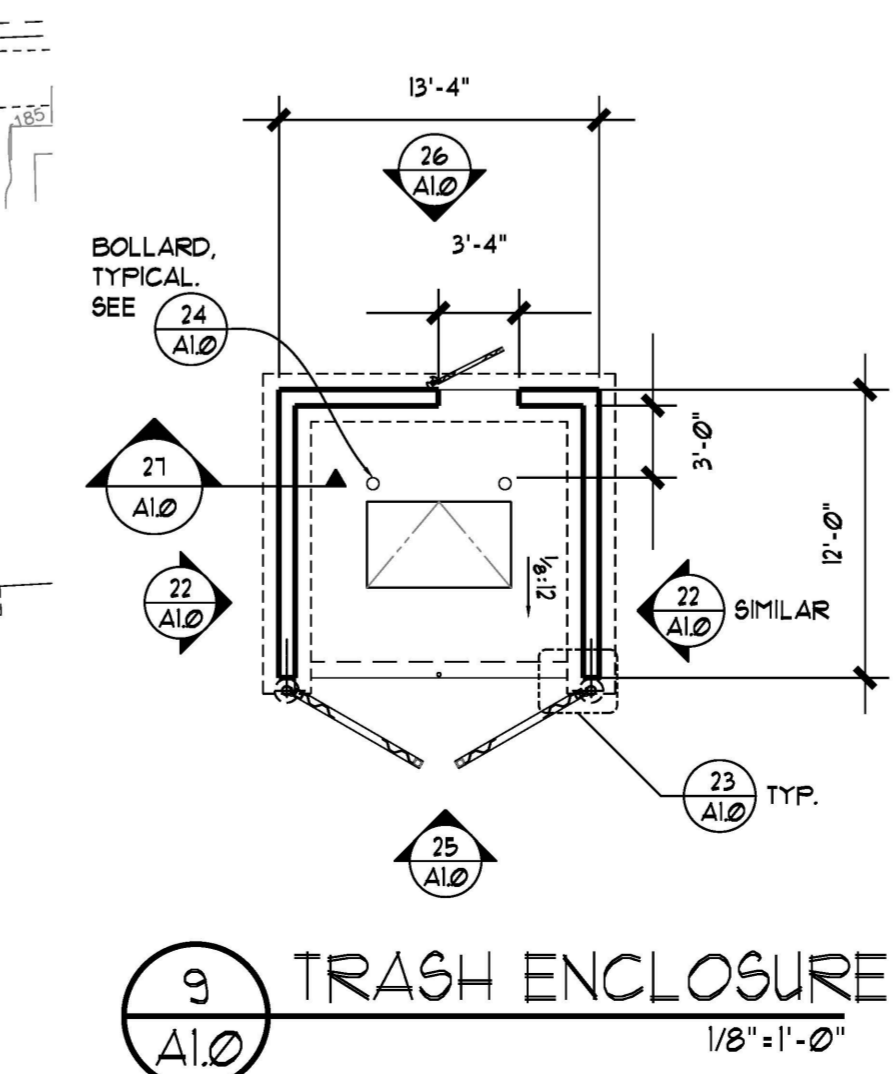
(25) TRASH ENCL. ELEVATION
1/4" = 1'-0"



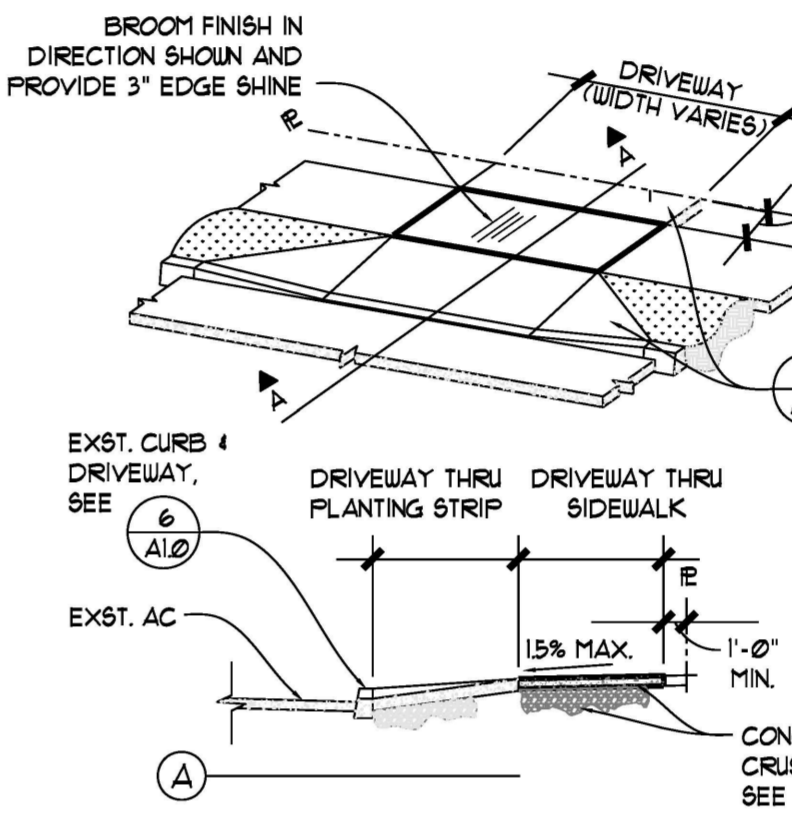
(11) MOUNTING BRACKETS
1" = 1'-0"



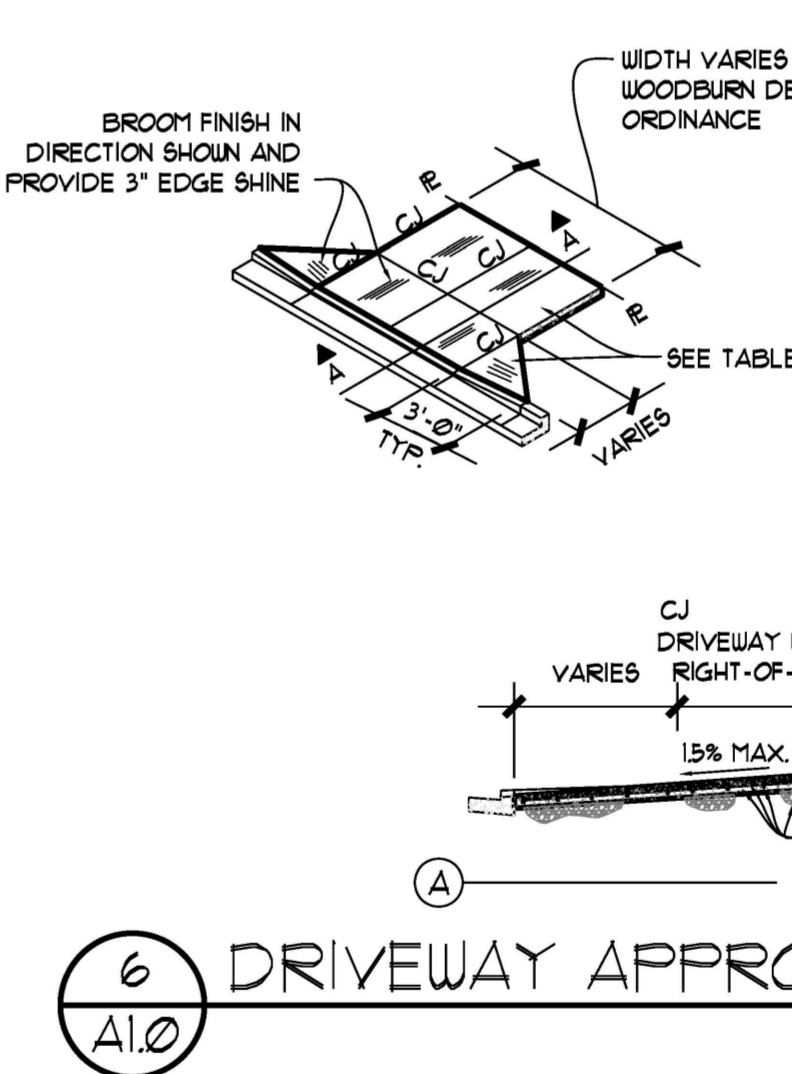
(10) TYP. RAILING DTL.
3/4" = 1'-0"



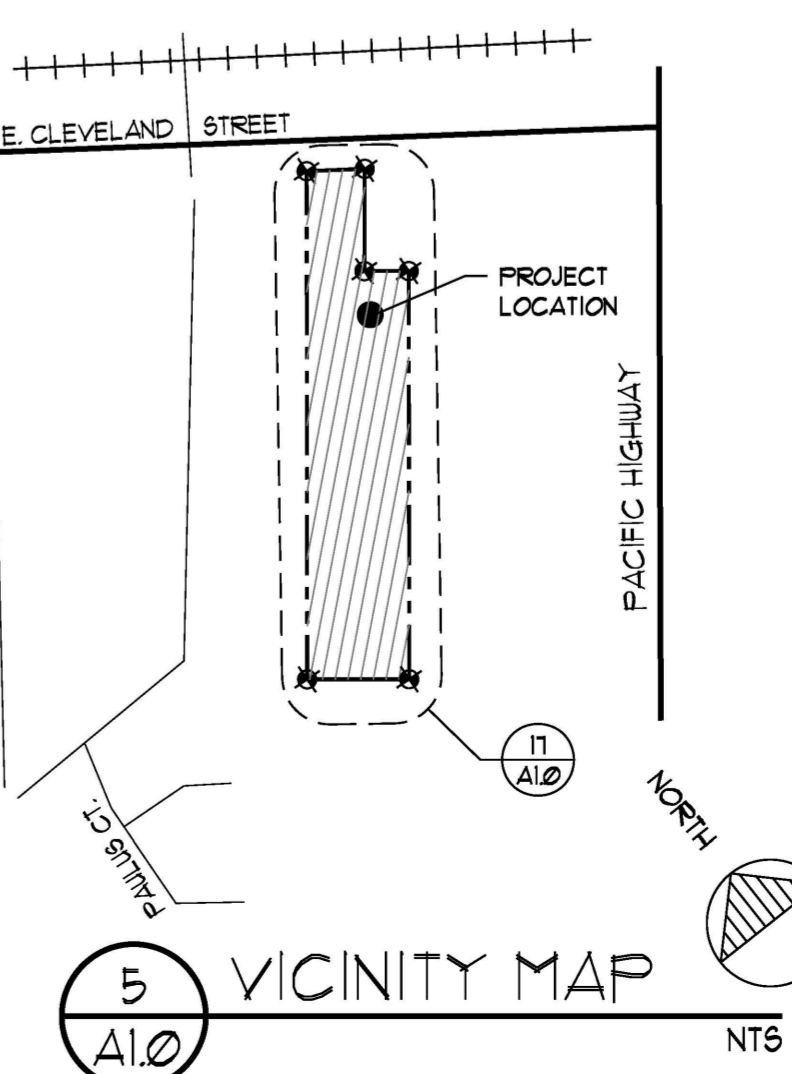
(9) TRASH ENCLOSURE
1/8" = 1'-0"



