



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us

NOTICE OF ADOPTED AMENDMENT



August 26, 2008

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Molalla Plan Amendment
DLCD File Number 002-08

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Due to the size of amended material submitted, a complete copy has not been attached. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office. This amendment was submitted without a signed ordinance.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: September 9, 2008

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
Jennifer Donnelly, DLCD Regional Representative
Darren Nichols, DLCD Community Services Division Manager
Bill Holmstrom, DLCD Transportation Planner
Amanda Punton, DLCD Natural Resource Specialist
Shane Potter, City of Molalla

<paa> ya/

PROP 2

DLCD

Notice of Adoption

THIS FORM **MUST BE MAILED TO DLCD**
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18

Hand delivered email mailed

DEPT OF
AUG 20 2008
LAND CONSERVATION
AND DEVELOPMENT
For DLCD Use Only

Jurisdiction: City of Molalla Local file number: CA 2008-1
 Date of Adoption: AUGUST 13 2008 Date Mailed: AUGUST 18, 2008
 Date original Notice of Proposed Amendment was mailed to DLCD: FEBRUARY 2008

- | | |
|--|--|
| <input type="checkbox"/> Comprehensive Plan Text Amendment | <input checked="" type="checkbox"/> Comprehensive Plan Map Amendment |
| <input type="checkbox"/> Land Use Regulation Amendment | <input checked="" type="checkbox"/> Zoning Map Amendment |
| <input type="checkbox"/> New Land Use Regulation | <input type="checkbox"/> Other: _____ |

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

Annexation into the City AND CHANGE of zoning from County to City Designation

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "SAME". If you did not give Notice for the Proposed Amendment, write "N/A".

SAME

Plan Map Changed from: County to: City
 Zone Map Changed from: RZFF-B to: ~~RZFF~~ C-2
 Location: 52E 07A 1900, 1901, + 2000 Acres Involved: 6.74 AC
 Specify Density: Previous: 1 UN/5 AC New: KOMMERCIAL
 Applicable Statewide Planning Goals: 1, 5, 9, 10, 14
 Was and Exception Adopted? YES NO

DLCD File No.: 002-08 (16827)

Did the Department of Land Conservation and Development receive a Notice of Proposed Amendment.....

Forty-five (45) days prior to first evidentiary hearing? Yes No

If no, do the statewide planning goals apply? Yes No

If no, did Emergency Circumstances require immediate adoption? Yes No

Affected State or Federal Agencies, Local Governments or Special Districts:

City of Molalla, Clackamas County, State
of Oregon

Local Contact: Shane RHEZ Phone: (503) 829-7526 Extension: _____

Address: PO Box 248 City: Molalla

Zip Code + 4: 97038- Email Address: planner@molalla.net

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and TWO (2) Copies of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

2. Submit **TWO (2) copies** the adopted material, if copies are bounded please submit **TWO (2) complete copies** of documents and maps.

3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.

4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.

5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.

6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.

7. **Need More Copies?** You can copy this form on to 8-1/2x11 green paper only; or call the DLCD Office at (503) 373-0050; or Fax your request to:(503) 378-5518; or Email your request to **mara.ulloa@state.or.us** - ATTENTION: PLAN AMENDMENT SPECIALIST.

City Of Molalla

City Council Meeting

Agenda Category: Public Hearing

Subject: *Land Use File CA 2008 – 1 (Annexation, Zone Change, Design Review, Master Plan, and Partition)*

Recommendation: *Planning Commission voted 3-0 recommending approval to the City Council*

Date of Meeting to be Presented: *August 13th 2008*

Fiscal Impact: New Tax Revenue

Background: The applicants are proposing annexing into the City of Molalla and changing the zoning from a county zone to a city zoning as required by the Molalla Comprehensive Plan. This application proposes the creation of an approximately 7,000 sq foot dental clinic with additional commercial development possible at a later date. The application would also allow for the consolidating of 3 tax lots into one and then splitting the one lot into two lots to separate the properties where Bear Creek divides the property.

SUBMITTED BY: Shane Potter, Planning Director

APPROVED BY: John Atkins, Jr., City Manager

ALL AGENDA ITEMS MUST BE SUBMITTED BY NOON THE THURSDAY BEFORE THE SCHEDULED COUNCIL MEETING. LATE ITEMS WILL BE SUBMITTED TO THE CITY MANAGER FOR CONSIDERATION.

Agenda Item

City Recorder Use Only



MOLALLA PLANNING DEPARTMENT

117 N Molalla Ave - P.O. Box 248 - MOLALLA, OR 97038

Phone (503)829-PLAN (7526) Fax (503)829-6872

planner@molalla.net or planner2@molalla.net

www.molallaplanning.com

AFFIDAVIT OF PUBLICATION/MAILING

File No: CA 2008 - 1

I certify that I did send the:

- NOTICE OF PROPOSAL – LAND USE ACTION MAILED TO THE ATTACHED LIST OF PROPERTY OWNERS
- NOTICE OF PROPOSAL – LAND USE ACTION MAILED TO THE ATTACHED LIST OF GOVERNMENT AGENCIES, DEPARTMENTS AND OTHER INTERESTED PARTIES
- LEGAL NOTICE – PUBLIC HEARING TO THE MOLALLA PIONEER
_____ FAXED _____ X _____ EMAILED
- NOTICE OF DECISION – MAILED TO ATTACHED LIST
- FINAL ORDER – LAND USE ACTION MAILED TO ATTACHED LIST
- OTHER: _____
- OTHER: _____

Date Action Taken: July 23, 2008

Signed: Mary Robertson Print Name: Mary Robertson

Signed: Zach Pelz Print Name: Zach Pelz

Sign In Sheet

Information below will need to be filled out completely and legibly in order for you to receive further information regarding this file.

DATE: July 15, 2008 TIME: 7pm FILE: CA 2007-8 (W. Lane & Leroy Avenue)

2008-1

<u>Ronald Thompson</u> PRINT FIRST AND LAST NAME	<u>221 Jerome St</u> ADDRESS
<u>Silverton, Or, 97381</u> CITY-STATE-ZIP	<u>Ronald Thompson</u> SIGNATURE
<u>Roger Peterson</u> PRINT FIRST AND LAST NAME	<u>P.O. Box 1166, Mulina, OR 97042</u> ADDRESS
<u></u> CITY-STATE-ZIP	<u>Roger Peterson</u> SIGNATURE
<u>BRUCE ERICKSON</u> PRINT FIRST AND LAST NAME	<u>FIRWOOD DESIGN GROUP, LLC</u> ADDRESS
<u></u> CITY-STATE-ZIP	<u>39065 PIONEER BLVD.</u> ADDRESS
<u>SANDY, OR 97055</u> CITY-STATE-ZIP	<u>Bruce Erickson</u> SIGNATURE
<u>BRIAN SYMES</u> PRINT FIRST AND LAST NAME	<u>2225 NE 57TH</u> ADDRESS
<u>PORTLAND OR</u> CITY-STATE-ZIP	<u>Brian Symes</u> SIGNATURE
<u>AL BOKKOMEIO</u> PRINT FIRST AND LAST NAME	<u>33217 SADAMS RD. Molalla Or.</u> ADDRESS
<u>molalla, OR 97038</u> CITY-STATE-ZIP	<u>Al Bokkomeio</u> SIGNATURE
<u></u> PRINT FIRST AND LAST NAME	<u></u> ADDRESS
<u></u> CITY-STATE-ZIP	<u></u> SIGNATURE

Molalla River School District
PO Box 188
Molalla, OR 97038

Molalla Telephone Co.
PO Box 360
Molalla, OR 97038

Att: Chief Stafford
Molalla Fire Department
PO Box 655
Molalla, OR 97038

Molalla Buckeroo Association
PO Box 601
Molalla, OR 97038

Eleanor Hittner, PGE
121 SW Salmon St. 1WTC0501
Portland, OR 97204

Northwest Natural Gas
220 NW 2nd St 2nd Floor
Portland, OR 97209

Planning Director, Transport &
Develop.
9101 SE Sunnybrook Rd.
Clackamas, OR 97015

Division of State Lands
775 Summer St. NE
Salem, OR 97210

OMHA
2255 State Street
Salem, OR 97301

South Clackamas Transportation
Dist.
PO Box 517
Molalla, OR 97038

911 Services
2200 Kaen Rd.
Oregon City, OR 97045

Staff Writer
365 Warner Milne Rd. Suite 110
Oregon City, OR 97045

Sonya Kazen, ODOT Region 1
123 NW Flanders
Portland, OR 97209-4037

ODOT District 2C
999 Frontage Rd., Suite 250
Troutdale, OR 97060

Loretta Kieffer, ODOT District 2B
9200 SE Lawnfield Rd.
Clackamas, OR 97015

David Ramer
35588 S Molalla Avenue
Molalla, OR 97038

Randall Gray
9101 SE Sunnybrook Blvd, DTD
Clackamas, OR 97015

Tom Foster, Mayor
PO Box 356
Molalla, OR 97038

Office of County Council
2051 Kaen Rd
Oregon City, OR 97045

Deborah Schoenborn, Councilor
365 Cole Ct
Molalla, OR 97038

Mary Jo Mackie, Councilor
1237 Meadow Dr.
Molalla, OR 97038

Paul Erickson, Planning Comm.
39330 S Sawtell Rd
Molalla, OR 97038

Glen Boreth, Councilor
623 S. Molalla Avenue
Molalla, OR 97038

Joe Greenman, Planning Comm
1029 Meadowlark Pl
Molalla, OR 97038

Tara Kramer, Planning Commission
35588 S. Hwy 213
Molalla, OR 97038

Robert Trexler, Planning Comm
180 Fenton Ave., #11
Molalla, OR 97038

Danna Jacober, Councilor
713 Oak St.
Molalla, OR 97038

Harry Ruth, Planning Commission
1136 Homestead Pl.
Molalla, OR 97038

Dick Miller, Planning Commission
PO Box 964
Mulino, OR 97042

Molalla Pioneer
PO Box 168
Molalla, OR 97038

Dick Bailey
PO Box 418
Molalla, OR 97038

Roger Peterson
PO Box 1166
Mulino, OR 97042

Clarrence Cummings Trustee
PO Box 579
Molalla, OR 97038

Molalla Church of the Nazarene
PO Box 167
Molalla, OR 97038

Coleman Corrals Inc.
15151 S. Feyrer Rd.
Molalla, OR 97038

Chicago Title Development
Services
10001 S.E. Sunnyside
Clackamas, OR 97015

WBCable, Att: Lynn Tussing
PO Box 568
Woodburn, OR 97071

Lisa Sweet
34133 S. Dickey Prairie Rd.
Molalla, OR 97038

Sue Slack
PO Box 1307
Molalla, OR 97038

Scott Clarke
114 Toliver Ct.
Molalla, OR 97038

Jim Gilbert
28696 S Cramer Rd.
Molalla, OR 97038

Torin Glynn
945 Meadowlawn Pl
Molalla, OR 97038

Michelle Mills
208 Oak St
Molalla, OR 97038

Christine Dublin
13556 S Cascadia Ct
Molalla, OR 97038

Steve Clark
332 Steelhead St
Molalla, OR 97038

Zach Pelz

From: Zach Pelz [planner2@molalla.net]
Sent: Wednesday, July 23, 2008 10:23 AM
To: 'Lusted Patsy'
Subject: Legal notice

Ms. Lusted,

I have attached two notices for City Council Hearing that I need placed in the legal notices of the upcoming edition of the Pioneer. Please let me know if you have any questions.

Thanks once again,

Zach Pelz

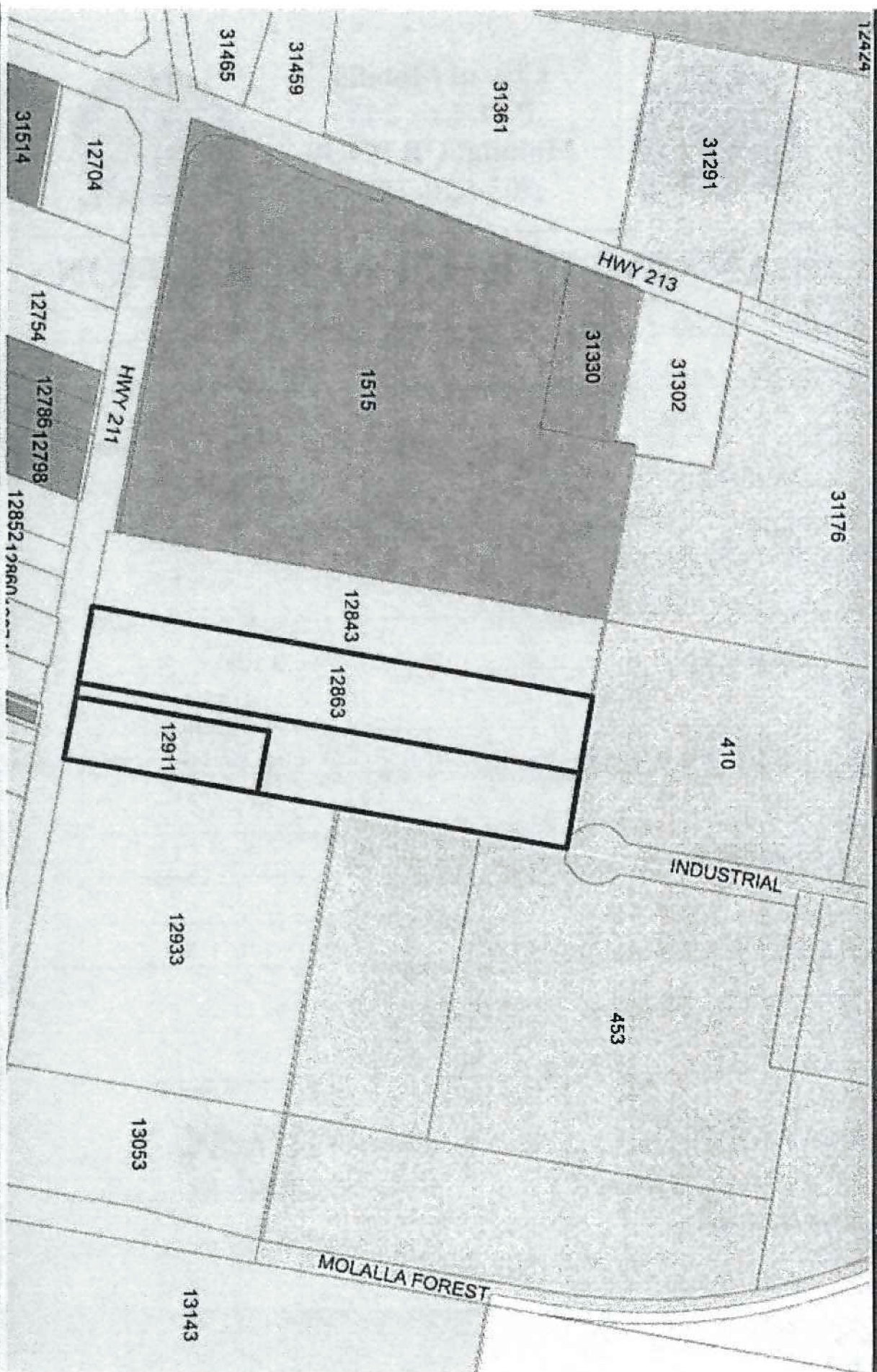
Assistant Planner
City of Molalla
117 N. Molalla Ave.
Molalla, OR 97038
(503) 829-7526
planner2@molalla.net

E-MAIL CONFIDENTIALITY NOTICE:

The information contained in this E-mail message and its attachments, if any, may be privileged, confidential and protected from disclosure. This information is the property of the City of Molalla. If you are not the intended recipient, any disclosure, copying, distribution, reading, or the taking of any action in reliance on or in response to this information (except as specifically permitted in this notice) is strictly prohibited. If you have received this transmission and you are not a named recipient or a person authorized to receive email and email attachments on behalf of a named recipient, or if you think you have received this E-mail message in error, please reply back to the sender.

CA 2008-1

12911 and 12863 S. Hwy 211



MOLALLA PLANNING DEPT
117 N. Molalla Ave.
Molalla, OR 97058
(503) 829-7526



City of Molalla
 P.O. Box 248
 Molalla, OR 97038
 503-829-7526



PLANNING PERMIT APPLICATION

12911 & 12863 S. Highway 211 (W. Main Street), Molalla
LOCATION (ADDRESS IF AVAILABLE)

(T.L. 1900 & 1901) Alfred Borrromeo 503 - 759 - 3333
APPLICANTS NAME / Deed Holder PHONE
1515 W. Main Street Suite Q
MAILING ADDRESS APT/SUITE
Molalla OR 97038 -
CITY STATE ZIP
503-759-3333 503-793-4195 503-759-3291 -
PHONE CELL PHONE FAX EMAIL

(T.L. 2000) Wayne W. Hamreus - -
DEED HOLDERS NAME PHONE
12863 S. Highway 211
MAILING ADDRESS APT/SUITE
Molalla OR 97038 -
CITY STATE ZIP

Annexation, Zone Change, Partition, Master Plan Review & Design Review
TYPE OF PLANNING APPLICATION IF MULTIPLE WRITE ALL THAT APPLY

Single-Family Residential on both Tax Lots
PRESENT USE OF THE PROPERTY

New Phased Commercial Complex
PROPOSED USE OF PROPERTY

Signature

Signature

Date of Application

RECIEVED 3-3-08 RECEIVED BY MGR
 FEE'S PAID:\$ 8700.00 CHECK NO: 1032
 APPLICATION NUMBER PA 2008

11,8700.00

**CITY OF MOLALLA
PLANNING DEPARTMENT**

PO Box 248 Molalla, OR 97038

phone: (503) 829-7526 fax: (503) 829-6872

planner@molalla.net/planner2@molalla.net

PLANNING COMMISSION RECOMMENDATION

Report Date: July 8, 2008
File No.: CA 2008-1
Legal Description: Township 5 South, Range 2 East, Section 7A, Tax Lots 01900, 01901, and 02000.
Applicant: Alfred Borromeo
Owners: Alfred Borromeo and Wayne Hamreus
Proposal: Annexation and Zone Change for all 3 tax lots, Design Review for a dental clinic, Partition of existing lot 1900 & 2000 would create one (1) additional lot.
Zone: RRFF5 (Rural Residential Farm/Forest; 5 acre minimum lot size)

The applicants seek approval of a consolidated application (annexation, zone change, design review and partition) for tax lots 1900, 1901, and 2000 of Map 5S2E7A. This application is being processed as a Type IV Land Use procedure pursuant to the Molalla Municipal Code chapters highlighted below.