(7) PROPERTY LINE SIDEWALK
AT DRIVEWAY NT5



(6) DRIVEWAY APPROACH
NT5



(5) VICINITY MAP
NT5

CONCRETE/AGGREGATE BASE THICKNESS AND REINFORCEMENT			
USE	CONC.	1"-MINUS CRUSHED AGGREGATE	REBAR
SINGLE FAMILY RESIDENTIAL	6"	4"	NONE
ALL OTHER	8"	6"	No.4 @ 1'-0" O.C. EACH WAY

- NOTES:
1. REFERENCE TECHNICAL SPEC. SECTION 415.0.
2. PLACE CONSTRUCTION JOINTS AT 5'-0" INTERVALS, 1/3 THICKNESS.
3. MATERIAL - 3500 PSI CONCRETE AT 28 DAYS.

CONCRETE/AGGREGATE BASE THICKNESS AND REINFORCEMENT			
USE	CONC.	1"-MINUS CRUSHED AGGREGATE	REBAR
SINGLE FAMILY RESIDENTIAL	6"	4"	NONE
ALL OTHER	8"	6"	No.4 @ 1'-0" O.C. EACH WAY

- NOTES:
1. REFERENCE TECHNICAL SPEC. SECTION 415.0.
2. EXPANSION JOINTS (EJ) SHALL BE 1/2" AC IMPREGNATED JOINT VERTICAL SURFACES.
3. MATERIAL - 3500 PSI CONCRETE AT 28 DAYS.

REVISIONS

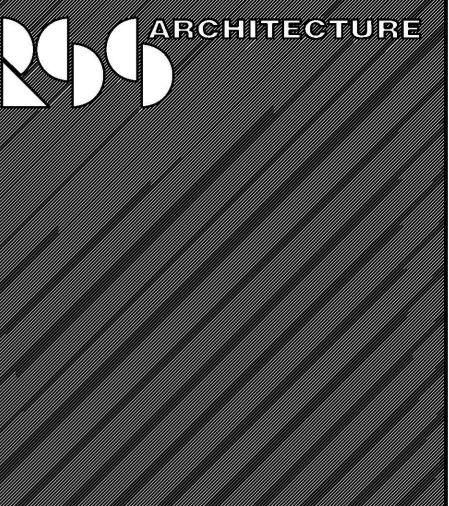
Attachment 103
Sheet 1 of 7

A PROFESSIONAL CORPORATION

2225 COUNTRY CLUB ROAD
WOODBURN, OREGON 97071
(503) 982-1211

PROJECT NO.: 1907
DATE: JUNE 2020
DRAWING NO.: A1.0

PLOT DATE/TIME: DATE: 08/31/2020 TIME: 09:30 FILE: A1.0_SDR1



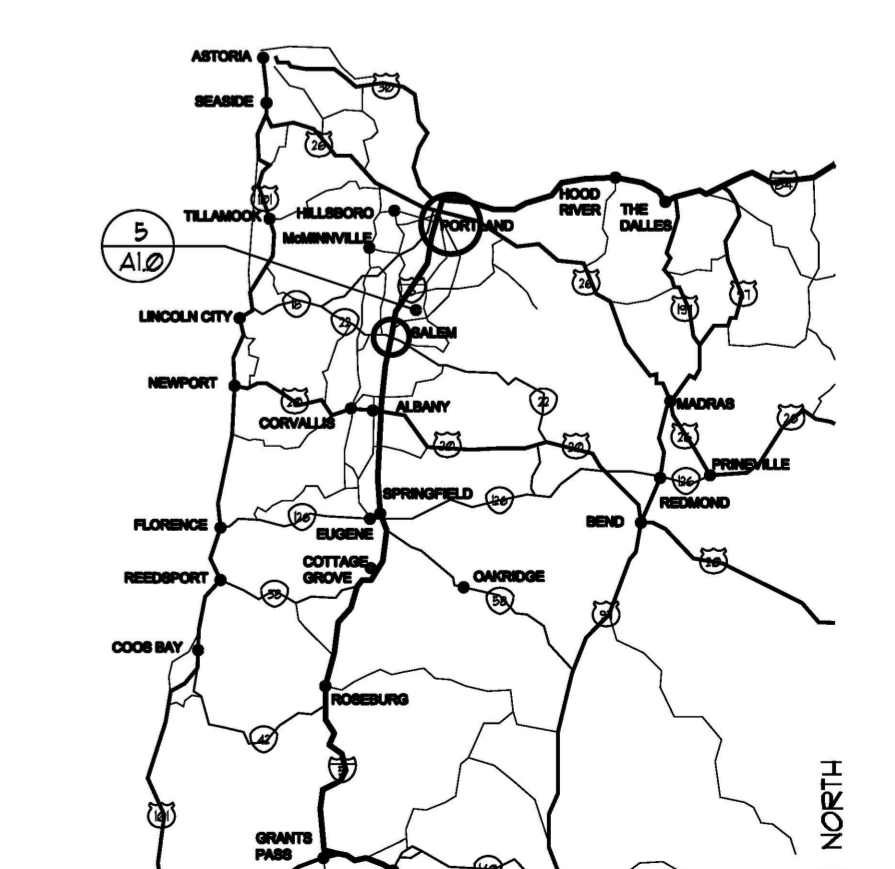
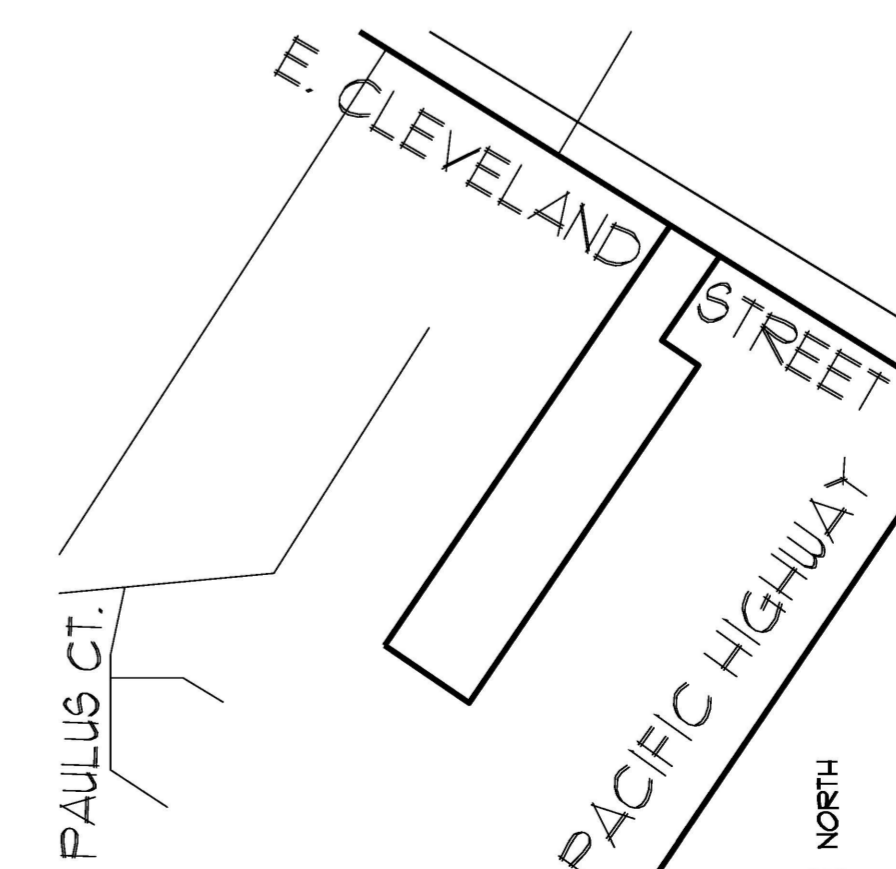
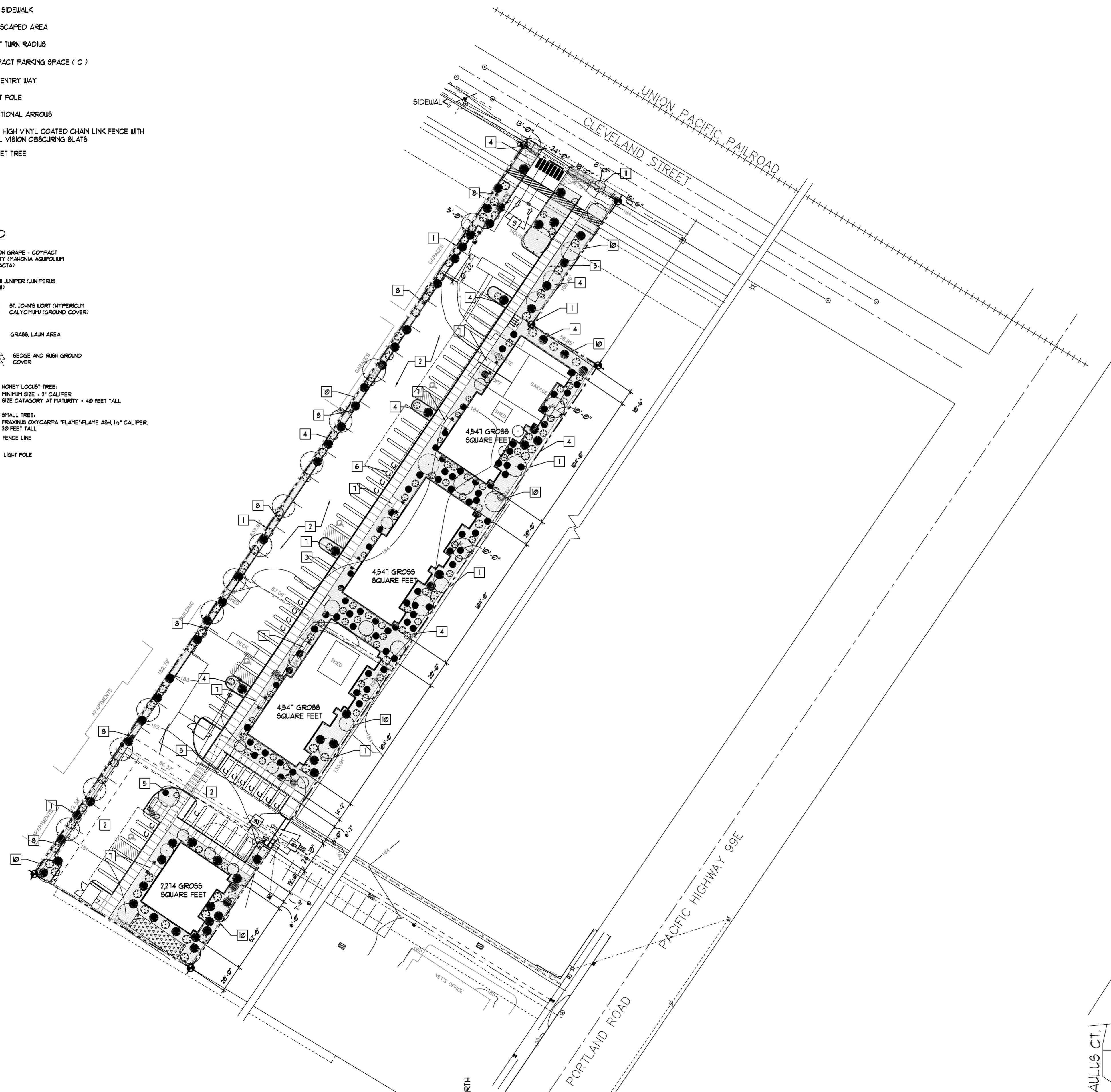
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KEY NOTES:

- 1 PROPERTY LINE
- 2 PAVED PARKING AREA W/24'-0" DRIVE AISLES
- 3 8'-0" SIDEWALK
- 4 LANDSCAPED AREA
- 5 28'-0" TURN RADIUS
- 6 COMPACT PARKING SPACE (C)
- 7 APT. ENTRY WAY
- 8 LIGHT POLE
- 9 DIRECTIONAL ARROWS
- 10 1'-0" HIGH VINYL COATED CHAIN LINK FENCE WITH VINYL VISION OBSCURING SLATS
- 11 STREET TREE

LEGEND

- OREGON GRAPE - COMPACT VARIETY (FRAXINA AQUIFOLIUM COMPACTA)
- WILTON JUNIPER (JUNIPERUS WILTONI)
- ST. JOHN'S WORT (HYPERICUM CALYCYLUM) (GROUND COVER)
- GRASS LAWN AREA
- SEDGE AND RUSH GROUND COVER
- HONEY LOCUST TREE: MINIMUM SIZE - 2" CALIPER, SIZE CATEGORY AT MATURITY - 40 FEET TALL
- SMALL TREE: FRAXINUS OXYCARPA 'PLAIE' / PLAIE 484 1 1/2" CALIPER, 20 FEET TALL
- FENCE LINE
- LIGHT POLE



WOODBURN HOUSING DEVELOPMENT - APARTMENTS
 FOR
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 WOODBURN, OREGON 97071
 220 S PACIFIC HY

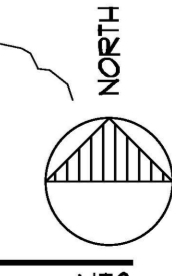
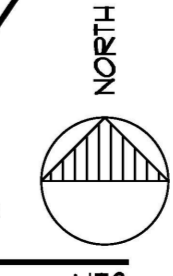
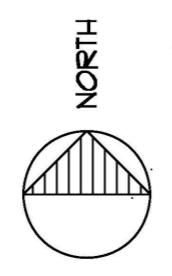
REVISIONS

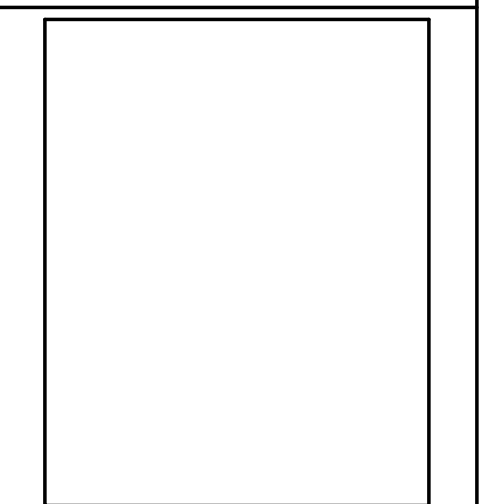
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PROJECT NO.: 1907
DATE: JUNE 2020
DRAWING NO.: L1.1

PLOT DATE/TIME: DATE: 08/24/2020 TIME: 14:34 FILE: SDR - LANDSCAPE PLAN





FINISH SCHEDULE

NO.	NAME	FL.	BAS.	WALLS								CEILING			REMARKS		
				NORTH MATL	NORTH FIN	EAST MATL	EAST FIN	SOUTH MATL	SOUTH FIN	WEST MATL	WEST FIN	MATL	FIN	HT			
A101	FOYER	SV	WDB	XGB	SLP	XGB	SLP	XGB	SLP	XGB	SLP	XGB	SLP	XGB	SLP	9'-0"	1 4 5
A102	KITCHEN	SV	WDB	XGB	SGE	XGB	SGE	---	---	XGB	SGE	XGB	SGE	XGB	SGE	---	1 4 5
A103	LIVING	CPT	---	XGB	SLP	XGB	SLP	XGB	SLP	XGB	SLP	XGB	SLP	XGB	SLP	---	1 4 5
A104	DINING	---	---	XGB	SLP	XGB	SLP	XGB	SLP	XGB	SLP	XGB	SLP	XGB	SLP	---	1 2 4
A105	BATH 1	---	---	XGB	SGE	XGB	SGE	XGB	SGE	XGB	SGE	XGB	SGE	XGB	SGE	---	1 4 6
A106	BATH 2	---	---	XGB	SGE	XGB	SGE	XGB	SGE	XGB	SGE	XGB	SGE	XGB	SGE	---	1 4 6
A107	BEDROOM	---	---	XGB	SLP	XGB	SLP	XGB	SLP	XGB	SLP	XGB	SLP	XGB	SLP	---	1 4
A108	BEDROOM	CPT	---	XGB	SLP	XGB	SLP	XGB	SLP	XGB	SLP	XGB	SLP	XGB	SLP	---	1 4
A109	LAUNDRY	SV	WDB	XGB	SGE	XGB	SGE	XGB	SGE	XGB	SGE	XGB	SGE	XGB	SGE	---	1 4
A110	STORAGE	ES	---	XGB	FT	XGB	FT	XGB	FT	XGB	FT	XGB	FT	XGB	FT	9'-0"	3

ABBREVIATIONS

CPT CARPET
 ES EXPOSED STRUCTURE
 FIN FINISH
 FL FLOORING
 FT FIRE TAPE
 HT HEIGHT
 MATL MATERIAL
 NO. ROOM NUMBER
 S SEAL COAT
 SGE SEMI GLOSS ENAMEL PAINT
 SLP SATIN LATEX PAINT
 SV SHEET VINYL
 WDB WOOD BASE
 XGB WATER RESISTANT TYPE 'X' GYPSUM BOARD
 XGB TYPE 'X' GYPSUM BOARD

FINISH SCHEDULE KEY NOTES

1 TYPICAL FINISHES ORIENTATION AS SHOWN WILL MIRROR COMPLEMENTARY UNITS.
 2 UPPER FLOOR CEILING: VAULTED - SEE ROOF FRAMING PLAN. FINISH PER SCHEDULE.
 3 FLOORING TO BE EXPOSED CONCRETE SLAB OR EXPOSED FLOOR SHEATHING AS OCCURS. FINISH PER SCHEDULE.
 4 CEILING HEIGHT = SECOND FLOOR 9'-0".
 5 1/2" PARTICLE BOARD UNDERLAYMENT.
 6 1/2" ACX PLYWOOD UNDERLAYMENT.

FOOTING SCHEDULE

MARK	FOOTING SIZE			REINFORCING	DETAIL(S)	REMARKS
	LENGTH	WIDTH	DEPTH			
A	CONT.	1'-6"	8"	(3) #4 CONT.	1/A2.0	A1 A3
B	CONT.	2'-0"	8"	(3) #4 CONT.	3/A2.0	A2
C	CONT.	2'-0"	8"	(3) #4 CONT.	10/A2.0	A2
D	2'-6"	2'-6"	10"	(3) #4 EA/WAY	2/A2.0	A2
E	CONT.	1'-6"	12"	(2) #4 EA/WAY	3/A2.0	
F	2'-0"	2'-0"	10"	(3) #4 EA/WAY	4/A2.0	

NOTES: MIN. SOIL BEARING CAPACITY = 1500 PSF
 ALL FOOTINGS TO BEAR ON FIRM UNDISTURBED NATIVE SOIL
 ALL BEARING SURFACES FOR FOOTINGS SHALL BE MINIMUM 1'-6" BELOW FINISH GRADE.
 SEE CIVIL DRAWINGS FOR ANY SPECIFIED DEPTHS.
 USE EITHER 1/2" OR 5/8" DIAMETER ANCHOR BOLTS.