BACKGROUND

Three parcels (tax lots 1900, 1901 and 2000) currently lie unincorporated, near the City's west end along State Highway 211. These three parcels are currently developed as large lot residential properties and abut the City's major commercial and industrial centers. The proposed annexation, zone change, partition and design review is being proposed to satisfy the lack of commercial property currently within the City. While the exact uses have yet to be specified and are surely subject to change over time, the applicants' are proposing to prepare the site for a large dental clinic and salon and spa facility.

This application includes the following chapters:

- Section 16.06.070 Requirements for Complete Application
- Chapter 17.20 Design Standards
- Chapter 17.32 Partitioning
- Chapter 18.32 C-2 (General Commercial) District
- Chapter 18.45 Design Review
- Chapter 18.46 Standards for Public Facilities
- Chapter 18.47 Fences, Walls and Plantings
- Chapter 18.50 Signs
- Chapter 18.52 Off-street Parking
- Chapter 18.68 Stream Corridor
- Chapter 18.69 Wetlands
- Chapter 18.92 Zone Changes
- Chapter 18.93 Annexations and Boundary Changes
- Chapter 18.94 Transportation Improvements

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planner@molalla.net/planner2@molalla.net

PROJECT DESCRIPTION

The subject parcels are approximately 6.4 acres in size and lie approximately 600 feet east of the Molalla Market Center and approximately 1.25 miles west of the intersection of Molalla Ave. and State Highway 211. Cencast (a large industrial facility) lies just south of the proposed development across State Highway 211 and IXL propane (another industrial operation) lies immediately north of the site. Bear Creek, identified by the City and its residents as a recreational resource, bisects the site from northwest to southeast at the properties' north boundaries'.

PROCEDURAL POSTURE

The Planning Department received the application materials for this consolidated application on March 3, 2008. The application was deemed complete on April 2, 2008. Site Plans were finally submitted to the Planning Department on June 5, 2008 and were absent a number of required illustrations. A revised set of plans was submitted on July 2, 2008 which included revised building elevations, a drastically reconfigured site layout and much of the items that were missing from the first site plan submittal.

FINDINGS AND CONCLUSIONS

For the reader's convenience, the applicable approval criteria have been listed below in *italic* print, 11 point Garamond font. Staff's findings and conclusions are presented after each individual criterion, in 11 point normal Garamond font.

The Molalla Municipal Code contains technical requirements for the submission of Consolidated Applications. Staff has reviewed the materials submitted by the applicant and has concluded that the applicant's submission can meet the requirements of the Molalla Municipal Code. Staff finds the applicant has met the submittal requirements as set forth in the aforementioned Chapters.

16.06.070 Complete Application – Required Information

A. Unless stated elsewhere in Titles 16 through 21, a complete application includes all the materials listed in this subsection.

These criteria must accompany this file prior to signing the plat.

B. The Planning Director may waive the submission of any of these materials if not deemed to be applicable to the specific review sought.

C. Likewise, within thirty (30) days of when the application is first submitted, the Planning Director may require additional information beyond that listed in this subsection or elsewhere in Titles 16 through 21 – such as a traffic study or other report prepared by an appropriate expert.

D. In any event, the applicant is responsible for the completeness and accuracy of the application and all of the supporting documentation, and the City will not deem the application complete until all information required by the Planning Director has been submitted.

E. At a minimum, the applicant must submit the following:

- 1. One (1) copy of a completed City application form that includes and may not be accepted without the following information:*

CITY OF MOLALLA
PLANNING DEPARTMENT

PO Box 248 Molalla, OR 97038

phone: (503) 829-7526 fax: (503) 829-6872

planner@molalla.net/planner2@molalla.net

- a. *An accurate legal description, tax account number(s), map and location of all properties that are the subject of the application.*

An accurate and complete legal description of the subject properties were submitted as part of the required materials on March 3, 2008. The legal description of tax lot's 1900, 1901, and 2000 are included as Appendix A of this report.

- b. *Name, address, telephone number and authorization signature of all record property owners or contract owners, and the name, address and telephone number of the applicant, if different from the property owner(s).*

The application for this land use review was jointly filed by each of the two involved land owners. This application included names, addresses and contact information for the involved parties. Exhibit "J" verifies consent by the respective property owners to proceed with this review.

2. *A complete list of the permit approvals sought by the applicant.*

Exhibit "G" to this report details the narrative and accompanying exhibits pertinent to the review sought. The introduction section of exhibit "G" specifies the development proposal. In general, the applicants wish to annex tax lots 1900, 1901, and 2000 to the existing City of Molalla boundary. In addition, the applicants are requesting to consolidate all 3 tax lots then partition the consolidated lot along a line following the northern 50 foot buffer of Bear Creek. A Design Review is also being requested for a 7,300 sq. ft. dental clinic and approximately 4,600 sq. ft. of existing buildings to be used as general commercial space.

3. *Proof of ownership of the property to the satisfaction of the Planning Director.*

Exhibit "H" includes warranty deeds on the abovementioned parcels, listing the names of the applicants' as the owners of these parcels. Mr. Alfred Borromeo is listed as the owner of tax lots 1900 and 1901 and Mr. Wayne Hamreus as the owner of tax lot 2000.

4. *A complete and detailed narrative description of the proposed development that describes existing site conditions, existing buildings, public facilities and services, the presence of wetlands, steep slopes and other natural features, a discussion of the approval criteria for all permits required for approval of the development proposal which explains how the criteria are, or can be met, and any other information indicated by staff at the pre-application conference as being required.*

Appendix C contains detail on existing site conditions.

These criteria have been met.

5. *The identity and contact person for any affected City-recognized neighborhood association.*

The City has no record of an "Officially Recognized Neighborhood Association" for this area at the time of this application.

6. *Up to twelve (12) copies of all reports, plans, site plans and other documents required by the section of this code corresponding to the specific approval(s) sought.*

The applicant submitted six (6) copies of a preliminary plat which included details of the existing location of all structures on the site as well as the dimensions and area of the proposed lots. This submission has been deemed acceptable for the purpose of this application.

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7. Site Plan:

a. The applicant shall submit with the application a site plan showing the following:

- 1) *All building locations with overhangs and critical dimensions;*
- 2) *Vehicle Circulation;*
- 3) *Parking Areas;*
- 4) *Landscaped Areas;*
- 5) *Walkways;*
- 6) *Contours;*
- 7) *Utility Lines;*
- 8) *Adjacent Streets and Rights-of-Way, and,*
- 9) *Location of additional right-of-way dedication to improve that portion of street.*

Site Improvement Plans – Fountain Valley Center Phase I includes; the existing and proposed location of structures on-site, the existing and proposed vehicle circulation system, existing and proposed parking as well as landscaped areas, existing and proposed walkways, drainage contours, utilities, adjacent streets and rights-of-way and in their application, the applicants' have considered and complied with the need to dedicate six feet of their respective frontages for right-of-way improvements to State Highway 211. However, they shall be required to meet dedication as shown in the Transportation Systems Plan (see 16.20.080).

b. *At least one (1) copy of the site plan and all related drawings shall be in a readable/legible 8 ½ x 11" format for inclusion into the City's bound record of the application.*

The applicant did submit one copy of the application in an 8 ½ x 11" format.

8. Mailing Labels:

- a. *The applicant shall submit five (5) sets of mailing labels, in a format specified by the Planning Director, for notice to all parties entitled under section 16.06.080 to receive mailed notice of the application*
- b. *The applicant shall use the names and addresses of property owners within the notice area indicated on the most recent property tax rolls.*

Self-adhesive mailing labels were provided with the application.

9. All Required Application Fees

The required application fees were submitted with application materials on March 3, 2008. Check number 1032 in the amount of \$8700.00 was delivered to the Planning Department by Mr. Al Borromeo.

17.20 DESIGN STANDARDS

17.20.010 Principles of Acceptability

The subdivision shall be in conformity with any development plans and shall take into consideration any preliminary plans made in anticipation thereof. The subdivision shall conform to the requirements of state laws and the standards established by this title.

This application is for the annexation, zone change, design review and partition of tax lots 1900, 1901 and 2000, assessor's map 5S2E07A. Staff is aware of at least one pending application in this area of W. Main St. (4 Corners Annexation CA 2007-7). The proposal for this pending application will be considered in the review of this application. There are not any development proposals submitted with the annexation application for this 4-corners project other than the annexation of property to the City of Molalla boundary.

17.20.020 Streets – Generally

All existing and planned streets shall be shown on development plans. The location, width, and grade of street shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and to the proposed use of the land to be served by the streets.

Site Improvement Plans Phase I; include the location of existing and proposed streets. These plans also detail the width, grade and future expansion of these roadways.

17.20.030 Streets – Minimum right-of way and roadway widths

Unless otherwise shown, in a development plan, the width of streets and roadways (in feet) shall not be less than the following:

The City of Molalla's Transportation System Plan (adopted June 2001) identifies the future connection of Industrial Way with Commercial Parkway. The City's Transportation System Plan recommends a functional classification of this future roadway as a neighborhood street. Table 2 (below) provides minimum roadway and right-of-way widths for neighborhood streets; 2 lane cross-section with a minimum 50 foot wide right-of way, no center turn lanes required, 12 foot wide travel lanes with 5 foot wide sidewalks on both sides of the right-of-way and parking lanes paralleled by curb tight sidewalks without required strips.

The applicants are proposing to provide more than one-half of the required street improvements (37.5 of 50 feet). Staff is requesting that these improvements be found sufficient until further development of this or adjacent sites, at which time later phases of this development or adjacent development will be responsible for financing the improvements. See Exhibit "C" for an illustration of these requirements. The applicants' will be required to provide full street improvements up to the point where the proposed N. Commercial parkway is split by tax lots 1900 and 1803.

CITY OF MOLALLA
PLANNING DEPARTMENT

PO Box 248 Molalla, OR 97038

phone: (503) 829-7526 fax: (503) 829-6872

planner@molalla.net/planner2@molalla.net

Table 2: Minimum Right-of Way and Roadway Widths

Classification	Cross-section	Minimum Right-of-Way	Center Turn Lane(s)?	Travel Lanes	Bike Lanes?	Sidewalks?	On-Street Parking	Landscape Strip
Local	2 lanes	50 feet	No	Not Striped	No	5 foot	Yes	Yes
Neighborhood Street/Minor Collector	2 lanes	50 feet	No	12 foot	No	5 foot	Yes	No
Major Collector	2 lanes	60 feet	No	12 foot	No	10 foot	Yes	No
Downtown	3 lanes	60 feet	Yes	12 foot	8 foot	6-8 foot	No	No
Rest of City								
Arterial								
Downtown	2 lanes	60 feet	No	12 foot	No	Yes	Yes	No
Rest of City	3 lanes	60 feet	Yes	12 foot	6 foot	Yes	No	No
Molalla Forest Road	2 lanes + median	60 feet	Raised Median	12 foot	6 foot	Yes	NI	No

*8 feet in C-1 and C-2 Zones. 5 feet elsewhere

17.20.040 Streets – Reserve Strips

Reserve strips or street plugs controlling the access to streets will not be approved unless necessary for the protection of the public welfare or of substantial property rights, and in these cases they may be required. The control and disposal of the land composing such strips shall be placed within the jurisdiction of the City under conditions approved by the City Council.

Reserve strips shall be placed along the east and west property lines of the proposed consolidated parcel.

17.20.050 Streets – Alignment

All streets other than minor streets or cul-de-sacs, as far as practical, shall be in alignment with existing streets by continuations of the centerlines thereof. The staggering of street alignment resulting in "T" intersections shall leave a minimum distance of two-hundred (200) feet between the centerlines of streets having approximately the same direction, and otherwise shall not be less than one-hundred (100) feet.

This application has considered the alignment of future streets with intersections as near 90° as possible. Commercial Parkway joins the proposed N. Commercial Parkway in an acceptable and relatively efficient configuration.

17.20.060 Streets – Future Extension

Where necessary to give access to or permit a satisfactory future subdivision of adjoining land and to be consistent with the requirements of section 17.12.050 through 17.12.070, streets shall be extended to the boundary of the subdivision.

- A. *The resulting dead-end may be approved without a turnaround, if such extension is less than two-hundred fifty (250) feet in length.*
- B. *Reserve strips and street plugs may be required to preserve the objectives of street extensions. No building permit shall be issued at the end of any street without prior approval of the Planning Director.*

The Northernmost stub of the proposed N. Commercial Parkway is approximately 60 feet in length. In concert with the access drive to the facility's parking lot, adequate turnaround space can be maintained for large emergency vehicles. As a condition of approval, the applicant must ensure that parking is prohibited along any of the less than fully improved street segments.

17.20.070 Intersection Angles

Streets shall be laid out to intersect at an angle as near to a right angle as practical, except where topography requires a more shallow angle, but in no case less than sixty (60) degrees unless there is a special intersection design. Streets shall have at least fifty (50) feet of tangent adjacent to the intersection, unless topography requires a lesser distance.

Intersection angles appear to be sufficient for the purposes of this development. An obtuse intersection is being proposed for the entrance into the main parking lot. This obtuse angle will accommodate the relatively shallow, west to east vertical curve at this point.

17.20.080 Streets – Existing

Whenever existing streets adjacent to or within a tract are of inadequate width, additional right-of-way shall be provided at the time of subdivision.

While there are no existing streets within the parcels contained in this application, the applicants are proposing the creation of a neighborhood street segment (N. Commercial Parkway) approximately 37.5 feet in width. As a condition of approval, the applicant shall dedicate 30 feet of the easternmost edge of tax lots 1900 and 1901 for the entire north-south extent of tax lots 1900 and 1901. The applicants' have also agreed to dedicate the southernmost 6 feet of tax lot 1900, 1901 and 2000 to the City for future right-of-way expansion of State Highway 211. According to the OR211/Downtown Streetscape Master Plan, improvement widths are as follows: 16 foot wide median turn lane, 12 foot wide travel lanes, 6 foot wide bicycle lanes, an 8 foot wide buffer/planter strip and a 6-8 foot wide sidewalk. This configuration requires 42 feet on either side of the centerline.

17.20.090 Streets – Half Streets

Half-streets, while generally not acceptable, may be approved where essential to the reasonable development of the subdivision when in conformity with the other requirements of these regulations and when it will be practical to require the dedication of the other half when the adjoining property is subdivided. Whenever a half-street is adjacent to a tract to be subdivided, the other half of the street shall be platted within such tract. Reserve strips and street plugs may be required to preserve the objective of half-streets.

The owner(s) of tax lot 1803 should be made aware of the requirement for one-half street improvements during the time of property improvement and redevelopment or annexation. Staff is advising that the City pursue partnerships with the developer of this and adjacent parcels to arrange for the efficient and complimentary completion of roadway improvements.

17.20.100 Streets – Cul-de-sacs

- A. *Cul-de-sacs shall be approved only when street connections are otherwise not possible due to topography or natural area constraints.*
- B. *A street terminating with a cul-de-sac shall be as short as possible, and shall have a maximum length of four-hundred (400) feet, and serve no more than eighteen (18) single-family dwellings if classified by the Planning Director to be the final terminus of a street.*
- C. *The circular portion of the cul-de-sac shall have a minimum radius of fifty (50) feet or shall otherwise be approved by the Planning Director.*

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- D. *Parking in the circular portion shall be prohibited unless approved by the Planning Director.*
- E. *If a street is projected to continue in a given area, the Planning Director or Hearings Officer may require a temporary cul-de-sac to be constructed.*
- F. *The temporary cul-de-sac or turnaround shall be constructed in any new subdivision in which the cul-de-sac street is over two-hundred fifty (250) feet in length and extends to the property line. The construction standards for the area outside the projected curb line shall be as follows:*
1. *The sub-grade roadbed shall be graded and compacted;*
 2. *Two (2) inches of asphalt or concrete shall be installed over the compacted sub-grade;*
 3. *An asphalt or concrete roll curb shall be provided around the perimeter of the turnaround;*
 4. *The cost of future curb extensions and a removal of a temporary turnaround shall be required of the developer in accordance with the following procedure;*
 - a. *The Planning Director shall calculate the cost for removal of a temporary turnaround and curb extension.*
 - b. *This cost of construction shall be deposited with the City Treasurer by the developer prior to the final plat being approved by the Planning Director.*
- G. *After the above items are complete, the City shall then be responsible for the removal of the turnaround and the placement of the curb at the time the street is to be extended into the adjacent property.*
- H. *The temporary turnaround shall be indicated on the final plat as an easement to be vacated outside of the dedicated right-of-way when the street is extended into the adjacent property.*
- I. *The building setbacks for the areas abutting the temporary turnaround shall be computed from the projected extension of the street right-of-way.*

No cul-de-sacs are proposed as part of the Phase I improvements to the Fountain Valley Center. All criteria listed in this section will be required to be met when the construction of a permanent or temporary cul-de-sac is deemed appropriate.

17.20.110 Streets – Names

No street name shall be used which will duplicate or be confused with the names of existing streets, except for extensions of existing streets. Street names and numbers shall conform to the established pattern in the City, and shall be subject to the approval of the City.

Because N. Commercial Pkwy. is planned to connect with Industrial Way as a neighborhood street, N. Commercial Pkwy should be renamed to reflect this future connection; S. Industrial Way or Industrial Way S. may be more accommodating to future growth in the area.

17.20.120 Streets – Grades and Curves

Grades shall not exceed seven (7) percent on major or secondary arterials, ten (10) percent on collector streets, or fifteen (15) percent on any other street. In flat areas, allowance shall be made for finished streets grades having a minimum slope of five-tenths (0.05) percent. Centerline radii of curves shall not be less than three-hundred (300) feet on major arterials, two-hundred (200) feet on

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secondary arterials, or one-hundred (100) feet on other streets, and shall be to an even ten (10) feet. On arterials, there shall be a tangent of not less than one hundred (100) feet between reversed curves.

The abovementioned criteria have been met within this application.

17.20.130 Streets – Adjacent to Railroad Rights-of-way

Wherever the proposed subdivision contains or is adjacent to a railroad right-of-way, provision may be required for a street approximately parallel to and on each side of such right-of-way at a distance suitable for the appropriate use of the land between the streets and the railroad. The distance shall be determined with due consideration at cross streets of the minimum distance required for approach grades to a future grade separation and to provide sufficient depth to allow screen planting along the railroad right-of-way.

The application contained herein is not adjacent railroad rights-of-way and therefore this criterion does not apply.

17.20.140 Streets – Access

A Any subdivision or portion thereof proposed to have twenty-five (25) or more dwelling units shall be laid out with two (2) or more means of access to collector streets. Access to collector streets shall be by permanent dedicated public roadways built to City standards.

B Where a subdivision abuts or contains an existing or proposed arterial street, the Planning Director may require marginal access streets, reverse frontage lots with suitable depth, screen planting contained in a non-access reservation along the rear or side property line, or such other treatment as may be necessary for adequate protection of residential properties to afford separation of through and local traffic.

These criteria are not applicable for the purpose of this review.

17.20.150 Streets – Alleys

A Alleys shall be provided in commercial and industrial districts, unless other permanent provisions for access to off-street parking and loading facilities are made as approved by the Planning Director.

B While alley intersection and sharp changes in alignment shall be avoided, the corners of necessary alley intersections shall have a radius of not less than ten (10) feet.

No alleys are being created with the proposed application and therefore this criterion does not apply.

17.20.160 Blocks – Generally

The length, width, and shape of blocks shall be designated with due regard to providing adequate building sites for the use contemplated, consideration of needs for convenient access, circulation, control and safety of street traffic, and recognition of limitation and opportunities of topography.

The general size of the proposed block and future blocks appears adequate for the proposed use and should accommodate development in accordance with the underlying zoning district.

17.20.170 Blocks – Sizes

Blocks shall not exceed one-thousand two-hundred (1,200) feet in length between street lines, except blocks adjacent arterial streets or unless the previous adjacent layout or topographical conditions justify a variation. The recommended minimum distance between intersections on arterials is one-thousand eight-hundred (1,800) feet.

The block created from Phase I of this application is approximately 300 feet east to west by 180 feet north to south. Subsequent blocks will likely be of similar size due to the configuration of the existing lots.

17.20.180 Blocks – Easement for Utility Lines

Easements for sewers, drainage, water mains, electric lines, or other public utilities shall be dedicated wherever necessary. The easements shall be a minimum of twelve (12) feet in width and centered on interior lot lines except for guy wire tie-back easements, which shall be six (6) feet wide by twenty (20) feet long along lot lines at change of direction points of easements.

17.20.190 Blocks – Easement for Watercourses

Where a subdivision is traversed by a watercourse such as a drainage way, channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially to the lines of the watercourse, and such further widths as will be adequate for the purpose. Streets or parkways parallel to major watercourses may be required.

The City of Molalla is requiring the dedication of the Bear Creek corridor 50 feet north and south of the top of the bank of Bear Creek. This dedication shall extend from the western boundary of the proposed consolidated parcel to the eastern boundary and shall also incorporate portions of the proposed partitioned parcel.

17.20.200 Blocks – Pedestrian Ways

In blocks over eight-hundred (800) feet in length, a pedestrian way with a minimum width of ten (10) feet shall be provided through the middle of the block when desirable for public convenience. If unusual conditions require blocks longer than one-thousand two-hundred (1,200) feet, two (2) pedestrian ways may be required. When desirable for public convenience, pedestrian ways may be required to connect to cul-de-sac or to pass through unusually shaped blocks.

This criterion does not apply.

17.20.210 Lots – Size and Shape

Lot size, width, shape and orientation shall be appropriate for the location of the subdivision and for the type of development and use contemplated and shall meet the following conditions:

- A. *The minimum dimension of a lot shall conform to that required in the subject zoning district.*
- B. *The square footage of a lot shall not be less than that allowed in the subject zoning district, with the following exception:*
 1. *Where property is zoned and planned for business or industrial use, other widths and areas may be permitted at the discretion of the Planning Director. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide facilities required by the type of use and development contemplated.*
 2. *Lots facing the circular end of a cul-de-sac shall have a minimum street frontage of forty (40) feet.*

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The proposal contained in this application meets the aforementioned criteria regarding lot size and shape.

17.20.220 Lots – Access

Each lot shall abut a public street.

All parcels subject to this review will have access to a public street.

17.20.230 Lots – Flag

Flag lots shall not be created unless it is the only feasible way of developing property. Flag lots shall be subject to the following standards:

- A. The creation of a flag lot shall not conflict with a proposed street extension.*
- B. Flag lots created on adjoining properties shall have adjoining accessways, but in no case shall more than two adjoining accessways be created.*
- C. The location of flag lot accessways shall be subject to approval by the Planning Director. The Planning Director may disapprove the location of any flag lot accessway which is not consistent with the requirements of the Comprehensive Plan, City ordinances and standards, or which could create a traffic hazard.*
- D. No more than eight (8) dwelling units may be located on a flag lot.*
- E. Accessways shall meet the following requirements:*

Table 1 Minimum Accessway and Improvement Widths

Number of Lots or Units	Minimum Accessway Width	Minimum Improvement Width
1 Flag Lot with an accessway serving 1 or 2 dwelling units	20 Feet	16 Feet
1 Flag Lot with an accessway serving 3 - 8 dwelling units	24 Feet	20 Feet
2 Flag Lots with adjoining accessways, each serving 1 dwelling unit	20 Feet	16 Feet
2 Flag Lots with adjoining accessways, each serving a total of 2 - 8 dwelling units	24 Feet	20 Feet

- 1. Accessways shall be paved with a minimum of two (2) inch asphalt surfacing and four (4) inches of crushed rock base.*
- 2. Accessways shall be contoured to meet the existing ground level.*
- 3. The accessway shall be for access to a lot(s) and shall not be included as part of the minimum area required for the lot.*

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4. *Accessways shall not be extended more than one-hundred and fifty (150) feet unless written approval for a longer accessway is obtained from the Fire Chief.*

F. *The Planning Director may require other information necessary to carry out the intent of this title and the Comprehensive Plan.*

The abovementioned criteria are not applicable to this review.

17.20.240 Lots – Accessways

A. *All lots serviced by an accessway shall provide a continuous traffic flow pattern as approved by the Planning Director.*

B. *Single-family lots containing a single-family residence are exempt from this requirement.*

C. *No parking shall be allowed within an accessway.*

These criteria can be met and shall be met now and during time of building permit issuance.

17.20.250 Lots – Through

Through lots shall be avoided, except where essential to provide separation of residential development from major traffic arteries or adjacent nonresidential activities, or to overcome specific disadvantages of topography and orientation. A planting screen easement of at least ten (10) feet, across which there shall be no right of access, may be required along the line of lots abutting such as a traffic artery or other disadvantageous use. Through lots with planting screens shall have a minimum average depth of one-hundred and ten (110) feet. The City may impose conditions regarding maintenance of the planting screen. This section shall not apply to through lots created for the purpose of condominium or row house developments.

The proposal contained within this review does not create a through lot or lots and therefore this criterion does not apply.

17.20.260 Lots – Side Lines

The sidelines of lots, as far as practicable, shall run at right angles to the street upon which the lots face.

Side lines of lots in this development proposal run at right angles as far as practicable.

17.20.270 Large Lot Subdivision

In subdividing tracts into large lots which at some future time are likely to be re-subdivided, the Planning Director may require that the blocks shall be of a size and shape, be divided into lots and contain building side restrictions to provide for extension and opening of streets at intervals which will permit a subsequent division of any parcel into lots or smaller size.

Phase I plans do not contain conceptual drawings that suggest the configuration of future phases of development for these properties. As a condition of approval, staff is requesting a concept level draft of future phases of development which also provide a rough timeline for the completion of each individual phase. As a condition of approval, each new phase of development will be subject to a Design Review.

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17.20.280 Building Lines

If special setback lines are to be established in the subdivision, they shall be shown on the subdivision plan and included in the deed restrictions.

No special setbacks are being requested in this application.

17.20.290 Parks

- A. New subdivisions or portions thereof shall provide space for parks in the ratio of one (1) acre to every one-hundred (100) estimated residents. For purposes of this calculation, there shall be a rebuttal presumption that each dwelling unit contains 2.8 individuals. For subdivisions of ten (10) units or less, the Planning Director may approve other recreational facilities.*
- B. Wetlands and other required open space shall not be used in the acreage calculations for subsection (A) of this section.*
- C. The City may charge a park in lieu of fee when park space is not necessary for the size of the development.*

17.20.300 Entrances

- A. Subdivisions with twenty-five (25) or more lots shall have at least one (1) clearly defined entrance, which shall conform with the following:
 - 1. Entrances shall be landscaped and maintained. Landscaping shall be designed with due regard to corner vision and site distance requirements.*
 - 2. Entrances shall have an illuminated stone or masonry structure with the name of the development, and at least six (6) inch lettering.*
 - 3. The design of the entrance shall be consistent with the character of the surrounding area.**

Phase I contains one entrance/exit to/from the proposed development. Future phases will connect with both parcels to the north, west, south and potentially east.

17.32 PARTITIONING

17.32.010 General Provisions

Partitioning shall be consistent with all of the following requirements:

- A. Partitioning shall satisfy the dimension, density, yard and property area requirements of the underlying zoning district.*

The partition proposed in this consolidated application meets the minimum lot dimension requirements of the requested zone (C2), which is 60 feet; no dimension of either parcel 1 or 2 (see exhibit "I") is less than this minimum requirement.

- B. Accessways must meet the requirements in section 17.20.230.*
- C. No partition shall be approved which leaves any parcel without direct access to a public street.*

Proposed parcel 2 will take access from the south end of the existing Industrial Way.

- D. Property shall not be partitioned more than once in any twelve (12) month period.*

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- E. *Partitions shall be surveyed and monumented in accordance with Oregon law, and a survey conforming to Oregon law shall be filed with the City Recorder and the County Surveyor.*
- F. *The partition must be consistent with ORS Chapter 92.*

Beyond the partition application, there are no development proposals for parcel 2 at this time, therefore, a judgment on lot coverage, density and setback requirements will be made as the property is improved.

17.32.020 Submittal of Map and Information

- A. *Applications of partitions shall be submitted to the City on forms provided for that purpose, and accompanied by a fee to be set by resolution of the City Council.*
- B. *Each application shall be accompanied by six (6) copies of a tentative plan drawn to a scale of not less than one inch equals twenty feet (1":20'), nor more than one inch equals two-hundred feet (1":200'), and containing the following information:*
 - 1. *The date, north point, scale and a sufficient description to define the location and boundaries of the parcel to be partitioned and its location in the planning control area;*
 - 2. *Name and address of the record owner and of the person who prepared the map;*
 - 3. *Approximate acreage of the parcel under a single ownership or, if more than one (1) owner is involved, the total contiguous acreage of all owners of land directly involved in the partitioning;*
 - 4. *For land adjacent to and within the parcel to be partitioned, the location, width and names of all streets; the location and size of sewers, water lines, drainage ways and power poles;*
 - 5. *Outline and location of existing buildings to remain in place;*
 - 6. *Lot layout showing size and relationship to existing or proposed streets and utility easements;*
 - 7. *Such additional information as required by the Planning Director or his designee approved by the City Council.*

The abovementioned materials are provided in Exhibit "I" of the applicants' submittal as well as in Site Improvement Plans – Fountain Valley Center Phase I.

17.32.020 Approval Process

- A. *The approval of a partition shall follow Type I land use procedures in the procedures ordinance codified in Chapter 16.06 of the Molalla Municipal Code.*
- B. *A partition in conjunction with another proposed land use action shall be processed as a consolidated application using the most restrictive land use procedure that applies as specified in Chapter 16.04 of the Molalla Municipal Code.*
- C. *If the partition application and its supporting materials conform to the provisions of this chapter, and all conditions of approval have been satisfied, the Planning Director and the City Planner shall signify approval by their signatures on the survey map and the issuance of an approval letter.*
- D. *The partition plat shall be recorded and filed with the County Surveyor's office, along with legal descriptions of the properties affected by the partition.*
- E. *No building permits or development permits shall be issued for a tract that is dependent on a partition until the plat has been recorded and filed with the County Surveyor.*

Chapter 18.32: C2 DISTRICT

18.32.010 Purpose and function.

The commercial districts are intended to provide for the principal shopping, business and transportation center serving the community and its trading area. The C2 district is intended to provide for those types of retail, wholesale, transportation, and service uses which because of traffic, size and other requirements depend upon particular locations to serve the needs of the community and its trading area. Thus, the zone allows a full range of retail and service businesses with a local or regional market, and is to be characterized by attractive development, an open and pleasant street appearance, and compatibility with adjacent residential areas. Development is expected to be generally auto-oriented, and intended to be aesthetically pleasing for motorists, pedestrians, and the businesses themselves.

18.32.020 General and dimensional provisions.

- A. *All new development shall be subject to the Design Review requirements contained in Chapter 18.45.*
- B. *In addition, the general and dimensional provisions for uses in a C2 district are as follows:*
1. *Minimum lot area: no limitation.*
 2. *Minimum street dimension: sixty (60) feet.*
 3. *Minimum front setback: twenty (20) feet.*
 4. *Minimum side and rear setbacks: ten (10) feet.*
 5. *Maximum building height: Maximum building height of three and one-half (3 1/2) stories, but not to exceed forty-five (45) feet measured from any point on the perimeter of the building. Buildings in excess of this height limitation may be approved through a conditional use permit subject to the provisions of 18.76.010 and 18.76.080.*
 6. *Maximum lot coverage: eighty (80%) percent.*
- C. *Setbacks along designated stream corridors shall comply with the requirements of Chapter 18.68.*

The site is being designed to meet these requirements and lot layout limitations.

18.32.030 Principal uses permitted outright.

Principal uses permitted outright shall be as follows:

- A. *Retail Sales and Service. Examples are as follows:*
1. *Amusement facilities, such as arcades, amusement parks, bowling alleys, roller or ice rinks.*
 2. *Appliance sales and incidental service.*
 3. *Bakery for retail sales on the premises only*
 4. *Bank.*
 5. *Car Washes*
 6. *Church*
 7. *Cocktail lounge as part of a restaurant.*

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8. *Equipment rental limited to small equipment for household, recreation, or business.*
 9. *Hotel or Motel.*
 10. *Landscape nurseries.*
 11. *Mortuary.*
 12. *Motor vehicle sales and repair.*
 - a. *Includes passenger vehicle, light and medium truck, motorcycle, boat and recreational vehicle sales and repair in an enclosed building; quick lubrication services; transmission or muffler services; auto body services; detailing and upholstery shops.*
 - b. *Does not include junking, wrecking, storage, towing, or salvaging operations.*
 13. *Motion picture production studios and allied services*
 14. *Parking lot or parking garage.*
 15. *Plumbing, heating and electric business with no outside storage.**
 16. *Recreational vehicle sales.*
 17. *Restaurant, cafe.*
 18. *Retail dry-cleaning and pressing services.*
 19. *Retail photo copying and printing*
 20. *Retail Stores.*
 21. *Tavern.*
 22. *Theater, except drive-in theater.*
 23. *Urgency medical care.*
 24. *Self-service storage facilities.*
 25. *Wholesale trade, except scrap and waste materials.*
- B. *Office uses. Examples are as follows:*
1. *Business and professional offices.*
 2. *Medical or dental clinics.*
 3. *Television and radio studios.*
 4. *Veterinary clinics and hospitals for small animals.*
- C. *Public use facilities not exceeding 15,000 square feet. Examples are as follows:*
1. *Auditoriums.*
 2. *Bus depot, but not bus garage or storage yard.*
 3. *Business, technical, or trade school.*
 4. *Club, fraternal, union or lodge, social or recreational building.*

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5. *Hospital*
6. *Passenger terminal.*
7. *Public building.*
 - a. *Includes government offices, buildings and libraries.*
 - b. *Does not include storage, warehousing or other uses of an industrial character.*
8. *Railroad right-of-way and associated operating facilities, but no yard, industrial spurs, or other similar facilities.*

This proposal is for a dental clinic which is listed as one of the principal uses permitted outright in the C2 zone (see B.2 above).