FOOTING SCHEDULE KEY NOTES

A1 STEPWALL REINFORCING: #4 BARS CONTINUOUS, HORIZONTAL TOP & BOTTOM AND @ 1'-0" O.C. MAX.
 A2 THICKENED SLAB
 SEE DETAIL 11/A2.0 FOR FOOTING AT STEPWALL

FOUNDATION PLAN KEY NOTES

1 CONCRETE SLAB ON GRADE
 2 CONTROL JOINT @ 20'-0" ± 5'-0" O.C. E/W. SEE 6/A2.0
 3 U-FER GROUND ROD, SEE 1/A2.0
 F.O.C. FACE OF CONCRETE
 F.O.S. FACE OF STUD

WINDOW SCHEDULE

MARK	SIZE		WINDOW			DETAIL			REMARKS
	WIDTH	HEIGHT	FRAME	GLASS	TYPE	HEAD	JAMB	SILL	
A	6'-0"	5'-0"	VINYL	INSUL.	SINGLE HUNG	10/A8.0	11/A8.0	12/A8.0	1 2 3
B	4'-0"	5'-0"	VINYL	INSUL.	SINGLE HUNG	10/A8.0	11/A8.0	12/A8.0	1 2 3
C	3'-0"	2'-6"	VINYL	INSUL.	FIXED	9/A9.0	10/A9.0	11/A9.0	1 2

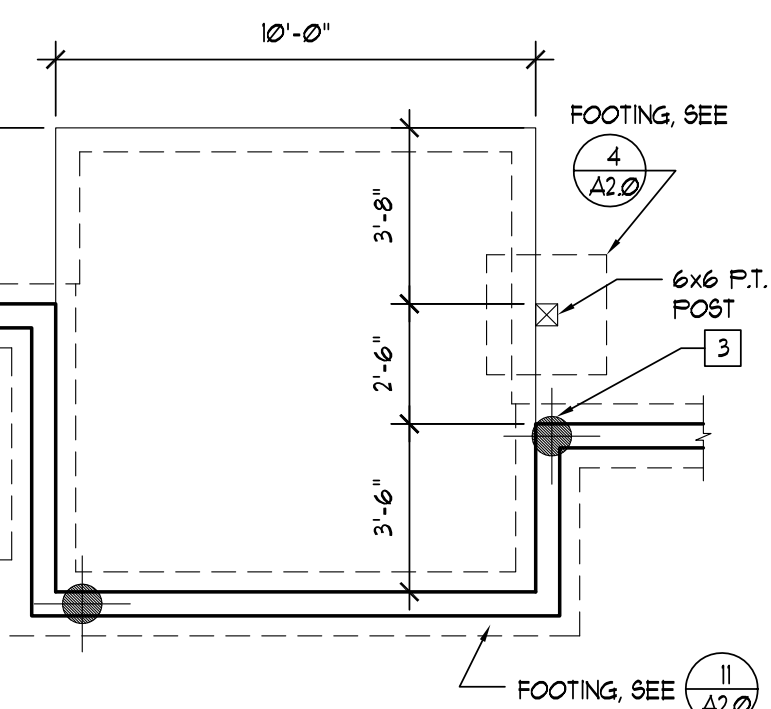
NOTE: VERIFY WINDOW ROUGH OPENING SIZE PRIOR TO WINDOW FABRICATION.

WINDOW ABBREVIATIONS

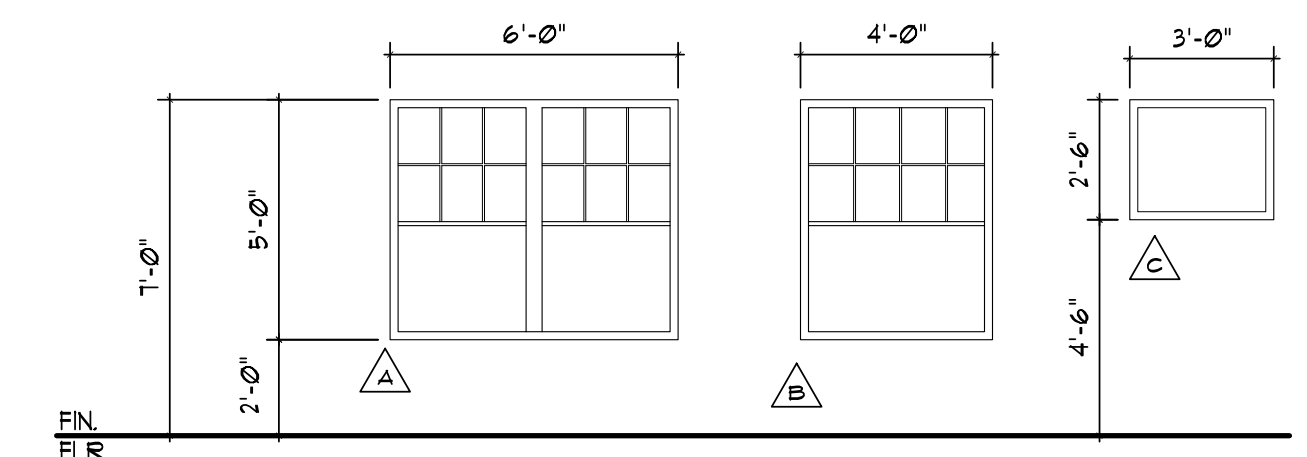
F FACTORY
 HM HOLLOW METAL
 PT PAINT
 WD WOOD
 INSUL INSULATE
 GL GLASS
 HORIZ HORIZONTAL

WINDOW SCHEDULE NOTES

1 ROUGH OPENING HEIGHT = 1'-0" ABOVE FINISH FLOOR
 2 ROUGH OPENING HEAD HEIGHT OF WINDOWS ARE THE SAME AS DOORS.
 3 INSECT SCREENS AT ALL OPERABLE WINDOWS



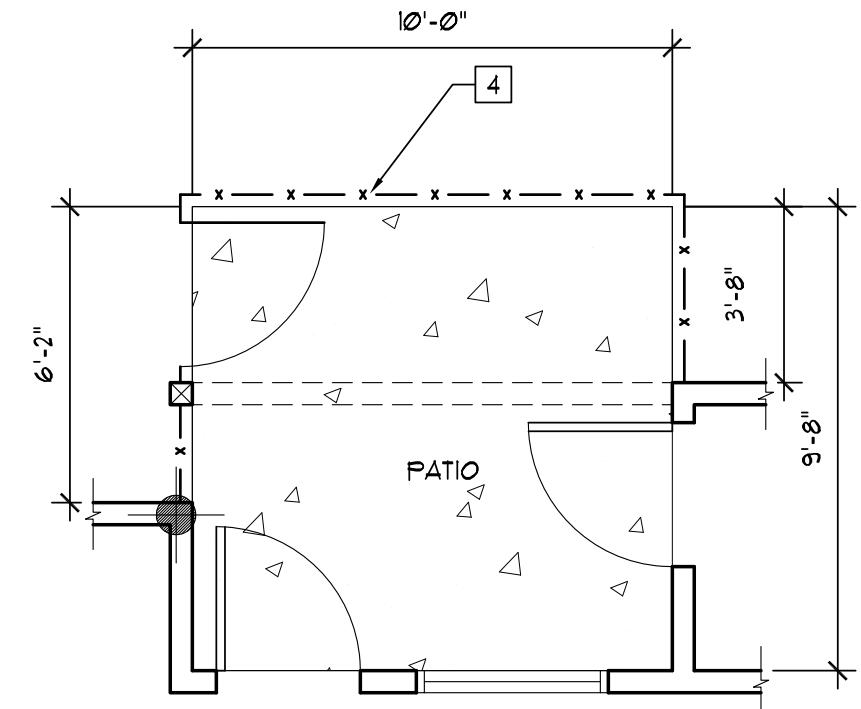
25 EXTERIOR POST
 1/4" = 1'-0"



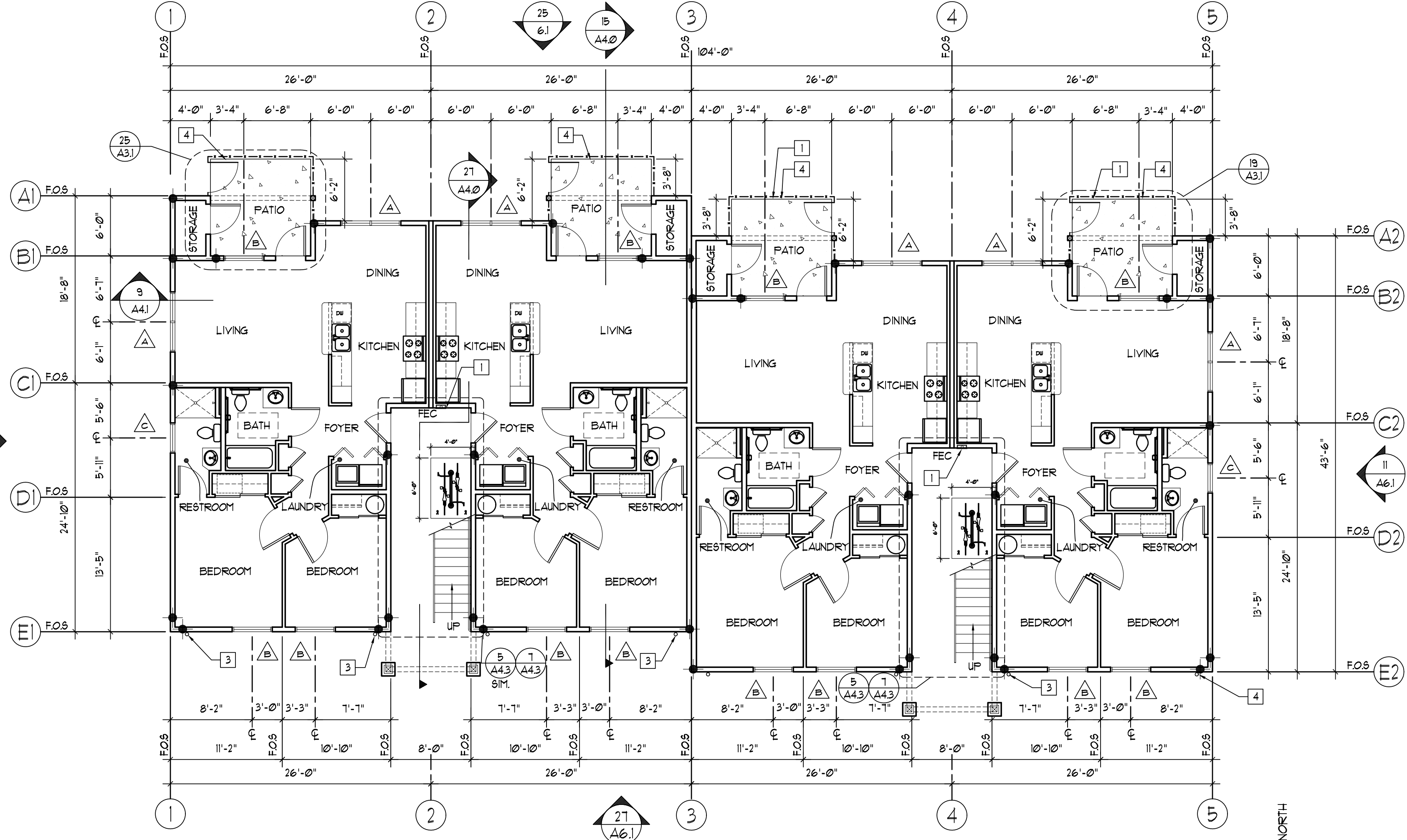
21 WINDOW TYPES
 1/4" = 1'-0"