18.32.040 Accessory uses permitted outright.

Accessory uses permitted outright shall be as follows: A use customarily incidental and subordinate to a principal use permitted outright. Examples are as follows:

- A. *Retail sales and services.*
 1. *Gasoline, parts and tire sales when accessory to a vehicle sales or repair use.*
 2. *Manufacturing or repackaging of goods for on-site sales.*
 3. *Offices necessary for the retail sales or services.*
 4. *Parking.*
 5. *Storage of goods.*
- B. *Office uses.*
 1. *Cafeterias.*
 2. *Health facilities.*
 3. *Other facilities primarily for the use of employees in the firm or business.*
- C. *Public Use Facilities.*
 1. *Concessions.*
 2. *Restaurants.*

No accessory uses are being proposed at this time.

18.32.050 Conditional uses permitted.

- A. *Approval of a conditional use shall not be granted unless the specific proposal meets the criteria under Section 18.76 and the applicable provisions of this title and Chapter 18.58.*
- B. *The following conditional uses may be permitted in a C1 district.*
 1. *Assembly and packaging of previously prepared materials of such products as candy, cosmetics, drugs, musical instruments, toys, novelties, rubber and metal stamps, optical goods, scientific and precision instruments and equipment.*

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2. Cemetery;
3. Condominium developments, subject to the requirements of ORS Chapter 100.
4. Drive in Theatre
5. Golf course, including clubhouse, but not an independent pitch-and-putt course or golf driving range;
6. Manufactured homes used as a residence for a night watchman or caretaker.
7. Noncommercial storage areas within condominium developments for the storage of recreational vehicles, boats, trailers, fifth wheels and other vehicles, available for use only by residents of the condominium development, and meeting the requirements of Section 18.76.075 of this code.
8. Outright permitted uses in excess of the height limitations of Section 18.28.020.
9. Public park, playground, or recreational area, and buildings used in connection therewith;
10. Public, private, or parochial school;
11. Private club, lodge, convent, social or recreational building, or community assembly hall, except those having a chief activity carried on for monetary gain;
12. Private nursery school, kindergarten, or daycare center on a lot having a minimum of ten thousand (10,000) square feet, provided there is established in connection therewith a play lot having a minimum area of four hundred (400) square feet plus an additional forty (40) square feet for each child in excess of ten (10), which play lot is separated from adjoining properties by a sight-obscuring security fence;
13. Public use facilities exceeding 15,000 square feet. Examples are as follows:
 - a. Auditoriums.
 - b. Business, technical, or trade school.
 - c. Bus depot, but not bus garage or storage yard.
 - d. Club, fraternal, union or lodge, social or recreational building.
 - e. Hospital
 - f. Passenger terminal.
 - g. Public building.
 - (1) Includes government offices, buildings and libraries.
 - (2) Does not include storage, warehousing or other uses of an industrial character.
 - h. Railroad right-of-way and associated operating facilities, but no yard, industrial spurs, or other similar facilities.
14. Public utility and communication facilities, such as a branch telephone exchange, static transformer, booster station, or pumping station;
15. Recreational vehicle camping parks.
16. Residential care facility;
17. Senior citizen/handicapped housing facility;
18. Telecommunications facilities.

19. Uses operating between 10:00 P.M. and 7:00 A.M.

Chapter 18.45: Design Review

18.45.010 Purpose.

The purposes of design review are to:

- A. Encourage site planning in advance of construction;
- B. Protect persons and property from potential adverse impacts of development;
- C. Consider natural or man-made hazards, which may impose limitations on development;
- D. Conserve the City's natural beauty and visual character and minimize adverse impacts of development on the natural environment as much as is reasonably practicable;
- E. Assure that development is supported with necessary public facilities and services;
- F. Assure that structures and other improvements are properly related to their sites and to the surrounding sites and structures; and,
- G. Implement the City's Comprehensive Plan and land use regulations with respect to development standards and policies.

18.45.020 Applicability and Procedure.

- A. All commercial, industrial, public semi public, multi family, row house, and condominium development shall be subject to design review. Duplex residential and single-family detached dwelling development shall not be subject to design review.
- B. Design review applications shall be processed pursuant to a Type II land use procedure.
- C. No building permit will be issued until the design review process is completed.

The applicant is requesting to build a commercial development (dental clinic). By themselves, Design Reviews are subject to Type II Land Use protocol, however, since the design review is being processed with an Annexation and Zone Change it falls under the more restrictive Type IV land use procedure.

18.45.030 Submittal Requirements.

- A. The applicant shall submit five (5) sets of the diagrams, plans and drawings specified in Section B, including the information specified.
 1. One additional set is required that is conveniently reproducible and legible, not to exceed eight and one half (8.5) inches by eleven (11) inches.
 2. Plans shall be drawn to scale and fully dimensioned.

The applicant submitted six (6) sets of all drawings. The plans are drawn to a scale of 1" = 30'.

- B. Diagrams, Plans and drawings.
 1. Site Plan(s) containing the following:

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- a. *A vicinity map covering an area two hundred and fifty (250) feet from the boundary of the development site and a map of the subject property showing existing and proposed:*
 - i. *General information about the location;*
 - ii. *Dimensions and names of all existing, platted and proposed streets and access points;*
 - iii. *Other public ways, sidewalks, bicycle routes and bikeways, pedestrian/bicycle access ways and other pedestrian connections;*
 - iv. *Transit streets, facilities and stops (if any);*
 - v. *Neighborhood activity centers;*
 - vi. *Schematic placement of public utility locations; and,*
 - vii. *Location of easements affecting the development site.*

General information about the site was presented with the application. Sheet 1 of 13 of Site Improvement Plans – Fountain Valley Center Phase I; provides this information. All information requested here has been included in the plans and will be further discussed in detail throughout this report.

- b. *Legal description of the lot.*

A legal description was provided with the application.

- c. *Site dimensions and total area of the lot, including tax map and tax lot numbers for the development site.*

Site dimensions and the total area of the lots (approximately 6.76 acres) and tax lot numbers are shown.

- d. *Topography with contour lines at two-foot contour intervals for grades 0 to 10 (0%-10%) percent and five (5) foot intervals for grades over 10 (10%) percent.*

Contour lines are shown at 1 foot intervals, grades are relatively flat and do not exceed 10%.

- e. *Natural drainage; and arrows indicating the direction of the natural drainage.*

Natural drainage is shown, by contour lines, towards the northwest gradually towards Bear Creek.

- f. *The location of natural hazard areas on and within one hundred (100) feet of the boundaries of the site, including:*
 - i. *Areas indicated on floodplain maps as being within the one hundred (100)-year floodplain.*
 - ii. *Areas subject to soil instability, slumping or earth flow, landslide or erosion, or for which field investigation, performed by a geo technical engineer or engineering geologist who is licensed by the State of Oregon, confirms the existence of or potential for severe hazard.*

No know natural hazard areas exist within the site or its immediate vicinity and none area shown on the application materials provided.

- g. *The location of natural resource areas on and within one hundred (100) feet of the boundaries of the site, including fish and wildlife habitat, natural areas, wooded areas, areas of significant trees or vegetation, wetlands, water resources, and riparian areas that are identified by the Comprehensive Plan.*

Wetlands are shown as indicated on the City's wetland inventory map, marks exhibit A. The wetlands are beyond 100 feet from the proposed development. However, details of the wetland area along with a wetland report shall be filed with the City.

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- b. The location of cultural resources on and within one hundred (100) feet of the boundaries of the site that are identified on the City's cultural resources inventory.*

No known cultural resources are known to exist or are shown on this application.

- i. The location, dimensions, and setback distances of all existing permanent structures, improvements and utilities on or within twenty-five (25) feet of the site, and the current or proposed uses of the structures.*

Sheet 3 of 13 shows all existing permanent structures on the site. Uses of the buildings are shown. Currently there are 2 houses and 1 shop.

- j. The location, dimensions, square footage and setback distances of proposed structures, improvements, and utilities, and the proposed uses of the structures by square footage.*

Located on sheet 4 of 13 both houses are being rehabilitated for commercial use. Both are approximately 1,700 square feet, 1 shop of approximately 1,185 square feet is being retained for commercial purposes as well as a new dental clinic of 7,342 square feet in size.

- k. Exterior lighting including the type, height and areas of illumination.*

No lighting plan was included and shall be required as a condition of approval.

- l. Location, size, materials, colors and method of illumination of all signs.*

A sign is shown on sheet 4 of 13 and detailed in a prior set of plans. See MMC 18.60 later in this report for a more detailed description of these requirements. If sign plans change, a new review shall be required.

- m. All parking, circulation, loading and servicing areas, including the locations of all carpool, vanpool, and bicycle parking spaces as required by Chapter 18.52.*

Parking and loading is shown on sheet 4 of 13. Two handicapped parking spots are shown directly in front of the entrance to the dental clinic. Bicycle parking is shown to the north of the building less than 60 feet from the entrance to the dental clinic. See MMC 18.52 for more details on these requirements later in this report.

- n. Site access points for automobiles, pedestrians, bicycles and transit.*

Site access is shown via Highway 211 onto a newly created N Commercial Parkway.

- o. On-site pedestrian and bicycle circulation.*

Pedestrian movement would occur by sidewalk while bicycle movement would occur by street and sidewalk where available. No change in plans shall occur without going through a new Design Review process unless approved by the Planning Director to be a minor change.

- p. Service areas for uses such as mail delivery, trash disposal, loading and delivery.*

A service area is shown north of the proposed dental clinic.

- q. Outdoor common areas proposed as open space.*

The project is full of outdoor common areas and open space. The most notable is at the entrance of the development where multiple large trees will be preserved.

- r. Other site elements, which will assist in the evaluation of site development.*

Other than those requirements listed in the conditions of approval no other site elements are required to review this application.

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2. *Landscape Plan.*

- a. *Location of existing trees with a circumference of twenty-five (25) inches (8 inches diameter) or greater measured at a point four and one half (4.5) feet above the ground on the upslope side of the tree.*
 - i. *When trees are in clusters, they may be indicated by the number and general location within the cluster of trees with a circumference of twenty-five (25) inches (8 inches diameter) or greater measured at a point four and one half (4.5) feet above the ground on the upslope side of the tree.*
 - ii. *Indication if trees are evergreen or deciduous.*
 - iii. *Location and identification of any designated significant tree or grove.*

This information is shown on sheet 3 of 13 of the plans.

- b. *Location and type of vegetation proposed to be removed and to be retained on the site.*

The applicant is retaining the following trees on the property:

- Oak Trees – 24” (4), 18” (7), 12” (14), 10” (4), 30” (4), 36” (2)
- Cedar Trees – 1 (10”)
- Pine Trees – 12” (4), 18” (2)
- Ash Trees – 12” (6), 18” (1), 30” (3), 24” (5)
- Elm Tree – 1 (18”)
- Spruce Tree – 1 (10”)

The applicant is proposing removal of the following trees from the property:

- Oak Trees – 24” (1), 12” (1)
- Pine Trees – 16” (1), 12” (4)
- Ash Tree – 24” (1)

- c. *The size, species (identifying both botanical and common names) and location of existing and proposed plant materials and other landscaping materials.*

The applicant is proposing natural vegetation mixed with shrubs, grasses and miscellaneous plantings throughout the development. The mixture of vertical and horizontal elements meets the requirements of the code.

- d. *Site dimensions, outline of structure(s), scaled location of windows and doors.*

This information has been provided with the application.

- e. *Buffering and screening materials, when required.*

No buffering is being required as a result of this application due to the amount of vegetation already supplied and because the existing location of trees supply a large amount of vegetative buffer from neighboring properties.

- f. *Tree staking details.*

Tree staking details are supplied and shown in detail on sheet 10 of 13.

- g. *Proposed types and locations of irrigation systems to maintain plant materials.*

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No information has been supplied detailing the irrigation system. A condition of approval will be placed on the file requiring details of the irrigation plan.

- b. Architectural drawings, including floor plans, elevations and details drawn to scale.*

Floor plans have been drawn to scale of 1/4" = 1 foot.

- i. Grading and erosion control plan.*

A grading and erosion control plan is provided on sheet 5 and 6 of the plans. Detailed grading and erosion plans shall be provided. These plans shall meet the requirements of MMC 18.70.

3. Drainage Plan.

Drainage is detailed on sheet 8 of the plans. Detailed engineered drainage plans shall be supplied and reviewed through the City Engineer's review process.

- 4. Such special studies or reports as the Director may require to obtain information to ensure that the proposed development does not adversely affect the surrounding community or identified natural resource areas or create hazardous conditions for persons or improvements on the site.*

No additional studies or reports are required that are not part of the conditions of approval.

18.45.040 General design review approval criteria.

A design review application must comply with the requirements of this title and the following general provisions.

A. Landscaping.

- 1. A minimum of fifteen (15%) percent of the lot area being developed shall be landscaped wherever practicable.*

Well over 60% of the property is landscaped as a result of this file. Within the current developable area (less than 1 1/2 acres), there is 21,646 square feet. Of the property being developed, nearly 30 percent will be landscaped. Additional development on the site will be monitored and minimum landscape standards shall be maintained.

- 2. This landscaping requirement may be satisfied by providing landscaping only, or in combination with pedestrian plazas, pedestrian connections or water quality facilities.*

The applicant is using a significant amount of natural landscaping within the project and has also included pedestrian plazas within the development.

- 3. Natural existing landscaping may be used to meet the landscaping requirement.*

Existing natural landscaping is being used as part of the landscape requirements.

- 4. The development shall be designed in such a manner that as many trees as possible can be preserved and the preserved trees shall be protected during construction.*

The applicant recently submitted a new plan that maintained a large amount of trees that were originally being removed. The change helps to create a more pleasant separation from heavily traveled arterials.

- 5. Landscape design and landscaping areas shall serve their intended functions and shall not adversely impact surrounding areas.*

The landscaping melds into adjacent properties and provides cohesiveness for the surrounding properties.

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6. *The required amount of landscaping shall include a mix of vertical (trees) and horizontal elements (grass, ground cover, etc.).*

The application includes a substantial mix of landscape material. There do exist oaks, cedar, spruce, ash, pine, grass, and other natural vegetation along with newly planted black oak, Japanese maple, glory bower, Cyprus, juniper, yellow wave, manum purpuem, Oregon grape, heater, and arborvitae.

7. *Newly planted trees shall be supported (by use of stakes and wire) to prevent damage by the strong winds.*

The applicant has provided tree staking details on sheet 10 of 13.

8. *All landscaped areas shall be irrigated by an underground system. Row house and Condominium developments are exempt from this requirement.*

The applicant shall provide details of the irrigation system.

9. *For developments in the R3, M1 and M2 districts, the development shall have a perimeter buffer a minimum of four (4) feet in width.*
 - a. *The buffer shall consist of permanently maintained vegetation and may be enclosed by a sight-obscuring fence.*
 - b. *Such vegetation and fence shall not exceed a height of six (6) feet, and shall be subject to the provisions of Section 18.44.080, 18.48.020, 18.52.060, 18.52.150 and 18.52.160.*

This criterion does not apply since the use is for a commercial development.

10. *The Planning Director shall approve the trees, shrubs and vegetation proposed for landscaping.*

After review of the newly planted materials, Staff has deemed that the species are adequate and meet the intent of the landscape code. However, many of the trees have a very tall maturity. For this reason the applicant shall consult with PGE regarding interference from any tree that could potentially conflict with nearby power lines. Proof of such consultation shall be provided with this file. Staff would warn of the climbing capability of the Heater 'Corbett's Red'. While slow, it is still a climber and shall be maintained.

B. Structures.

1. *The siting, construction and design of buildings and other improvements shall be appropriate to protect natural and cultural resources identified by the Comprehensive Plan and to avoid or minimize adverse impacts on other natural and cultural resources to the extent practicable.*

The applicant has changed the layout in order to save multiple trees, including; 7 very large oak trees at the entrance.

2. *The size, shape, height, and spatial and visual arrangement of uses, structures, fences, and walls, including color and material selection, shall be compatible with existing surroundings and future allowed uses.*

Both of the buildings to remain shall be rehabilitated to match the look of the primary structure (dental clinic).

3. *Building facades that face a public street shall extend no more than thirty (30) feet without providing a variation in building materials, a building offset of at least two (2) feet, or a wall area, which is entirely separated from other wall areas by a projection such as a porch or a roof over a porch.*

The wall facing the public right-of-way is approximately 36 feet in length with 3 architectural bump outs which break up the continuity of the wall facing the public right-of-way (Highway 211).

4. *Grading and contouring shall not create an adverse effect on neighboring properties, public rights-of-way or the public storm drainage system.*

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The drainage plan shall meet the requirements of MMC 21.70 and shall be reviewed for compliance at time of engineering review.

5. *All outdoor storage areas, garbage collection, exterior vents and mechanical devices and noise-generating equipment areas shall be screened by sight obscuring fencing or materials or by or vegetation and located away from abutting residential development.*

The applicant is proposing a 28 foot by 10 foot 8 inch enclosure made up of CMU block with a cement slab that will contain a 2-4 yard dumpster for cardboard, 2 yard dumpster for garbage, and 4, 90 gallon roll carts.

6. *Rooflines shall establish a distinctive "top" to a building.*
 - a. *When flat roofs are proposed, a cornice a minimum twelve (12) inches high projecting a minimum six (6) inches from the wall at the top of the wall or parapet shall be provided.*
 - b. *Roof-line offsets, at a minimum of eight (8) feet variation measured either vertically from the gutter line or horizontally, shall be provided at intervals of one hundred (100) feet or less to relieve the effect of a single, long roof.*
 - c. *Roof-mounted equipment, including satellite dishes and other communication equipment, must be screened from view from adjacent public streets with the exception of solar heating panels.*

The building roof is designed to a standard that meets the requirements of this chapter and provides multiple peaks and valleys.

7. *All ground floor common entries or individual unit entries shall be sheltered with a minimum four (4) foot overhang projection which shall not project more than four (4) feet into a required yard setback.*

Each entrance provides an overhang a minimum of 4 feet well within the setbacks.

8. *All structures shall be located and constructed in order to promote passive energy conservation.*

The building design was created with passive energy conservation in mind and meets the criteria of this section.

9. *Outdoor lighting shall be provided in a manner that enhances security, is appropriate for the use, and avoids adverse impacts on surrounding properties.*

The applicant will be required to provide a detailed outdoor lighting plan for approval by the Planning Department.

10. *The site design shall promote crime prevention and public safety.*

The area is open and provides visual access but the lighting plan has not been completed to determine whether this criterion is met. A condition of approval will be required to provide lighting that meets these requirements.

C. *Pedestrian Circulation and Access.*

1. *All new commercial, industrial, institutional, and multifamily residential developments shall provide on-site pedestrian circulation systems that provide safe and convenient connections between buildings and existing public rights-of-way, pedestrian/ bicycle access ways and other on-site pedestrian facilities while minimizing out-of direction travel.*

The application is providing pedestrian circulation and access throughout the proposed site. Since the applicant will be using the buildings on the north side of the access ways, a pedestrian access/sidewalk, shall be required to provide safe access to the north side of the development.

2. *On-site pedestrian circulation systems that comply with this subsection in the most practicable manner possible shall be approved.*

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This criterion is met.

3. *On-site vehicular circulation systems and required pedestrian walkways shall be designed to minimize vehicular/pedestrian conflicts through measures such as minimizing driveway crossings, creating separate pedestrian walkways through the site and parking areas, and designating areas for pedestrians by marking crossings with changes in textural material.*

Vehicle/pedestrian conflicts have been minimized as a part of the design efforts within this development.

4. *On-site pedestrian walkways shall be well drained, hard surfaced and at least five (5) feet in unobstructed width.*

C-2 zoning requires an 8 foot unobstructed width. The current size of all pedestrian ways is 8 feet, meeting these requirements.

5. *Walkways without stairs shall have a maximum slope of eight (8%) percent and a maximum cross slope of two (2%) percent.*

The slope is well below the 8% limitation.

6. *Walkways shall be increased to seven (7) feet in width when bordering parking spaces other than parallel parking spaces, and surface material shall contrast visually with adjoining surfaces.*

The walkways are shown to be 8 feet in width for internal pedestrian ways and 8 feet in width along the right of way. The applicant may reduce the interior walkways to 7 feet where they are outside the public right-of-way.

7. *Marked crossings shall have a continuous, detectable marking not less than thirty-six (36) inches wide using textural material that is firm, stable, slip-resistant, and consistent with the Federal Americans with Disabilities Act and Chapter 11 of the State of Oregon Structural Specialty Code (1996 Edition).*

This criterion shall apply and be enforced throughout the design of the development.

8. *The internal pedestrian and bicycle circulation system for the proposed development must connect to other areas of the site.*
 - a. *Pedestrian connections shall connect main building entrances to the nearest sidewalk or other walkway leading to a sidewalk.*
 - b. *Pedestrian connections also shall connect to other building entrances, to adjacent streets and to nearby transit stops.*
 - c. *Pedestrian connections also shall connect to outdoor activity areas such as parking lots and recreational or play areas and plazas.*

The pedestrian ways connect to the edge of each property line currently listed in this development. Future development to adjacent properties will extend to adjacent developments.

9. *Walkways shall be designed to minimize out-of-direction travel.*

Adequate walkways exist to minimize out of direction travel. Pedestrian crossings however are limited and should be considered along N. Commercial Pkwy.

10. *Unless impracticable or exempted by any provisions of this code, buildings which are set back from the sidewalk more than 75 feet shall have pedestrian walkways which are capable of connecting to existing pedestrian walkways in adjacent developments or stubbed to the adjacent side yard property line if the adjacent land is vacant or is developed without pedestrian walkways.*
 - a. *The location of such a walkway stub shall take into consideration topography and the eventual development or redevelopment of the adjacent property.*

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- b. Pedestrian connection linkage to adjacent developments shall not be required within industrial developments or to industrial developments or to vacant industrially zoned land.*

The building is set back 29 feet 2 inches from the front public right of way of State Highway 211..

- 11. Public and private schools, and parks over one (1) acre in size, shall provide safe and convenient access to adjacent neighborhoods, that minimize out of direction travel between such schools or parks and adjacent neighborhoods.*

This criterion is not applicable.

- 12. Within automobile parking areas, or when the pedestrian circulation system is parallel and adjacent to an auto travel lane, pedestrian safety shall be improved by raising the walkway or separating it from the auto travel lane by a raised curb, bollards, landscaping or other physical barrier.*

Walkways shall be raised from the street grade.

- 13. If a raised walkway is used, the ends of the raised portions shall be equipped with curb ramps.*

Each end of a walkway shall provide curb ramps that meet the criteria as specified by the Public Works Director/City Engineer during engineering review.

- 14. Driveway crossings shall be minimized and in no case exceed thirty (30) feet in width.*

No driveway exists off of a public road; this criterion does not apply.

- 15. When crossing driveways and parking areas, pedestrian crossings and walkways may be built at the same elevation as the driveways and walkways if they are constructed of permanent materials, including paving or markings in a manner which contrasts and clearly delineates the crossing or walkway at any time of day or night.*

The walkways will be raised and provide curb ramps at these crossings.

- 16. Lighting shall be provided along all walkways and must be lighted to a level where employees, residents, customers or the public to a minimum foot-candle of three (3) can use the system at night.*

Lighting shall be provided through a supplemental report.

- 17. Walkways along building frontages shall be covered with awnings, or building overhangs with a minimum vertical clearance of nine (9) feet for awnings and twelve (12) feet for building overhangs.*

The walkway along the building frontages shall provide covered awnings along the building.

- 18. A walkway from a building entrance to a public street shall be provided for every three hundred (300) feet of street frontage or for every eight (8) rows of vehicle parking, whichever is the greater distance.*

Walkways are provided for all parking within this criterion.

- 19. Pedestrian pathways must also connect to adjacent development, when mutually agreed upon between uses and developments must not preclude eventual site-to-site pedestrian connections, even if not feasible at the time of development.*

The applicant shall provide crossover easements from the property directly to the west to provide access both by automobile and pedestrian/bicycle. The access way proposed shall abut the property to the west as well.

D. Pedestrian/Bicycle Access ways.

- 1. Pedestrian/bicycle access ways are intended to provide safe and convenient connections within and from new multi-family developments, shopping centers and commercial districts to adjacent and nearby residential areas, transit stops and neighborhood activity centers where public street connections between such uses for automobiles, bicycles and pedestrians are unavailable.*

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The pedestrian/bicycle ways provide safe and convenient connections within and out of the proposed development. Currently there are no pedestrian/bicycle facilities outside the development, however the applicant has complied with requirements along their property frontage.

2. *Pedestrian/bicycle access ways shall only be used in areas where such public street connections are unavailable or impracticable or inappropriate as determined by the Director.*

The applicant shall apply a pedestrian/bicycle way to Bear Creek from both the N. Commercial Parkway side and the Industrial Way side. This will lead to Bear Creek where the access way will be improved to City standards in future phases.

3. *Pedestrian/bicycle access ways shall be provided in the following situations:*
 - a. *Access ways are required between discontinuous street rights-of-way; through mid-block locations where blocks are longer than one thousand (1000) feet; or where the lack of street continuity creates inconvenient or out-of-direction travel patterns for local pedestrian or bicycle trips.*

Based on the separation of area from Industrial Way to State Highway 211 the applicant shall be required to provide these pedestrian/bicycle access ways.

- b. *In all residential districts, access ways shall be included:*
 - (1) *To provide reasonably direct access to nearby neighborhood activity centers, transit trunk routes and other transit facilities.*
 - (2) *Where practicable, to provide reasonably direct access to other adjacent developments and to adjacent undeveloped property likely to be subdivided or otherwise developed in the future.*
 - (3) *To provide reasonably direct connections from cul-de-sacs and internal private drives to the nearest available street or neighborhood activity center.*
 - (4) *To provide reasonably direct connections from cul-de-sacs or local streets to arterial or collector streets.*

This criterion is not applicable.

- c. *In nonresidential districts, access ways shall be included:*
 - (1) *To connect with all existing or approved access ways which abut the site, or to provide future connection(s) to abutting underdeveloped and undeveloped properties.*
 - (2) *To provide reasonably direct access to nearby neighborhood activity centers, transit trunk routes and other transit facilities.*
 - (3) *To provide reasonably direct connections from cul-de-sacs to the nearest available street or neighborhood activity center.*

The Transportation System Plan calls for a 50 foot right of way to connect Highway 211 to Industrial Way. Staff has concerns because of the cost of the bridge and will require right of way dedication but no improvements from Bear Creek north to Industrial Way until development occurs on the north side of Bear Creek.

4. *Wherever practicable, the entry points of required access ways shall align with pedestrian crossing points along adjacent streets and with adjacent street intersections.*

The applicant has aligned access ways and pedestrian points at the corner of N Commercial Parkway and Highway 211.

5. *The length of pedestrian/bicycle access ways between public streets shall not exceed three hundred (300) feet.*

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- a. Such access ways shall be free of horizontal obstructions and have a nine (9) foot, six (6) inch high vertical clearance.*

No pedestrian/bicycle access way is further than 300 foot from a public street as a result of this proposal.

- b. To safely accommodate both pedestrians and bicycles, the right-of-way widths of such access ways shall be as follows:*

- (1) The access ways shall have a minimum fifteen (15) foot wide right-of-way with a minimum ten (10) foot wide paved surface.*
- (2) If an access way also provides secondary fire access or a public utility corridor, its right-of-way width shall be at least twenty (20) feet with a minimum fifteen (15) foot wide paved surface.*

The City will use the access way from the Transportation Systems Plan requirement for pedestrian/bicycle access. A 50 foot buffer along Bear Creek shall be built to a standard as required by the Bear Creek pedestrian/bicycle/equestrian design plan. This area shall be improved during approval of Phase II of this development. When the Bear Creek trail is improved at this site, this right-of-way will provide access from both the north and south.

- 6. Access ways shall be direct with both end points of the access way always visible from any point along the access way.*

Accessways shall be designed so as to provide clear sight of both end points from any point along the accessway.

- 7. To enhance pedestrian and bicycle safety, access ways shall be lighted.*

- a. Lighting shall be provided at each entrance to an access way and may also be required at intermediate points along the access way as may be deemed necessary for public safety by the City Engineer.*

The applicant shall include in their lighting plan sufficient lighting details for the access way.

- 8. Wherever practicable, access ways shall have a maximum slope of five (5%) percent and shall avoid the use of stairways as part of the access way.*

The access ways shall remain relatively flat.

- 9. The Director may require access way fencing and screening along adjacent property lines by:*

- a. A thick vegetation screen at least 42 inches high with an additional four (4) feet high evergreen vegetation screen; or*
- b. A minimum five (5) foot high fence with a row of three (3) to four (4) foot high evergreen shrubs or climbers planted along the fence; if a wooden fence is used, then the fence shall be constructed with pressure-treated structural members including a pressure treated cap; or*
- c. If there is an existing fence on private property adjacent to the access way, a four (4) foot high evergreen vegetative screen.*
- d. In satisfying the requirements of this Section, evergreen plant materials that grow over four (4) feet in height shall be avoided.*
- (1) All plant materials shall be of a low maintenance variety and shall be reviewed and approved by city staff.*
- (2) Plants used, as a thick vegetation screen shall reach forty-two (42) inches in height within three (3) years of planting without irrigation.*

No screening will be required on the access ways that will either be on a public right of way or on the riparian area of Bear Creek.

- 10. Access ways shall be designed to prohibit motorized traffic within their rights-of way with materials such as curbs, removable lockable posts and bollards.*

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Once developed these access ways shall be built to a standard to prohibit motorized traffic.

11. *Access way surfaces shall be paved with all weather materials and designed to drain storm water runoff from the paved surfaces of the access ways.*

Once developed these access ways shall be paved with an all weather surface.

12. *In parks, greenways or other natural resource areas, access ways may be approved with a five (5) foot wide gravel path with wooden, brick or concrete edgings.*

Bear Creek is not being improved during this phase of development. When accessways are required to be developed, they shall be designed in accordance with Bear Creek Pedestrian/Bicycle/Equestrian concept standards.

13. *An exception to the access way requirement established by this Section may be granted by the Director where the Director determines that construction of a separate access way would not be feasible or practicable due to evidence of physical or jurisdictional constraints received by the Director. Such evidence may include but is not limited to:*
 - a. *That other federal, state or local requirements prevent construction of an access way.*
 - b. *That steep slopes, wetlands or other bodies of water, freeways, railroads, or other physical or topographic conditions make an access way connection impracticable.*
 - c. *That the access way would cross an area affected by an overlay district in a manner incompatible with the purposes of the overlay district.*
 - d. *That buildings or other existing development on adjacent lands physically preclude a connection now or in the future considering the potential for redevelopment.*
 - e. *That the access way would terminate at the urban growth boundary.*
 - f. *That the access way would violate provisions of leases, easements, covenants, restrictions or other agreements existing as of November 1, 1999 which preclude a required access way connection.*

The access way shall be dedicated to the City and shall be built to the standards of the access way plans at time of review of Phase II of this development.

14. *To enable access and allow maintenance over time for all pedestrian/ bicycle access ways, the Director can require one of the following:*
 - a. *That the access ways be dedicated to the public and accepted by the City as public right-of-way prior to the final approval of the development; or*
 - b. *That approval of the development shall be contingent upon granting to the public access easements to such access ways; or*
 - c. *That the developers incorporate the access way into recorded easements or tract(s) of common ownership which specifically requires the property owners and future property owners who are subject to such easements or are owners of such tracts to provide for the ownership, liability and maintenance of the access way.*

N. Commercial Parkway shall be deeded to the City as required by code since it is a designated public right-of-way. All interior access ways shall include cross over easements to the parcel to the west to be used at time of development.

E. *Parking and Loading.*

1. *All developments shall comply with Chapter 18.52.*

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See MMC 18.52 later in this report for details.

2. *In addition, parking and loading areas should be designed to:*

- a. *Provide safe and convenient entrances and exits;*

The applicant has provided a safe entry to the parking area with an access way approximately 180 feet from the highway.

- b. *Provide a safe and convenient on-site circulation system for vehicles and pedestrians;*

The applicant has provided safe and convenient access throughout the development.

- c. *Minimize the amount of paved surface;*

The applicant has minimized the amount of paved surface.

- d. *Preserve on-street parking opportunities;*

Along the proposed N Commercial Parkway on-street parking consistent with the Transportation Systems Plan shall be maintained.

- e. *Screen residential uses from vehicle headlights;*

The applicant is providing arborvitae along the west side of the internal access way to screen from headlight glare.

- f. *Soften the impact of parking areas on adjacent public and private spaces through the use of landscaping and screening;*

The applicant is proposing a large amount of landscaping that will soften the impact of parking onto adjacent properties and public rights-of-way.

- g. *Promote energy conservation through the use of vegetation to shade and cool parking areas;*

The applicant has proposed to maintain a large amount of mature trees (59 trees in all), and are proposing to plant 14 more trees for a total of 73 trees. This, along with their location will provide ample shade to cool parking areas.

- b. *Have vehicles enter and exit in a forward motion; and,*

Vehicles will be able to enter and exit in a forward motion.

- i. *Be of sufficient size and number to adequately handle the delivery or shipping of goods and people.*

The applicant is proposing a 7,300 square foot dental clinic and approximately 4,600 square foot of other commercial uses. See MMC 18.52 of this report for more details on parking needs.

3. *For developments in R3, C1, C2, M1 and M2 districts having parking areas with ten (10) or more spaces, the parking area shall be improved with defined, continuously maintained landscaping totaling at least twenty (20) square feet of landscaping for each parking space.*

Landscaping exceeding the 20 square foot per parking spot exists bordering the parking areas.