FLOOR PLAN KEY NOTES

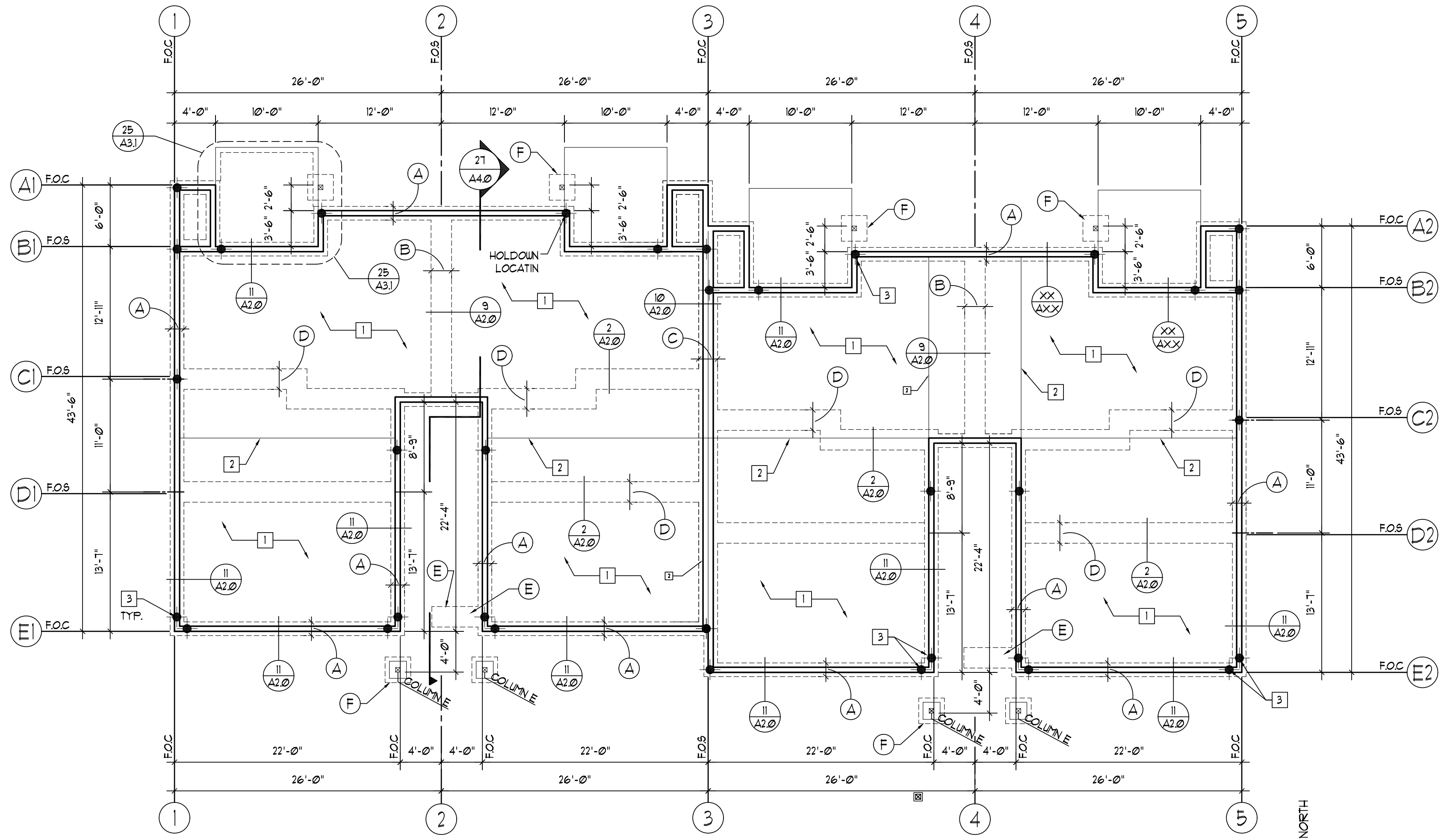
1 FIRE EXTINGUISHER CABINET AT EACH UNIT ENTRY LANDING.
 2 D.S. DOWNSPOUT, SEE 8/A4.4
 3 THICKENED CONCRETE EDGE, SEE 8/A2.0
 4 THE OUTERMOST EDGES OF PATIO CONCRETE SLABS THAT DO NOT ABUT BUILDING WALLS SHALL HAVE EITHER METAL OR WOOD RAILINGS OR CEDAR FENCING AT LEAST (3) FEET HIGH BUT NO MORE THAN (5) FEET HIGH. FENCING SHALL NOT BE FULLY OPAQUE. THE RAILINGS OR FENCING SHALL HAVE A GATED OPENING AT LEAST 2'-4" WIDE. EVERGREEN SHRUBBERY SHALL LINE FULLY THE OUTERMOST EDGES OF PATIO CONCRETE SLABS, EXCEPT ALONG THE GATED OPENINGS.



19 TYPICAL PATIO
 1/4" = 1'-0"



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

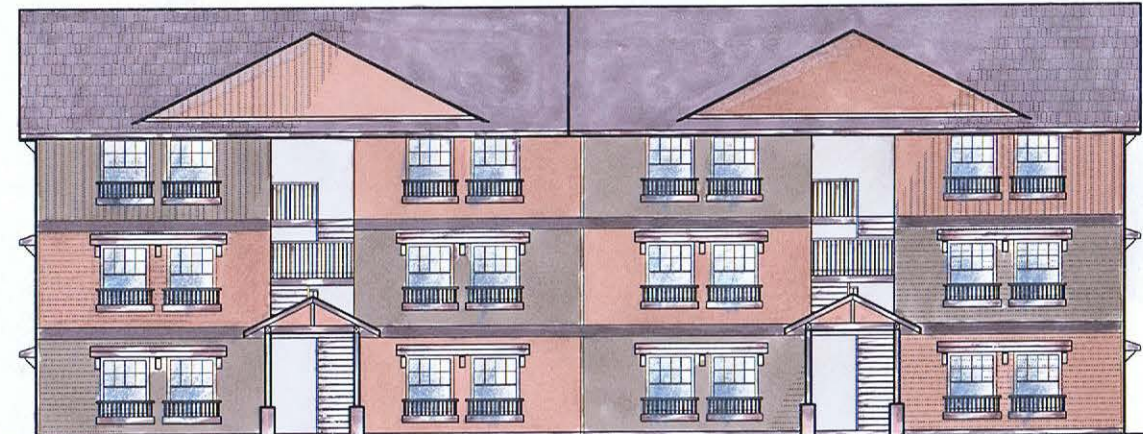


13 FOOTING & FOUNDATION PLAN
 1/8" = 1'-0"

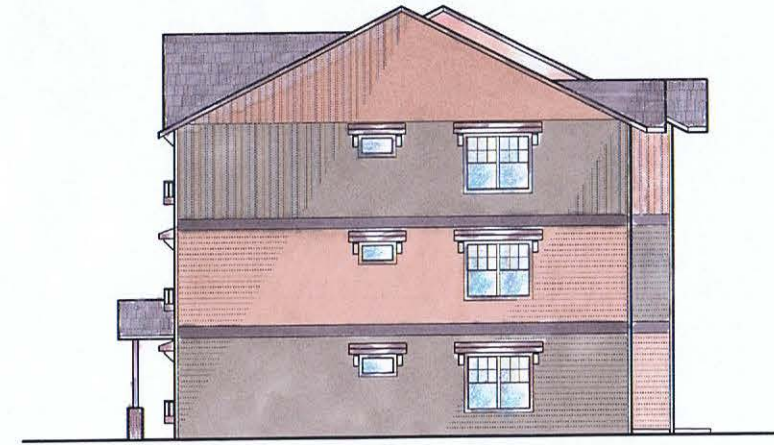
PLOT DATE/TIME: DATE 08/17/2020 TIME 0852 FILE: FOUNDATION & FLOOR PLANS



DRAWN BY :
 CNP
 CHECKED :
 R55
 APPROVED :
 R55
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27 FRONT ELEVATION
 A6.1 1/8"=1'-0"



11 SIDE ELEVATION
 A6.1 1/8"=1'-0"



25 BACK ELEVATION
 A6.1 1/8"=1'-0"



9 SIDE ELEVATION
 A6.1 1/8"=1'-0"

WOODBURN HOUSING DEVELOPMENT - APARTMENTS
 FOR
 DOUG TEMPLETON
 WOODBURN, OREGON 97071
 220 S PACIFIC HT

--

REVISIONS

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A PROFESSIONAL CORPORATION
 2225 COUNTRY CLUB ROAD
 WOODBURN, OREGON 97071
 (503) 982-1211
 PROJECT NO.: 1927
 DATE: AUGUST 2019
 DRAWING NO.: A6.1

FILE: _____
 TIME: _____
 DATE: _____

RUNOFF DETENTION CALCULATIONS (25-YEAR)