F. *Utilities.*

1. *New utility services will be placed underground wherever possible.*

Utility services shall be placed underground. If undergrounding is not feasible the applicant shall be required to place the appropriate wire and materials underground as required for undergrounding. This will allow for

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undergrounding to occur at such time it is feasible to do so. The applicant shall provide a plan approved by PGE to be included in this file that shows details of what process will be taken along with other fees and procedures to complete the project.

2. *The development shall have adequate public water, sanitary sewer and storm drainage facilities sufficient to serve the level of development approved shall be provided.*
 - a. *The applicant shall demonstrate that adequate facilities and services are presently available or can be made available concurrent with development construction. Service providers shall be presumed correct in the evidence, which they submit relating to the adequacy and availability of such facilities and services to the development.*

Adequate water exists in the form of a newer, 2000 to 2001, 12" line in Highway 211 in the north travel lane. Sewer will be made available through the public right of way on N Commercial Parkway from Bear Creek sanitary line that will provide adequate service to the site.

- b. *Service providers shall be presumed correct in the evidence, which they submit.*

The Public Works Director/City Engineer has provided a letter stating the following regarding water and sewer capacities:

Sewer: The applicant has provided no projected sanitary flows for this specific project. Typical treatment and conveyance capacity for a development this size exists within the City system. Concurrent with the applicants' submittal of the engineered public improvements the applicant shall provide design calculations that identify peak flows and downstream capacity analysis.

Water: In general capacity for providing potable water for a development of this size exists within the system. During the engineering design and submittal the applicant will be required to provide the city demand forecasts and recorded fire flow testing to insure required fire flow and residual pressures can be met.

- c. *All facilities shall be designed to comply with adopted City standards.*

This shall be maintained at all times.

- d. *A development may be required to extend, modify or replace an existing off-site public water, sanitary sewer or storm drainage facility or system to the extent necessary to provide adequate public facilities or services to the development site.*

This shall be determined at the time of engineering review of the site.

- e. *The development applicant may request from the City System Development Charge credits and/or City reimbursements for utility improvements or over sizing of facilities as may be required under this provision.*

G. *Storm water Detention Facilities.*

1. *Storm water detention facilities shall be screened and/or fenced and located on the site to minimize impacts to traffic circulation and pedestrian movements.*

All storm water shall be screened and or fenced as required by the Public Works Director/City Engineer at the time of engineering review.

2. *Proof of consultation with the Oregon Department of Environmental Quality for storm water discharge shall be required prior to the approval of the development.*

The applicant shall provide proof of such consultation.

H. *Wetland and Waterways.*

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1. *Developments shall be designed so as to protect, as much as possible, on-site wetlands including wetlands not yet included in the City's inventory of wetlands.*
2. *Proof of consultation with the Oregon Division of State Lands regarding wetlands and waterways shall accompany the design review application.*
3. *The application shall also demonstrate compliance with the applicable requirements in Chapters 18.68 (Stream Corridors) and 18.69 (Wetlands).*

See MMC 18.68 and 18.69 of this report for more details.

I. *Signs. All signage shall comply with Chapter 18.50.*

See MMC 18.60 of this report for more details.

18.45.050 Multifamily residential standards.

In addition to the requirements of sections 18.45.010 through 18.45.040, multifamily residential development shall comply with the following standards:

- A. *The development shall have a perimeter buffer a minimum of four (4) feet in width. The buffer shall consist of permanently maintained vegetation and may be enclosed by a sight-obscuring fence. Such vegetation and fence shall not exceed six (6) feet in height and shall be subject to provisions of Sections 18.44.080, 18.48.020, 18.52.060, 18.52.150 and 18.52.160.*
- B. *The development shall provide outdoor recreational facilities suitable for the type of development at a minimum of two hundred (200) square feet per dwelling unit.*

This criterion does not apply.

18.45.060 Telecommunication Facilities

In addition to the requirements of sections 18.45.010 through 18.45.040, telecommunication facility development shall comply with the following standards:

- A. *Support towers shall be self supporting.*
- B. Height Limitation. *Support Tower and antenna heights shall not exceed the maximum heights provided below.*
 1. *If the property is zoned M-1 or M-2, and no adjacent parcel is zoned residential, the maximum height of a support tower, including antennas, is 120 feet.*
 2. *If the property is zoned M-1 or M-2, and an adjacent parcel is zoned residential, the maximum height of a support tower, including antennas, is 100 feet.*
 3. *For all other zoning districts the maximum height of a support tower, including antennas, is 75 feet.*
- C. Co-location. *New support towers shall be designed to accommodate co-location of additional providers.*
 1. *New support towers of a height greater than 75 feet shall be designed to accommodate co-location of a minimum of two additional providers either outright or through future modification of the tower.*
 2. *New support towers of a height between 60 feet and 75 feet shall be designed to accommodate co-location of a minimum of one additional provider either outright or through future modification of the tower.*

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3. *The applicant shall provide a signed statement to the city, stating that the applicant shall allow co-location with other users, provided that all reasonable safety, structural, technical and monetary requirements are met. This agreement shall also state that any future owners or operators of this site shall be required, as a condition of a sale or transfer, to allow such co-location on the tower, and to provide the city with such a co-location statement.*
- D. *Setbacks for support towers, auxiliary support equipment, and perimeter fencing shall be measured from property lines, not the lease area. The base of a tower must be setback from property lines at a distance equal to or greater than the height of the tower.*
- E. Auxiliary Support Equipment. *The following standards shall be required.*
1. *If the property is zoned:*
 - a. *C-1, C-2, M-1, or M-2 auxiliary support equipment footprint shall not exceed an area of 340 square feet and 15 feet in height at the peak;*
 - b. *In all other zoning districts the auxiliary support equipment shall be:*
 - i. *Located in an underground vault to the maximum extent practicable; or*
 - ii. *The applicant shall demonstrate why locating the auxiliary support equipment underground would limit the applicant's ability to fully utilize camouflage technology that might better suit the particular situation, in which case the standards of subsection (A) above shall apply.*
 2. *Only one auxiliary accessory cabinet shall be allowed per service provider located on a support structure.*
- F. Landscaping. *In all zoning districts, existing vegetation shall be preserved to the maximum extent practicable. Screening of a site is mandatory.*
1. *If the property is zoned:*
 - a. *M-1 or M-2, and no adjacent parcel is zoned residential, landscaping shall not be required if water quality issues are addressed and appropriate screening around the facility is proposed;*
 - b. *For all cases other than those identified in subsection (A) above shall be placed completely around the perimeter of the telecommunication communication facility, except as required to gain access. The minimum planting height shall be a minimum of six (6) feet at the time of planting, densely placed so as to screen the facility. The landscaping shall be compatible with vegetation in the surrounding area, and shall be kept healthy and well maintained as long as the facility is in operation. Failure to maintain the site will be grounds to revoke the ability to operate the facility.*
- G. Noise Reduction. *Noise generating equipment shall be baffled to reduce sound level measured at the property line to the following levels except during short durations for testing and operation of generators in emergency situations:*
1. *For any property where no adjacent parcel is zoned residential, the sound level at the property line shall not be greater than 50 dB;*
 2. *For all other cases, the sound level shall not be greater than 40 dB when measured at the nearest residential parcel's property line.*
- H. Lighting.
1. *Unless required by the Federal Aviation Administration or the Oregon Aeronautics Division, artificial lighting of telecommunication towers and antennas shall be prohibited.*
 2. *Strobe lighting is prohibited unless required by the Federal Aviation Administration.*
 3. *Security lighting for equipment shelters or cabinets and other on-the-ground auxiliary equipment shall be initiated by motion detecting lighting. The lighting shall be the minimal necessary to secure the site, shall not cause illumination on adjacent*

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properties in excess of a measurement of 0.5-foot candles at the property line, and shall be shielded to keep direct light within the site boundaries.

I. Color.

1. *Unless otherwise required by the Federal Aviation Administration, all support towers and antennas shall have a non-glare finish and blend with the natural background.*

J. Signage.

2. *Support towers and antenna(s) shall not be used for signage, symbols, flags, banners, or other devices or objects attached to or painted on any portion of a telecommunication facility.*

K. Access Drives.

1. *On a site with an existing use, access shall be achieved through use of the existing drives to the greatest extent practicable. If adequate intersection sight distance is unavailable at the existing access intersection with a City Street, an analysis of alternate access sites shall be required.*
2. *Site shall be serviced by an access adequate to ensure fire protection of the site.*
3. *New access drives shall be paved a minimum of 20 feet deep from the edge of the right-of-way (though the use of pervious paving materials such as F-mix asphalt, pavers, or geotech webbing is encouraged) and designed with material to be as pervious as practicable to minimize storm water runoff.*
4. *New access drives shall be reviewed for adequate intersection sight distances.*

L. Informing the City. *All service providers with facilities within the city shall be required to report in writing to the Director any changes in the status of their operation.*

1. *An annual written statement shall be filed with the Director no later than January 15th of each year verifying continued use of each facility in the City's jurisdiction as well as continued compliance with all state and federal agency regulations.*
2. *The report shall include any of the following changes:*
 - a. *Changes in or loss of Federal Communication Commission license from the Federal Communication Commission to operate;*
 - b. *Receipt of notice of failure to comply with the regulations of any other authority over the business or facility;*
 - c. *Change in ownership of the company that owns telecommunication facility or provides telecommunications services; or*
 - d. *Loss or termination of lease with the telecommunications facility for a period of six (6) months or longer.*

This criterion does not apply.

18.45.070 Row House Standards

In addition to the requirements of sections 18.45.010 through 18.45.040, Row House standards shall comply with the following standards:

- A. *Lot Coverage – 65%*
- B. *Primary Dwelling*
 1. *Configuration and Facades*

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- a. *Row houses shall orient to and line streets with a series of attached units.*
 - b. *Primary dwelling front facades shall be designed with balconies and/or bays. Facades facing a public street or designated access way shall not consist of a blank wall.*
 - c. *Window trim shall not be flush with exterior wall treatment. Windows shall be provided with an architectural surround at the jamb, head and sill.*
2. *Entries and Porches*
 - a. *Primary entries shall be accessed directly from a public street and must be visible from the street.*
 - b. *Porches are required for each unit and must be located immediately adjacent to the primary entry. Porches must cover at least 50% of the primary facade (not including the garage) with a net depth of at least six (6) feet.*
 3. *Roofs*
 - a. *Hipped, gambrel or gabled roofs are required. Flat roofs are not permitted.*
- C. *Accessory Structures:*
1. *A maximum of two (2) accessory structures may be permitted subject to lot coverage limitations.*
 2. *An accessory structure and its projections shall be detached and separated from other structures by at least three (3) feet.*
 3. *Only one accessory structure may exceed 100 square feet in area. Those greater than 100 square feet shall meet the following requirements:*
 - a. *The accessory structure shall be constructed with similar exterior building materials as that of the primary dwelling.*
 - b. *The accessory structure shall be constructed with similar exterior building materials as that of the primary dwelling.*
 - c. *The square footage of the accessory structure shall not exceed either 500 square feet or the square footage of the ground floor of the primary dwelling, whichever is less.*
 4. *The accessory structure shall not exceed either 25 feet in height or the height of the primary dwelling, whichever is less.*
 5. *Accessory structures shall not be placed between the front façade of the primary unit and the front lot line.*
- D. *Off-Street Parking/ Garages*
1. *Off-Street Parking:*
 - a. *At least one (1) off-street parking space shall be located in a garage.*
 - b. *No required parking or loading space shall be used for storing a recreational vehicle, camper, or boat.*
 2. *Garage/ Driveway Requirements:*
 - a. *A detached garage may be placed at the rear of a lot.*
 - b. *A detached garage may be placed at the rear of a lot.*
 - c. *A front access attached garage contained within the dwelling structure shall be recessed at least two (2) feet behind the front facade (not including porches, bays and other architectural features) and at least 20 feet from the street right-of-way.*
 - d. *Front facades, which are above front access garages, shall have one (1) or more windows or an architectural feature placed above the garage opening.*

- e. *If located in the front, the garage opening and the driveway shall not exceed a width of 10 feet.*
- f. *Tandem (end-to-end) parking is permitted.*
- g. *If an alley adjoins a lot, then garage access from the street is not permitted.*

E. *Landscaping: A minimum of 25% landscaping is required.*

This criterion does not apply.

Chapter 18.46: Standards for Public Facilities

18.46.010 Purpose and Application.

- A. *The purpose of this chapter is to provide planning and design standards for public facilities and utilities.*
- B. *Unless otherwise provided, the standard specifications adopted under Subsection C of this Section shall apply to all development within the City, except for single-family residential development on existing lots. Development shall not occur unless the public facilities related to development comply with the requirements of this Chapter.*
- C. *The Director of Public Works shall establish standard specifications for construction of public facilities, which are consistent with the requirements of this Chapter, the Public Facilities Plan, the Molalla Transportation System Plan, and with the application of sound engineering principles.*
- D. *Development shall not occur until required public improvements are in place or are guaranteed, in conformance with the provisions of this Code. Improvements required, as a condition of development approval shall be roughly proportional to the impact of the development. Findings in the development approval shall indicate how the required improvements are roughly proportional to the impacts created by the development.*

18.46.020 Traffic Impact Analysis

- A. *A traffic impact analysis shall be required when any of the following are met:*
 - 1. *The development can be expected to generate more than 100 new peak-hour vehicle trips on any adjacent streets;*
 - 2. *The development can be expected to generate less than 100 new peak-hour vehicle trips on any adjacent streets, but the development affects high collision areas, current congested areas, areas of concern, or if in the opinion of the Public Works Director there is a need for a traffic impact analysis;*
 - 3. *The application is for a comprehensive plan change or a zone change.*
 - 4. *The application proposes any changes in land use or density that can be expected to change the site traffic generation by more than 15 percent;*
 - 5. *The application proposes any changes in land use or density that can be expected to change the directional distribution of site traffic by more than 20 percent;*
 - 6. *Access decisions are still outstanding, changes in development have occurred in the site or in the area, and the original traffic impact analysis is more than two years old;*
 - 7. *The Oregon Department of Transportation determines that a traffic impact analysis is needed in conjunction with an approach road permit application.*

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- B. *A proposal establishing the scope of the traffic impact analysis shall be submitted to the City for approval prior to preparation of the analysis. The analysis shall reflect the magnitude of the project in accordance with accepted traffic engineering practices. For large projects, the analysis shall assess all nearby key intersections. The planning horizon to be used in the analysis shall be 20 years from the adoption date of the latest Molalla Transportation System Plan or 15 years, whichever is greater. If required by the Director of Public Works, a licensed Professional Civil Engineer or a licensed Professional Traffic Engineer shall sign the analysis.*
- C. *The results of the analysis shall be presented to the City as part of an overall site development proposal. If the analysis identifies level of service conditions, which do not meet the requirements of the Molalla Transportation System Plan or the Oregon Highway Plan, if applicable, the applicant shall be required to implement mitigation measures as part of the development.*

18.46.030 Impact Fees.

- A. *The City may impose impact fees as a condition of development approval. Said fees shall be used to finance the cost of public improvements needed to mitigate the impacts of the development, when the impacts of the development create or add to an unacceptable level of service of public facilities.*
- B. *Impact fees shall be assessed based upon the proportionate share of the developer's direct impact. When levels of service of a particular public facility are already unacceptable prior to the proposed development, the developer shall not be required to mitigate more than necessary to maintain the level of service at the pre-development level.*
- C. *When an intersection meets traffic control warrants due to the traffic impact of a development, the developer shall be required to pay the proportionate cost of the needed traffic improvements. The proportionate cost shall be based on the overall percentage of traffic that the development generates.*

18.46.040 Public Improvement Procedures.

- A. *Prior to the installation of any public water, sanitary sewer, storm drainage, street, bicycle, or pedestrian improvements in conjunction with any development, developers shall contact the City regarding procedures for plan submittal, plan review and approval, permit requirements, inspection and testing requirements, progress of the work, the provision of easements, dedications and as-built drawings.*
- B. *All work and development shall proceed in accordance with all applicable City procedures, policies, standards and ordinances. Whenever in the opinion of the Public Works Director any work or development is being conducted contrary to such provisions, the Public Works Director may order the work stopped by notice in writing served on the persons engaging in the work or causing the work to be performed. The work shall stop until authorized by the Public Works Director to proceed. As a condition of authorization to proceed, the Public Works Director may require corrective action to substandard work, which is already completed.*

The applicants' have submitted plans to ODOT which are currently under review. Approval of this application is subject to the ODOT approval.

Chapter 18.47: Fences, Walls and Plantings

Accessory uses shall comply with all requirements for the principal use except where specifically modified by this Ordinance and shall comply with the following limitations:

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A. *Fences, walls and plantings may be constructed or maintained with the following limitations: Fences, walls, or plantings shall be constructed or maintained in front setback areas only so as to permit unobstructed vision of passenger vehicle operations when approaching intersecting streets or driveways. Fences, walls, and plantings on lot perimeters in areas other than those obstructing the vision of passenger vehicle operators shall be constructed or maintained to the following standards:*

1. *Residential zones and residential uses in all zones maximum height limitation; 42 inches front setback and corner vision areas; 6 feet in all other areas. No electrified, barbed, or razor wire fencing is permitted.*
2. *Commercial zones: Maximum height 6 feet. No electrified wire is permitted. Barbed or razor wire may be permitted for security purposes on top of a maximum height fence following a Type I Land Use Application. In which a determination has been made that the proposed fencing will not adversely impact the health, safety, or welfare on adjacent property occupants. All outdoor storage shall require a 6-foot high sight-obscuring fence.*

Because the refuse and recycling facility does not indicate a proposed height, Staff is requesting as a condition of approval that the screening walls of this facility be 6 feet in height.

3. *Industrial zones: maximum height 8 feet. No electrified wire is permitted. Barbed or razor wire may be permitted for security purposes on top of a maximum height fence, following a Type I Land Use Application in which a determination has been made that the proposed fencing will not adversely impact the health, safety, or welfare of adjacent property occupants. All outdoor storage shall require a sight-obscuring fence with a minimum height of 6 feet.*

In all cases, fence and wall height shall be measured from the top of the fence or wall to the highest ground level within a 1-foot horizontal distance from the fence.

B. *Swimming pool requirements.*

1. *A locking fence of six (6) feet in height shall enclose all swimming pools.*
2. *A dwelling may be used to meet part of the enclosure requirement.*
3. *No swimming pool or fence shall be located in a vision clearance area.*

C. *Hazardous Areas.*

1. *An applicant for a design review permit shall be required to furnish and install fencing wherever the approval authority determines that a hazardous condition may exist.*
2. *The fencing shall be installed according to standards established by the Director.*
3. *No occupancy permit shall be issued until the fencing has been installed.*

Chapter 18.50: Signs

18.50.010 Purpose.

The purpose of these sign regulations is to provide equitable signage rights, reduce signage conflicts, promote traffic and pedestrian safety and, increase the aesthetic value and economic viability of the City by classifying and regulating the location, size, type and number of signs and related matters, in a content-neutral manner. The regulations allow for a variety of sign types and sizes for a site. The provisions do not ensure or provide for every property owner's desired level of visibility for the signs. The sign standards are intended to allow for signs with adequate visibility to streets that abut the site, but not necessarily to streets farther away.

18.50.020 Scope.

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- A. *All signs, including sign structures and display areas or building walls with lettering on them shall be erected and maintained only as provided by this chapter, except for the following:*
1. *Signs not visible from either a public right-of-way or property of different ownership, provided such signs shall be erected and maintained in accordance with applicable law;*
 2. *Signs owned and maintained by governmental agencies;*
 3. *Signs lawfully erected in the public right-of-way in accordance with applicable state and local laws and regulations;*
 4. *Signs inside a building, except for strobe lights or floating lights visible from a public right-of-way, private road or other private property; and*
 5. *Signs carved into or part of materials, which are an integral part of a building.*

18.50.030 Permit required.

A. *Permit required.*

1. *No sign shall be erected or maintained except as provided by this chapter and the Director has issued a permit.*
2. *This permit requirement applies to all signs, except those specifically exempt by a provision of this chapter and signs existing on the date of adoption of the ordinance codified in this chapter which shall be subject to subsection D of this section.*

B. *Permit Application.*

1. *Application for a sign permit shall be made in writing upon forms furnished by the Director.*
2. *A permit application fee shall accompany the application for it to be processed by the City.*
3. *The amount of the fee shall be set by the permit fee schedule adopted by resolution of the City Council.*
4. *The application shall include all plans and information necessary to establish that the proposed sign complies with all applicable requirements of this chapter and applicable buildings, structural and life safety codes.*
5. *The permit shall be reviewed under a Type I procedure.*
6. *Any permit issued under this chapter shall be void if no substantial physical action is taken, in accordance with any conditions of the permit and the applicable requirements of this chapter, within one hundred eighty (180) days following the date of its issuance.*
7. *Any permit issued under this chapter shall remain in effect as long as the sign is maintained in compliance with any permit conditions; all applicable provisions of this chapter, and the applicant did not misrepresent or falsify any information supplied in the application.*

C. *Appeals.*

1. *Any person aggrieved by a decision of the Director may appeal the decision under the appeal provisions for a Type I decision.*

D. *Permits for Signs Existing on the Effective Date of These Regulations.*

1. *Signs existing on the effective date of these regulations shall also be required to obtain a permit within one hundred twenty (120) days of the date these regulations become effective.*

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2. *No fee shall be charged for such permit and the sign official shall, within sixty (60) days of the effective date of these regulations, give written notice of the requirement for permits and shall provide permit forms on request.*
3. *Any such existing sign for which a permit has not been obtained within one hundred twenty (120) days of the effective date of these regulations shall be deemed an unlawful use.*

18.50.040 Variances.

- A. *A variance from the sign standards may be granted provided the criteria in Chapter 18.88 are met.*
- B. *At the time of application for variance from the provisions of this chapter, the applicant shall pay a fee in accordance with the fee schedule established and amended from time to time by the City Council.*
- C. *A sign variance application shall be reviewed under Type II procedures.*

18.50.050 Prohibited signs.

- A. *It is unlawful for the following signs to be erected or to be maintained except as otherwise provided in this chapter:*
 1. *Billboards*
 2. *A sign that interferes in any way with a traffic control sign or device or prevents clear and unobstructed view of official traffic control signs or devices or approaching or merging traffic;*
 3. *A sign that contains, includes or is illuminated by any flashing or revolving, rotating or moving light or moves or has any animated or moving parts, except that this subsection does not apply to traffic control signs or devices, and shall not apply to electronic reader boards, time and temperature signs, and similar signs.*
 4. *A sign with lighting which is not effectively shielded so as to prevent beams or rays of light from being directed at any portion of the main traveled right-of-way of a roadway, or is of such intensity or brilliance as to cause glare on adjoining properties or roadways or impair the vision of a driver of a motor vehicle or otherwise to interfere with the operations thereof.*
 5. *A sign located upon a tree, or painted or drawn upon a natural feature.*
 6. *An obsolete sign.*
 7. *Portable signs, A-frame signs, sandwich boards, tent signs, streamers, strings of lights, balloons, banners or pennants, excepting traditional holiday decorations; except as provided in chapter 18.50.060 (1) and;*
 8. *Except as provided in Section 18.50.020 (B), a sign that obstructs free ingress to or egress from any door, window or fire escape, alley, drive or fire lane, or is attached to a fire escape.*
 9. *A sign erected or maintained on public property or within the public right-of-way without permission of the public body having jurisdiction.*
 10. *A sign not able to withstand a wind pressure of twenty (20) pounds per square foot of exposed surface, or is insecurely erected, or is constructed so as to constitute a fire hazard.*
 11. *A sign not maintained in a safe condition and good repair.*
 12. *Any sign larger than thirty two (32) square feet on an undeveloped lot or parcel of property.*
 13. *A sign not otherwise in compliance with any provision of this code, Oregon law or the terms and conditions of any valid sign permit issued under this chapter.*

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14. Signs larger than three (3) square feet on fences or fencing except as provided in 18.50.060 (1).

18.50.060 Signs not requiring a permit.

- A. In any zoning district, the following signs may be erected and maintained without a permit, so long as they comply with all applicable provisions of this chapter and are not illuminated;
1. Five temporary signs per street frontage of property under a single ownership provided such signs do not cause a public safety hazard or nuisance, have no more than two (2) faces each, and that no sign face exceeds six (6) square feet in area.
 2. Signs carved into a building or which are part of materials that are an integral part of the building not exceeding ten (10) square feet in area, however, this subsection does not include signs painted on the sides of buildings.
 3. A single sign where the display surface area does not exceed two (2) square feet.
 4. Window signs situated on the indoor-side of a window or door.
 5. Signs attached to, or carried by, a person.
 6. Signs required by law or legal action, including but not limited to, signs warning of hazardous or dangerous conditions on a premises and land use application and hearing notice signs.

18.50.070 Signs in residential zones.

- A. Signs Allowed. In the R-1, R-2, R-3 zoning districts, only signs not requiring a permit are allowed, and only so long as the requirements of this subsection are met.
- B. All signs in residential zones must comply with the following requirements:
1. Three (3) feet maximum height above grade;
 2. Signs shall be set back from the street as determined by the Director.
 3. Signs shall not be illuminated.

18.50.080 Signs in C1, C2, M1, M2, and PSP Zones.

In the C1, C2, M-1, M-2 and PSP zoning districts, the following signs are allowed:

- A. All signs allowed without permit as provided by this chapter, so long as the requirements of this subsection are met;
- B. Wall signs, so long as a permit is first obtained as required by this chapter and the display surface area is no larger than two square feet for each lineal foot of the wall on which the sign is erected;
- C. Free-standing signs, so long as a permit is first obtained as required by this chapter and the following standards are met:
1. Number.
 - a. One freestanding sign shall be permitted for each street frontage of a premise, provided minimum lot frontage of thirty (30) feet is met.
 - b. No freestanding sign shall be permitted on the same frontage where there is a projecting or roof sign.

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- c. *Freestanding signs on the same premises but on different frontages shall be separated by a minimum of fifty (50) feet distance.*

One freestanding sign is proposed for the scheduled Phase I improvements. This sign is approximately 160 sq. ft. in total sign area and stands approximately 17 and 3/4' feet tall. The sign will be anchored with a 3 foot cast stone base measuring roughly 10 feet in width.

The parcels represented in this application have the potential to host a total of 3 freestanding signs due to the configuration of lots in relation to public streets. Two freestanding signs may be erected on the proposed consolidated lot south of Bear Creek due to frontage on both State Highway 211 and the proposed N. Commercial Pkwy. Potential also exists for the proposed parcel 2 of tax lot 1900 to have one freestanding sign as it abuts the south terminus of Industrial Way.

2. *Area.*

- a. *Where the street frontage is less than fifty (50) feet, the maximum display surface area shall not exceed fifty (50) square feet, with twenty-five (25) square feet maximum area per sign face.*
- b. *Where the street frontage is greater than fifty (50) feet but less than two hundred (200) feet, surface display area shall not exceed one hundred (100) square feet, with fifty (50) square feet maximum area per sign face.*
- c. *Where the street frontage is two hundred (200) feet or greater, the surface display area shall not exceed three hundred (300) square feet, with a maximum area of one hundred fifty (150) square feet per sign face.*
- d. *Multiple businesses may erect one freestanding sign with a total area commensurate with their combined street frontages.*
- e. *Signage shall be consolidated to the maximum extent practicable.*
- f. *In no case shall any sign have a surface display area in excess of three hundred (300) square feet.*

3. *Projection - Freestanding signs shall not project over a public right-of-way.*

4. *Clearance - A minimum clearance of ten (10) feet from grade shall be maintained over pedestrian or vehicular areas, fourteen (14) feet over areas of truck access.*

5. *Horizontal Dimension - The greatest horizontal dimension shall not exceed twenty feet (20) for any freestanding sign.*

6. *Height.*

- a. *In no event shall any sign exceed thirty feet (30) in height.*
- b. *The following table summarizes free-standing sign area and height limits:*

TABLE 5: Free Standing Sign Limits

<i>Street frontage (In feet)</i>	<i>Maximum Display Surface Area (In square feet)</i>	<i>Maximum area of Any one sign face (In square feet)</i>	<i>Maximum Height (In feet)</i>
0-50	50	25	30

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50-200	100	50	30
200+	300	150	30

- D. *Roof Signs.* Roof signs are allowed so long as a permit is first obtained as required by this chapter and the following standards are met:
1. *Number.* A maximum one-roof sign is permitted for each premise, and shall be permitted instead of a projecting sign or freestanding sign.
 2. *Area, projection, clearance, horizontal dimension and height shall be within the limits set for freestanding signs.*
 - a. *Stamped approval of a licensed civil or structural engineer may be required due to stresses put on the building.*
 - b. *No roof sign shall be erected without approval of the fire marshal after a finding that the size, type and location of the sign will not substantially interfere with fire fighting.*
- E. *Projecting Signs -* Projecting signs are allowed so long as a permit is first obtained as required by this chapter and the following standards are met:
1. *Number.*
 - a. *One projecting sign may be permitted for each business frontage.*
 - b. *No projecting sign shall be permitted for the same business frontage where there is a freestanding or roof sign.*
 2. *Area -* Sign area shall not exceed sixteen square feet per sign face, with total area of all faces not to exceed thirty-two (32) square feet.
 3. *Projection.*
 - a. *Maximum projection from a building wall shall be four (4) feet.*
 - b. *No sign shall project within two (2) feet of the curb line.*
 4. *Vertical dimension.*
 - a. *The greatest vertical dimension of a projecting sign shall not exceed four (4) feet; provided, however, for any reduction in projection, the sign may be increased in height a like distance.*
 - b. *The maximum projection above the wall on which the sign is erected shall be one (1) foot, and the visible supporting structure shall be minimized to the greatest extent possible consistent with safe structural support.*
 5. *Clearance -* A minimum clearance of ten (10) feet from grade shall be maintained over pedestrian or vehicular areas, fourteen (14) feet over areas of truck access.
 6. *Separation -* The minimum distance from another projecting sign shall be twenty (20) feet in the same horizontal plane.
 7. *Projecting signs on other project structures: awnings, marquees, canopies, false fronts and wall extensions, safely constructed and approved by the building code official, may extend beyond the limits for projecting signs. Projecting signs on such structure shall not exceed the limits as to number, area, projection, vertical dimension, clearance and separation as provided for any projecting sign.*

F. *Incidental Signs.*

1. *One additional incidental sign is allowed per premises, so long as a permit is first obtained as required by this chapter, is allowed.*
2. *An incidental sign may be a freestanding or wall sign, but in either case, shall meet all provisions for such signs, excepting area.*
3. *The surface display area of an incidental sign shall not exceed thirty-two (32) square feet, and no sign face shall exceed sixteen (16) square feet.*

18.50.090 Nonconforming signs and their removal.

- A. *Signs lawfully erected and maintained as of the date of the adoption of this chapter, but which do not meet the requirements of this chapter, shall be regarded as nonconforming signs which shall be lawful if a permit for the same is obtained under section 18.50.030 (D) and may be continued for a period not to exceed fifteen (15) years from the date of adoption of this chapter for the purpose of amortization of investment.*
 1. *Relief from this provision may be sought from the Director by following the procedures of Section 18.50.040 for a longer amortization period, upon a showing that the applicant requires a longer period in which to amortize its investment in the sign in question.*
 2. *In the case of an application for a longer amortization period for an alleged nonconforming billboard, the applicant must prove, at a minimum, that the sign structure cannot reasonably be used for a sign with an area smaller than three hundred (300) square feet.*
- B. *Signs located on premises annexed into the City after the effective date of the ordinance codified in this section and which signs do not comply with the provisions of the ordinance codified in this section, shall be brought into compliance with the ordinance codified in this section within a period of time not to exceed six (6) months after the effective date of annexation; provided, however, that a landowner may, within thirty (30) days of annexation, request a variance as provided in subsection A of this section.*
- C. *Any sign which is structurally altered, relocated or replaced shall immediately be brought into compliance with all applicable provisions of this chapter; provided, however, that a landowner may, within thirty (30) days of annexation, request a variance as provided in Section 18.50.040.*
- D. *All existing signs or portions thereof prohibited in Section 18.50.050, except subsection A, shall be removed or altered to comply within six (6) months from the date of adoption of this chapter*
- E. *Within one (1) year from the date of adoption of this chapter, the sign official or an authorized representative may inspect any sign regulated hereunder.*
 1. *The sign official shall have right of reasonable entry onto private premises to enforce the provisions of this chapter.*
 2. *After inspection, a notice shall be issued to the owner of the sign or property that lists the signs and identifies those signs which, in the opinion of the sign official, need repair or modification to bring them into compliance with this chapter and those which are in violation of the provisions of this chapter and must be removed, including the expiration of the grace period for the particular sign.*
 3. *The sign official may repeat such on-site inspections, with reasonable notice, from time to time as deemed necessary to enforce the provisions of this chapter.*

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- F. *Any sign regulated under this chapter found to be in violation of this chapter shall be deemed a nuisance and shall constitute a civil infraction.*

18.50.100 Conflict and Severability.

- A. *In the event any provision herein is found to be in conflict with any zoning, building, fire safety, health or other code provisions of the City, the provision which establishes the higher standard for the promotion and protection of the health, safety and welfare of the people shall prevail.*
- B. *A finding by a Court of competent jurisdiction that any portion of this chapter is invalid shall not invalidate the remaining portions.*
- C. *A permit issued pursuant to this chapter does not grant any authority to violate any other law or regulation that may apply.*

Chapter 18.52: Off-street Parking

18.52.010 Policy.

- A. *In all zoning districts, there shall be provided at the time of erecting new structures, or at the time of enlarging, moving, or increasing of capacity by creating or adding dwelling units, commercial or industrial floor space, or seating facilities, minimum off-street parking space, other than in required front set back, with adequate provision for ingress and egress to the street, in accordance with the requirements of this chapter.*
- B. *The provision and maintenance of off-street parking and loading spaces are continuing obligations of the property owner.*
- C. *No building or other permit shall be issued until plans are presented that show property that is and will remain available for exclusive use as off-street parking and loading space.*
- D. *The subsequent use of property for which the building permit is issued shall be conditional upon the unqualified continuance and availability of the amount of parking and loading space required by this title.*
- E. *Use of property in violation of this hereof shall be a violation of this title.*
- F. *Should the owner or occupant of a lot or building change the use to which the lot or building is put, thereby increasing off-street parking or loading requirements, it shall be unlawful and a violation of this title to begin or maintain such altered use until the required increase of off-street parking or loading is provided.*

The proposal is to develop a commercial development.