AREA (CF)	AREA (AC.) VBMP (REQUIRED)	25-YR VOLUME VBMP (CF)
DA-1	1.82	3,437

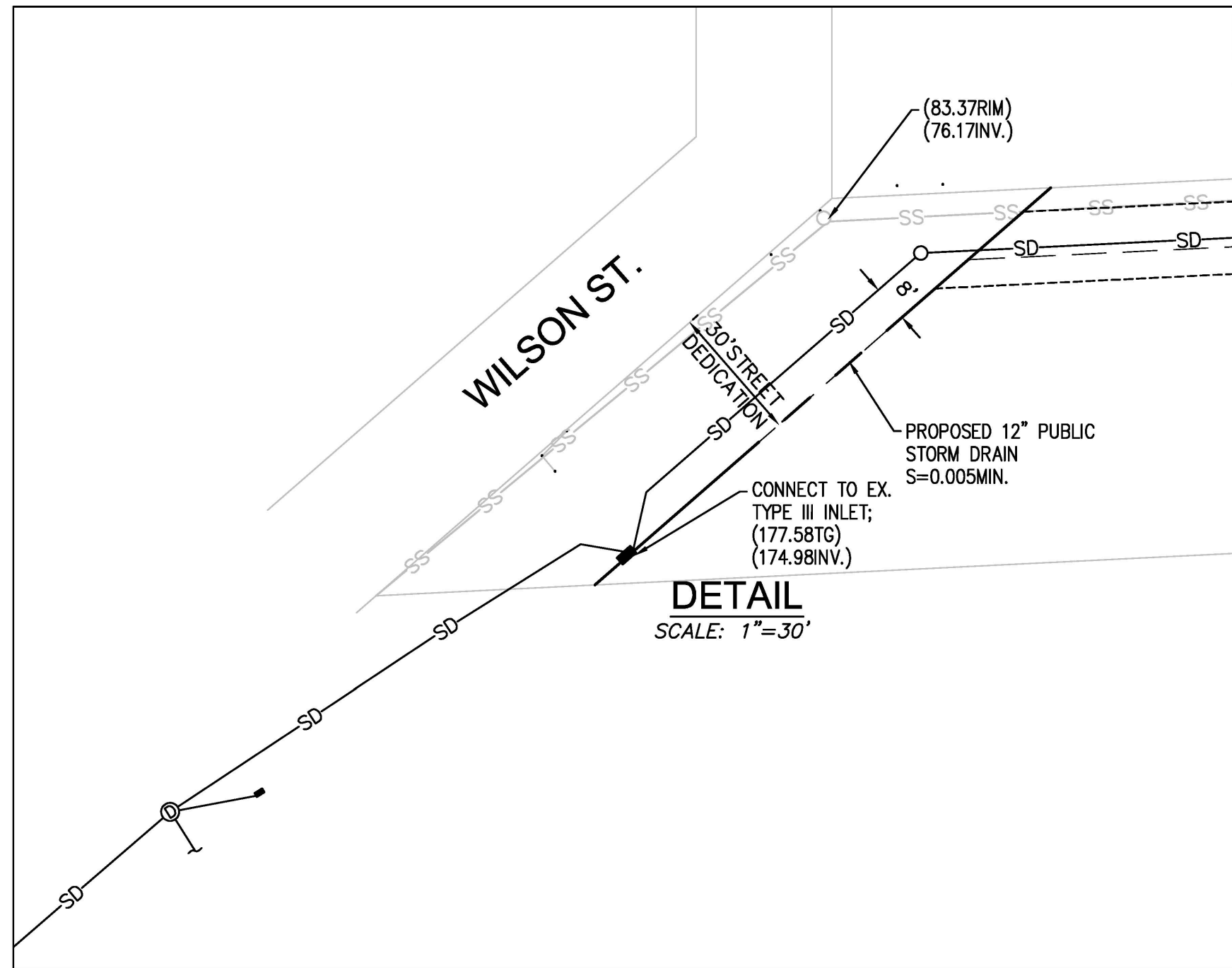
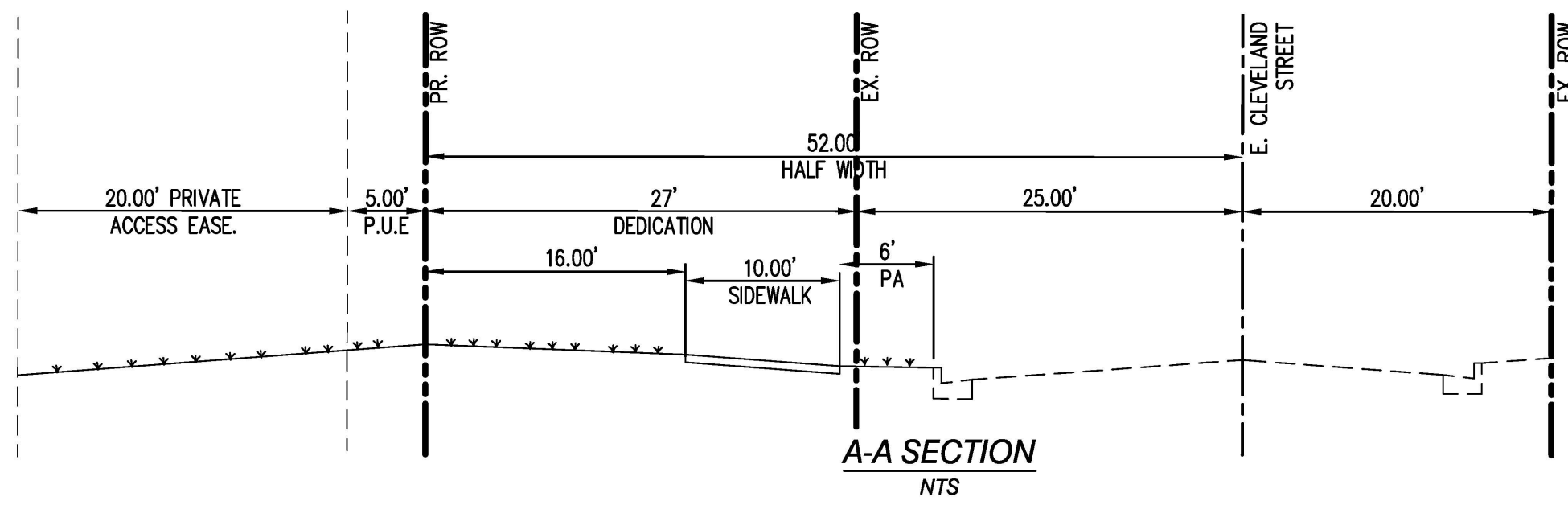
* CALCULATION PER RUNOFF DETENTION REQUIREMENT SIZING GUIDELINES 3.B. AS PRESCRIBED BY THE CITY OF WOODBURN CHAPTER 7, RECOMMENDATIONS FOR DRAINAGE IMPROVEMENTS: 18,883 CF / 10 ACRE

FLOW RATE RELEASE (5-YEAR)

AREA (CF)	AREA (AC.) VBMP (REQUIRED)	I (INTENSITY 5-YR) IN/HR**	C** (UNDEVELOPED)	Q (5-YEAR) CFS
DA-1	1.82	0.285 IN/HR	0.25	0.13

** I (INTENSITY) AND C (UNDEVELOPED) FROM CITY OF WOODBURN RUNOFF DETENTION REQUIREMENT SIZING GUIDELINES TABLE

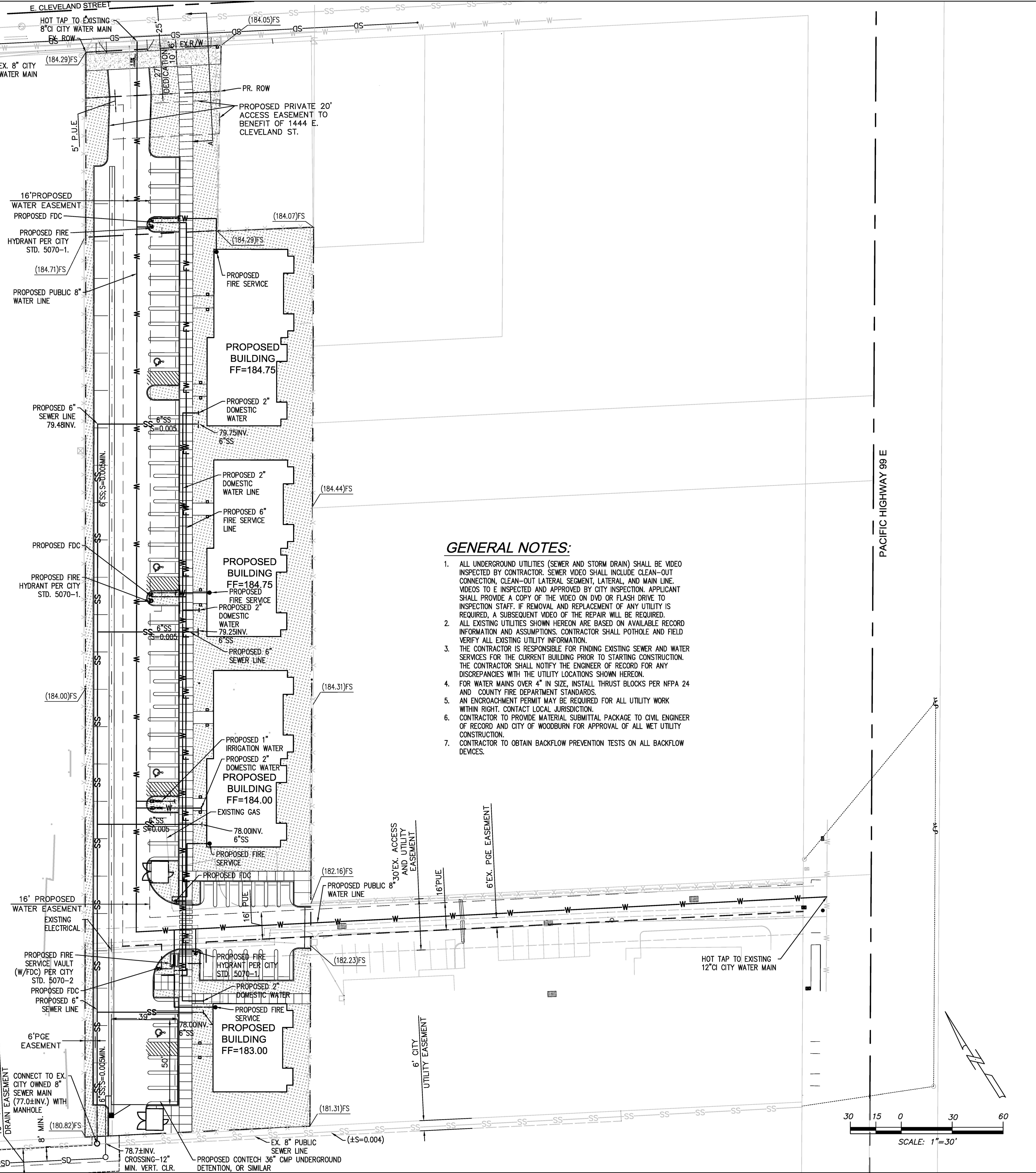
Q=CIA; RATIONAL METHOD



SEE DETAIL HEREON

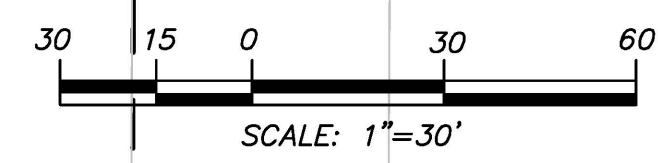
DIGALERT

CALL BEFORE YOU DIG
1-800-227-2600
AT LEAST
2 WORKING DAY
NOTICE REQUIRED



GENERAL NOTES:

- ALL UNDERGROUND UTILITIES (SEWER AND STORM DRAIN) SHALL BE VIDEO INSPECTED BY CONTRACTOR. SEWER VIDEO SHALL INCLUDE CLEAN-OUT CONNECTION, CLEAN-OUT LATERAL SEGMENT, LATERAL AND MAIN LINE. VIDEOS TO BE INSPECTED AND APPROVED BY CITY INSPECTION. APPLICANT SHALL PROVIDE A COPY OF THE VIDEO ON DVD OR FLASH DRIVE TO INSPECTION STAFF. IF REMOVAL AND REPLACEMENT OF ANY UTILITY IS REQUIRED, A SUBSEQUENT VIDEO OF THE REPAIR WILL BE REQUIRED.
- ALL EXISTING UTILITIES SHOWN HEREON ARE BASED ON AVAILABLE RECORD INFORMATION AND ASSUMPTIONS. CONTRACTOR SHALL POHOLE AND FIELD VERIFY ALL EXISTING UTILITY INFORMATION.
- THE CONTRACTOR IS RESPONSIBLE FOR FINDING EXISTING SEWER AND WATER SERVICES FOR THE CURRENT BUILDING PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD FOR ANY DISCREPANCIES WITH THE UTILITY LOCATIONS SHOWN HEREON.
- FOR WATER MAINS OVER 4" IN SIZE, INSTALL THRUST BLOCKS PER NFPA 24 AND COUNTY FIRE DEPARTMENT STANDARDS.
- AN ENCROACHMENT PERMIT MAY BE REQUIRED FOR ALL UTILITY WORK WITHIN RIGHT. CONTACT LOCAL JURISDICTION.
- CONTRACTOR TO PROVIDE MATERIAL SUBMITTAL PACKAGE TO CIVIL ENGINEER OF RECORD AND CITY OF WOODBURN FOR APPROVAL OF ALL WET UTILITY CONSTRUCTION.
- CONTRACTOR TO OBTAIN BACKFLOW PREVENTION TESTS ON ALL BACKFLOW DEVICES.



345 WESTFIELD ST., #408
SILVERTON, OR 97381
971.343.3003

BLUE PEAK ENGINEERING, INC.

DRAWING ISSUE RECORD

NO.	DATE	DESCRIPTION

REVISION RECORD

NO.	DATE	DESCRIPTION

PROJECT NAME

WOODBURN HOUSING DEVELOPMENT
1430 CLEVELAND STREET
WOODBURN, OREGON 97071

PROFESSIONAL SEAL

SHEET TITLE
PRELIMINARY WET UTILITY PLAN

SHEET NUMBER
C-01

DATE: 08/14/2020

FOR
DOUG TEMPLETON

220 S PACIFIC HY

WOODBURN, OREGON 97071

DRAWN BY :
CNP
CHECKED :
R&S
APPROVED :
R&S

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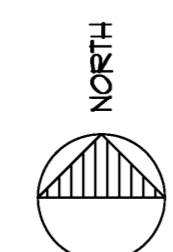
WOODBURN HOUSING DEVELOPMENT - APARTMENTS
FOR
DOUG TEMPLETON

WOODBURN, OREGON 97071
220 S PACIFIC HY

PLOT DATE/TIME: DATE: 08/25/2020 TIME: 13:51 FILE: SITE PLAN

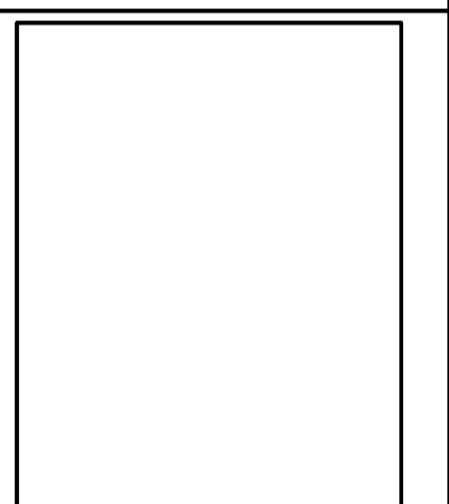
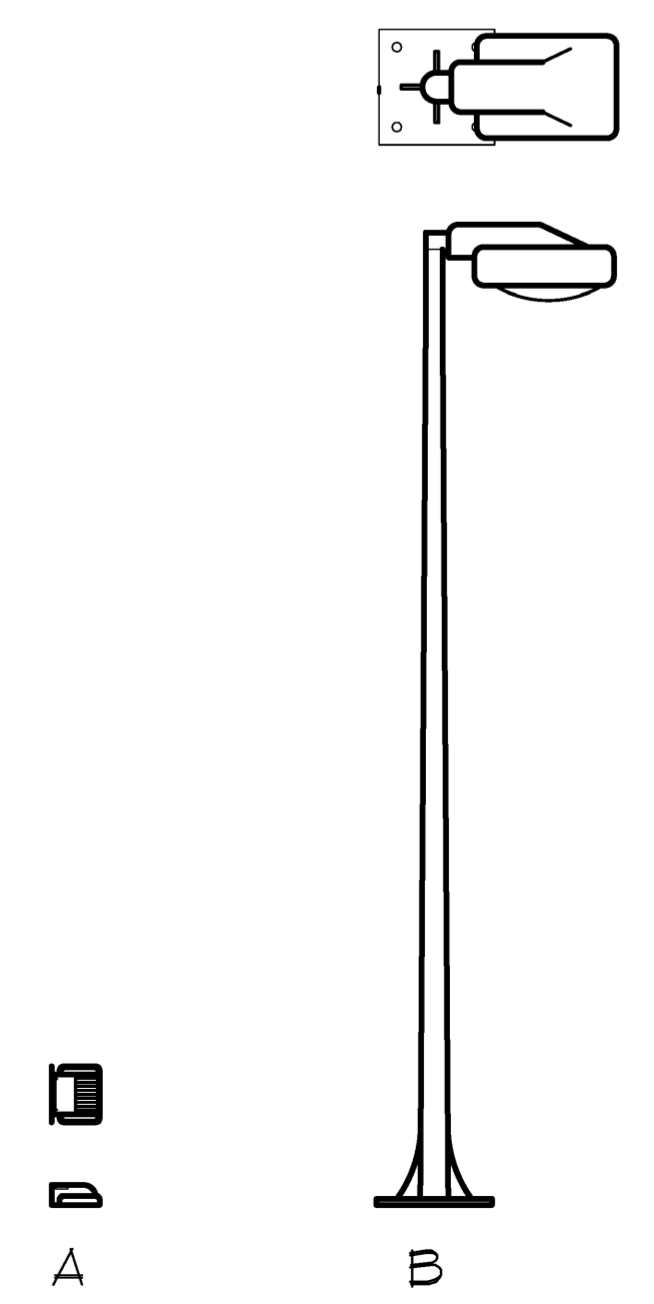
25 PHOTOMETRIC PLAN
A1.0

1" = 40'-0"



LIGHT FIXTURE SCHEDULE									
TYPE	QTY.	DESCRIPTION	R	RF	RP	TYPE	QTY.	REMARKS	
A	12	EXTERIOR WALL MOUNTED				LED	1 EA	LITHONIA LIGHTING KAXU WALLPACK	
B	14	PARKING LOT LAMP POLE				CF	1 EA	LITHONIA LIGHTING A6 HID CFL OUTDOOR	

WALL MOUNTED FIXTURE MOUNTING HEIGHT: 8'-0" ABOVE GRADE
POLE MOUNTED FIXTURE HEIGHT: 14'-0" ABOVE GRADE.



REVISIONS

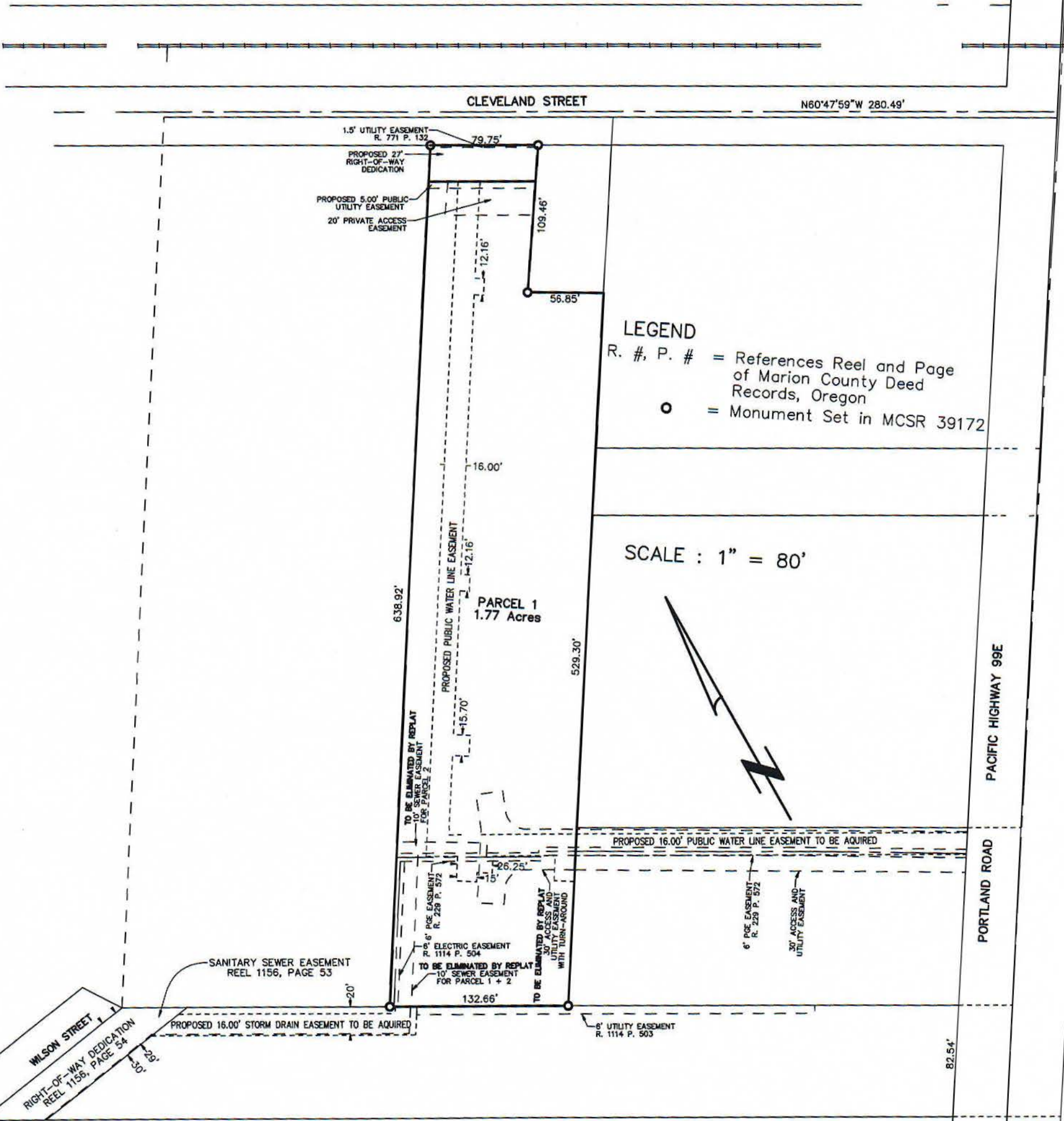
A PROFESSIONAL CORPORATION

2225 COUNTRY CLUB ROAD
WOODBURN, OREGON 97071
(503) 982-1211

PROJECT NO.: 1907
DATE: AUGUST 2019
DRAWING NO.: P1.1

PROPOSED REPLAT CONFIGURATION
 FOR
RSS ARCHITECTURE
 in the SE 1/4 of SECTION 18, T. 5 S., R. 1 W., W.M.
 CITY OF WOODBURN, MARION COUNTY, OREGON
 AUGUST 21, 2020

Attachment 103
Sheet 7 of 7



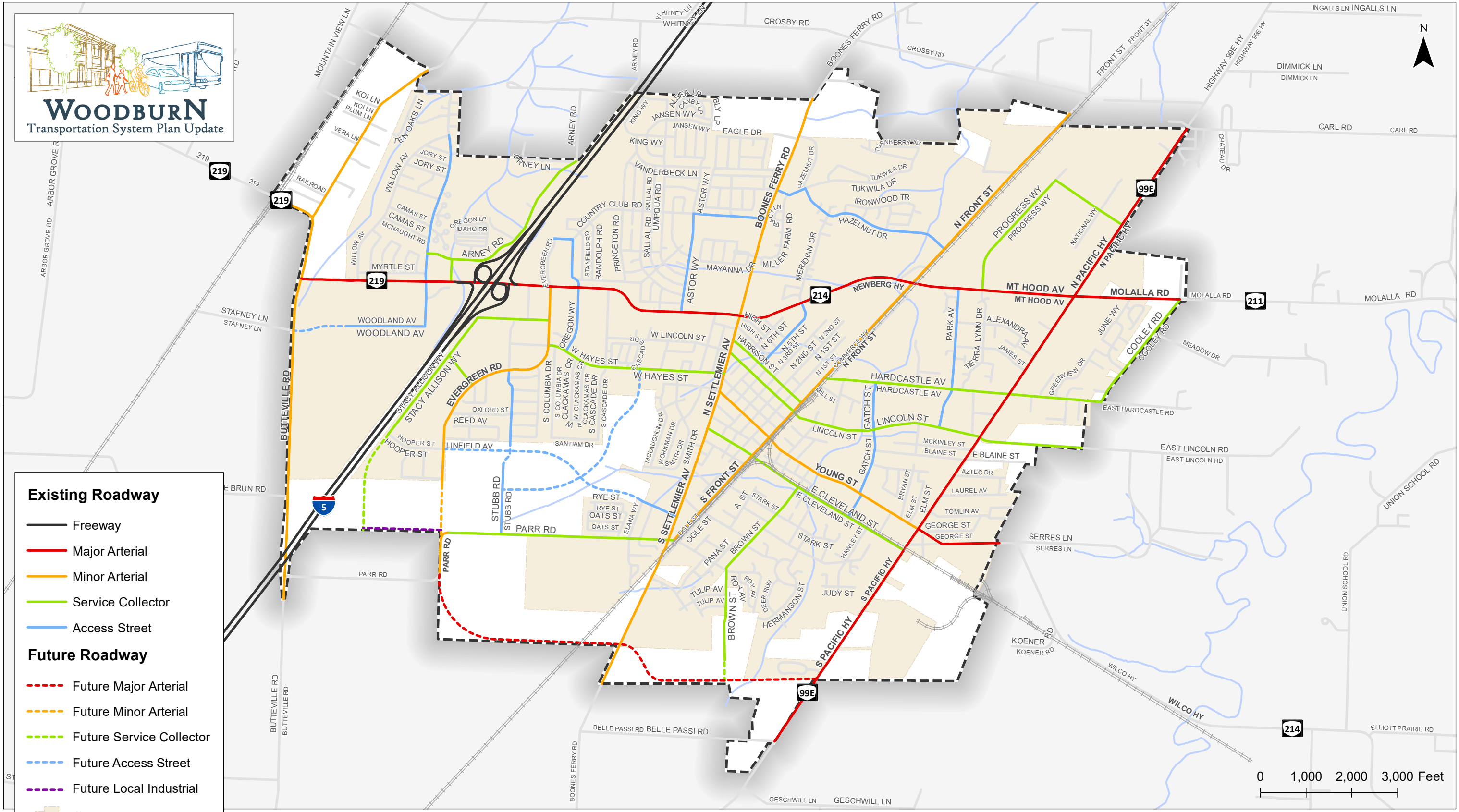
REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

James S. Hepler

OREGON
 JULY 25, 1990
 JAMES S. HEPLER
 2451

EXPIRES: 6-30-21

AZIMUTH SURVEYING
 2015 Market Street, NE
 Salem, Oregon 97301
 Phone (503) 364-0026
 Project No. 19-060



Existing Roadway

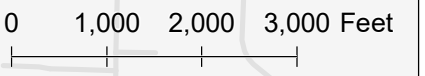
- Freeway
- Major Arterial
- Minor Arterial
- Service Collector
- Access Street

Future Roadway

- Future Major Arterial
- Future Minor Arterial
- Future Service Collector
- Future Access Street
- Future Local Industrial

City Boundary

Urban Growth Boundary



Functional Roadway Classification
Attachment 104 Woodburn, Oregon

Figure
2

Note: Future roadway alignments are approximate and subject to further refinement.

Coordinate System: NAD 1983 HARN StatePlane Oregon North FIPS 3601 Feet Intl
Data Source: City of Woodburn, Oregon Department of Transportation

H:\1212\1071 - Woodburn TSP Update\GIS\TSP02 Functional Roadway Classification.mxd - mmcormick - 5:25 PM 9/16/2019

November 10, 2020

To: Planning Commission (November 12, 2020)

From: Colin Cortes, AICP, CNU-A, Senior Planner

Cc: McKenzie Granum, Assistant City Attorney
Chris Kerr, Community Development Director *CK*,
Randy Saunders, RSS Architecture
Doug Templeton, developer

Subject: Addendum to Agenda Item 6a: Templeton Apartments (CU 2020-01)

Summary:

The developer submitted written testimony rebutting several conditions or parts of conditions in advance of the public hearing video conference Thursday.

A homeowner e-mailed testimony regarding privacy (presumably of his south backyard relative to north Building A).

Two documents are now attached to the record via this addendum. Staff responds below:

<i>Condition</i>	<i>Topic</i>	<i>Staff Report Page No.</i>	<i>Staff Recommendation</i>
D9a	Irrigation	11	Revise to strike "install irrigation".
CU4b	Building exterior color placements	17	No change.
CU4e(5)	Additional windows	17 & 18	No change.
CU5f	Picnic shelter	19	No change.
CU6	Electric vehicle (EV) parking	19	No change.
CU7d(1)	Tree preservation	21	No change. Commission alternative: Revise to allow applicant to submit certified arborist report proving tree is diseased or dead.
CU10a(3)	Minimum east side setback	24	No change.
CU11b	Tree preservation	25	Same as for CU7d(1).

Regarding the homeowner testimony about privacy, staff recommends revising Condition CU7 (p. 20) to append a part e. as follows:

e. 1450 Cleveland: This condition applies to the segments of north and east lot lines that abut Tax Lot 051W18DA00600 (1450 Cleveland). Along this boundary, which is approximately 12 ft, the developer shall construct sight-obscuring weatherized wood fencing at least 6 ft high and plant evergreen shrubbery within 4 ft of the inside of the fence.

Recommendation:

As per the staff report and with the above table regarding the applicant's testimony and the above revision regarding the homeowner's testimony.

Attachment(s):

- Applicant's "Response to Staff Report Conditions of Approval", November 9, 2020 (6 pages)
- Public testimony by Olegario Gonzalez of [1450 E. Cleveland St](#), November 5, 2020 (1 page)