18.52.020 Plans to be submitted.

- A. *Every tract or lot hereafter used as a public or private parking area, having a capacity of five (5) or more vehicles, shall be developed and maintained with all weather asphalt or concrete pavement in accordance with the requirements and standards of this title.*
- B. *The plan of the proposed parking area shall be submitted to the Director as part of the supporting documentation accompanying the design review application and said plan shall clearly indicate the proposed development, including location, size, shape, design, curb cuts, lighting, landscaping, and other features and appurtenances required.*

All parking proposal is shown to have an all weather asphalt surface.

18.52.030 Area of spaces.

Each off-street parking space shall have a net area of not less than one hundred forty-three (143) square feet exclusive of access drives or aisles, and shall be of usable shape and condition (see Appendix I, Section 18.52.190). If determined on a gross area basis, three hundred (300) square feet shall be allowed per vehicle.

Each spot is shown to be approximately 170 square feet per parking spot which meets this requirement.

18.52.050 Curb cuts for access driveways.

- A. Curb cuts for access driveways in residential areas shall be eleven (11) feet for one (1) car garages and twenty-two (22) feet for two (2) car garages.*
- B. No more than two (2) curb cuts per lot are allowed.*
- C. Circular driveways shall be allowed twenty-two (22) feet of curb cuts for access driveways per lot.*
- D. Flag lot access ways are excluded from this provision.*

This criterion does not apply.

18.52.060 Review and approval of access to facilities.

Access to off-street parking facilities shall be reviewed and approved by the Director. Consideration shall be given to:

- A. Vision clearance area requirements as specified in Section 18.44.080;*
- B. Distance from intersections; and*
- C. Interior vehicular and pedestrian circulation.*

All areas are shown to meet the vision clearance areas. All pedestrian and vehicle circulation is shown.

18.52.061 Drainage.

- A. Drainage shall be as approved by the City to accepted engineering standards.*
- B. Provisions shall be made for the on-site collection of drainage waters to eliminate sheet flow of such waters onto sidewalks, public rights-of-way and abutting private property.*

All drainage shall be approved by the Public Works Director/City Engineer as part of the engineering review.

18.52.062 Landscaping.

In order to reduce the visual impact of glare, headlights and parking lot lights and to reduce the area of impervious surfaces, and in order to provide shade, all parking lots and maneuvering areas shall be landscaped.

All parking areas are surrounded on 3 sides by landscaping.

18.52.065 Carpool and vanpool parking.

New office or industrial development with one hundred (100) or more parking spaces shall designate at least five (5%) percent of the parking spaces for carpool or vanpool parking.

- A. These designated spaces shall be the closest parking spaces to the building entrance normally used by employees, with the exception of handicapped parking spaces.*
- B. The carpool/ vanpool spaces shall be clearly marked "Reserved - Carpool/ Vanpool Only" along with specific hours of use.*
- C. Any other use establishing car and vanpool spaces may reduce the minimum-parking requirement by three (3) spaces for each carpool/vanpool space created.*

None required and none shown.

18.52.068 Bicycle parking.

Bicycle Parking shall be required in all multi-family, public and semi-public, commercial and industrial development as well as park-and-ride lots.

- A. The locations of bicycle parking spaces shall be indicated in an off-street parking and loading plan which shall be submitted for review by the review authority during site plan and design review or as otherwise required by City regulations.*

The application shows bicycle parking to the north of the building out of the way of the pedestrian/bicycle way.

- B. Bicycle parking development requirements:*

- 1. Space Size - Each bicycle parking space shall be a minimum of six (6) feet long and two (2) feet wide and be accessible by a minimum four (4) foot aisle.*

The bicycle parking space is 19 feet by 6 feet.

- 2. Location.*

- a. All bicycle parking areas shall be within one hundred (100) feet of a building entrance and located within a well-lit area; and,*
- b. All bicycle parking areas shall be located to avoid conflicts with pedestrian and motor vehicle movement*

The bicycle parking is less than 60 feet away from the entrance of the building.

- 3. Rack Design.*

- a. Bicycle racks must be designed to secure the bicycle frame and at least one (1) wheel, and, accommodate a locking device.*

Note 1 states "the bicycle rack shall hold bicycles securely by the frame (not just the wheel) and accommodate a high security U-shaped shackle lock.

- b. Racks, lockers or other related facilities shall be securely anchored to the ground or to a structure.*

The rack will be anchored as described in note 2.

- c. As an alternative, the bicycle spaces can be provided within a secured compound.*

Bicycles are proposed to be separated from the building and secured by a bicycle rack.

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4. *Access.*

- a. *Access to a public right-of-way and pedestrian access from the bicycle parking area to the building entrance must be provided.*
- b. *Areas set aside for required bicycle parking shall be clearly marked and reserved for bicycle parking only.*

Access exists via a sidewalk adjacent to bicycle parking rack.

5. *Number of Spaces.*

- a. *For any expansion of an existing use subject to this section, the number of required bicycle parking spaces shall be determined based on the entire use rather than the incremental increase in floor space.*
- b. *For any change in use, the number of required bicycle parking spaces shall be calculated based upon requirements for the new use as shown in the Table of Minimum Standards in 18.52.080.*
- c. *For any change in use or expansion of an existing use subject to this section, the review authority may reduce or waive requirements of this section to the extent the review authority determines that compliance with those requirements is not practicable due to existing development patterns or that application of these standards is not reasonably related to the scale and intensity of the development.*

The development is new and therefore bicycle parking is required.

6. *Covering.*

- a. *Bicycle parking may be uncovered, although cover is encouraged.*
- b. *Cover can be accommodated through building or roof overhangs, awnings, bicycle lockers or bicycle storage within buildings.*

No covering exists or is proposed.

C. *Exemptions - The following uses are exempt from the bicycle parking requirements:*

1. *Seasonal or temporary businesses.*
2. *Drive-in theaters.*
3. *Self-storage facilities.*
4. *Automobile oriented businesses such as automobile service stations, automobile repair shops, and restaurants without seating facilities (either indoors or outdoors), or oil and lubrication services, but excluding automobile retail businesses such as dealers or auto parts stores.*
5. *Other uses as determined by the Director.*

No exemptions pertaining to these criteria exist for this development.

18.52.070 Dimensional standards.

The minimum dimensional standards for parking areas and spaces are provided in Appendix I, codified in Section 18.52.190.

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18.52.080 Table of minimum standards.

Required auto and bicycle parking spaces (where alternative standards prevail, the greater applies in conflicting computations) are as follows:

TABLE 6: Parking Minimum Standards

Item	Type of Use	Required Parking Spaces (Motor Vehicles)	Required Parking Spaces (Bicycles)
A	Single-family and Two-family dwellings	2 per dwelling unit 1 must be covered	N/A
B	Multi-family dwellings	1.5 per dwelling unit	1 per unit
C	Rooming, lodging house or Bed and Breakfast Inn	1 per sleeping room, plus 1 per owner	1 per 10 guest rooms
D	Hotel or motel	1 per sleeping room	1 per 10 guest rooms
E	Elderly or disabled dwelling	.75 per dwelling unit	N/A
F	Hospital, nursing home or Sanitarium	1 per two beds	1 per 20 beds
G	Public parks	N/A	1 per 10 auto parking spaces
H	Commercial surface parking lots and Parking structures	N/A	1 per 20 auto parking spaces
I	Theater	1 per 3 seats, plus 1 per 6 seats in excess of 800 seats	1 per 20 auto parking spaces
J	Church, auditorium or similar Open space assembly	Fixed seating: 1 per 4 seats Other: 1 per 25 sq.ft. gross floor area	1 per 20 auto parking spaces
K	Library or museum	1 per 250 sq.ft. gross floor area	1 per 10 auto parking spaces
L	Dance hall or skating rink	1 per 75 sq.ft. gross floor area	1 per 15 auto parking spaces
M	Bowling alley	5 per lane	1 per 15 auto parking spaces
N	Medical or dental clinic	1 per 300 sq.ft. gross floor area	1 per 20 auto parking spaces
O	Bank, business or professional office with on-site customer service	1 per 400 sq.ft. gross floor area	1 per 15 auto parking spaces
P	Office not providing customer service on-site	1 per 800 sq.ft. gross floor area	1 per 30 auto parking spaces
Q	Funeral Home	1 per 4 seats	N/A
R	Warehouse, storage or wholesale business	1 per 1,000 sq.ft. gross floor area	1 per 40 auto parking spaces

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S	Food and beverage place with sale and consumption on premises	1 per 150 sq.ft. gross floor area	1 per 20 auto parking spaces
T	Pre-school, child care facilities or Kindergarten	3 per 1,000 sq.ft. gross floor area	1.5 per classroom
U	Elementary or middle school	2 per classroom	8 per classroom
V	High school	10 per classroom	8 per classroom
W	College	3 per 1,000 sq.ft. gross floor area	1 per 15 auto parking spaces
Y	Furniture, appliance, hardware, clothing, shoe, personal service store, motor vehicle, machinery, plumbing, heating, ventilating, building supplies, stores and services	1 per 500 sq. ft. of gross floor area	1 per 40 auto parking spaces
Z	Retail store less than 5,000 sq. ft. gross floor area	1 per 300 sq. ft. of gross floor area	1 per 40 auto parking spaces
AA	Retail store more than 5,000 sq. ft. gross floor area	20 plus one per 1,500 sq. ft. in excess of 5,000 sq. ft. of gross floor area	1 per 40 auto parking spaces
BB	Manufacturing uses including laboratories	1 per 500 sq. ft. of gross floor area	1 per 40 auto parking spaces

There are 4,600 square feet of proposed professional office space which will require 12 parking spaces. The dental clinic is 7,342 square foot in size requiring 25 parking spots. This would be a total of 37 parking spots. The application currently shows 26 parking spots which satisfies the requirements of the dental clinic but not the other 3 buildings. At a minimum 11 more parking spots shall be required to complete this parking standard.

18.52.090 Uses not specified.

In the case of a use not specifically mentioned in Section 18.52.080, the Director shall determine the requirements for off-street parking facilities. Such determination shall be based upon the requirements for the most comparable use listed.

Not applicable.

18.52.100 Units of measurement.

- A. *In a stadium, sports arena, church, or other place of assembly, each twenty (20) inches of bench seating shall be counted as one (1) seat for the purpose of determining requirements for off-street parking facilities.*
- B. *For purposes of determining off-street parking as related to floor space of multilevel structures and buildings, the following formula shall be used to compute gross floor area for parking determination:*

TABLE 7: Gross Floor Area Formula

Number of Floor Levels	Percentage to Determine Parking Spaces
Main Floor	100%
Basement and Second Floor	50%

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<i>Additional Stories</i>	23%
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100% of the parking will be required since there is only one story.

18.52.110 Special provisions for temporary parking.

In the case of special activities such as sports events, circuses and carnivals, rodeos, where the activity is not part of the community's general pattern, the Director may waive those requirements for off-street parking which pertain to location, joint use, enclosure, and areas required, provided the waiving of such requirements does not have effect for more than five (5) days.

No temporary parking is being requested or permitted as part of this application.

18.52.120 Location.

Off-street facilities shall be located as specified in this section. Where a distance is specified such distance shall be the maximum walking distance measured from the nearest point of the parking facility to the nearest point of the building that such facility is required to serve.

- A. *For one-family or two-family dwellings and motels, on the same lot with the structure they are required to serve;*
- B. *For multiple dwellings, rooming or lodging house, two hundred (200) feet;*
- C. *For hospital, sanitarium, home for the aged, or building containing clubrooms, three hundred (300) feet;*
- D. *For use other than those specified above in this section, four hundred (400) feet.*

The closest spot is within 10 feet of the entrance of the building.

18.52.140 Joint use.

Owners of two (2) or more buildings or lots may agree to utilize jointly the same parking space, subject to such conditions as may be imposed by the Director. Satisfactory legal evidence shall be presented the Director in the form of deeds, leases or contracts to establish the joint use. Evidence shall be required that there is no substantial conflict in the principal operating hours of the buildings or uses for which joint off-street parking is proposed.

Hours of operations will be similar for all proposed uses therefore this does not apply.

18.52.150 Enclosure when property line adjoins street.

A parking barrier of harmonious material and design at least six (6) inches, and no more than twenty-four (24) inches, in height shall be provided along each property line that adjoins a street.

No parking adjoins a public street.

18.52.160 Screening when adjoining residential district.

Except in the R-1 and R-2 zoning districts, any portions of an off-street parking area which adjoins a residential zoning district shall be screened by a sight-obscuring fence or evergreen hedge to a minimum height of five (5) feet and maximum height of six (6) feet.

All property surrounding the development will be zoned commercial or industrial.

18.52.165 Pedestrian circulation/walkways

A protected, raised, accessible route, walk and circulation path a minimum of five (5) feet wide shall be installed through any parking lot of fifty (50) or more spaces, designed to connect to the front building sidewalks.

- A. All walks constructed within parking lots shall be raised to standard sidewalk height except when a walk crosses a vehicular way.*
- B. All surface treatment of walks shall be firm, stable and slip resistant.*
- C. Where an accessible route/walk crosses or adjoins a vehicular way (where there are no curbs, railings or other elements separating the pedestrian and vehicular areas detectable by a person who has a severe vision impairment), the walkway area shall be defined by a marked crossing that has a continuous, detectable marking not less than thirty-six (36) inches wide.*
- D. Where walkways cross-driving aisles, they shall be clearly marked with contrasting materials*
- E. Where walkways about parking, the minimum walkway width shall be seven (7) feet.*
- F. Accessible routes must comply with the Uniform Building Code on Accessibility.*
- G. The more restrictive walkway standards shall apply when there is a conflict.*

There are fewer than 50 parking spots but they have still provided raised walkways along a majority of the parking.

18.52.170 Additional requirements.

In addition to the basic standards and requirements established by other sections of this title, the Director or City Engineer may make such other requirements or restrictions as shall be deemed necessary in the interest of safety, health and general welfare of the City, including, but not limited to, lighting, joint development of parking facilities, entrances and exits, accessory uses, and conditional uses. Further, performance bonds may be required in such cases where the Director or Council determines that such shall be necessary to guarantee proper completion of improvements within time periods specified.

No additional requirements are known to be needed.

18.52.180 Off-street loading policy and standards.

- A. In all districts except the C1 district, buildings or structures to be built or substantially altered which receive and distribute material and merchandise by trucks shall provide and maintain off-street loading berths in sufficient numbers and size to adequately handle the needs of the particular case.*
- B. The following standards shall be used in establishing the minimum number of berths required:*

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TABLE 8: Off-Street Loading Berths
Number of Berths Gross Floor Area of Building

Number of Berths	Gross Floor Area of Building
1	Up to 20,000 square feet
2	20,000 to 50,000 square feet
3	50,000 to 100,000 square feet
1 additional	For each 50,000 sq. ft. in excess of 100,000 sq.ft.

C. No loading berth shall be located closer than fifty (50) feet to a lot in any residential zoned district unless wholly within a completely enclosed building or unless screened from such lot in the residential district by a wall, fence, or sight-obscuring evergreen hedge not less than six (6) feet in height.

Loading will be by local delivery and small trucks therefore no loading docks will be required.

18.52.190 Appendix I-Parking Table.

The following table and diagram provide the minimum dimensional standards for parking areas and spaces.

TABLE 9: PARKING SPACE DIMENSIONS

PARKING ANGLE	STALL WIDTH	MINIMUM STALL DEPTH	MINIMUM CLEAR ISLE WIDTH	MINIMUM CLEAR STALL	CLEAR DISTANCE ISLE/STALL WIDTH
Parallel	8 ft. 0 in.	--	12 ft.	22 ft.	20 ft.
20 °	9 ft. 6 in. 10 ft. 0 in.	15 ft. 1 in. 15 ft. 5 in.	12 ft. 0 in. 12 ft. 0 in.	27 ft. 8 in. 29 ft. 2 in.	27 ft. 1 in. 27 ft. 5 in.
30 °	9 ft. 6 in. 10 ft. 6 in.	17 ft. 3 in. 17 ft. 7 in.	12 ft. 0 in. 12 ft. 0 in.	19 ft. 0 in. 20 ft. 0 in.	29 ft. 3 in. 29 ft. 7 in.
45 °	9 ft. 6 in. 10 ft. 0 in.	19 ft. 4 in. 19 ft. 8 in.	13 ft. 0 in. 13 ft. 0 in.	13 ft. 4 in. 14 ft. 1 in.	32 ft. 4 in. 32 ft. 8 in.
60 °	9 ft. 6 in. 10 ft. 0 in.	20 ft. 5 in. 20 ft. 8 in.	18 ft. 0 in. 18 ft. 0 in.	11 ft. 0 in. 11 ft. 5 in.	38 ft. 5 in. 38 ft. 8 in.
70 °	9 ft. 6 in. 10 ft. 0 in.	20 ft. 6 in. 20 ft. 9 in.	18 ft. 5 in. 18 ft. 0 in.	10 ft. 5 in. 10 ft. 6 in.	39 ft. 1 in. 38 ft. 9 in.
80 °	9 ft. 6 in.	19 ft. 5 in.	24 ft. 0 in.	9 ft. 6 in.	43 ft. 5 in.

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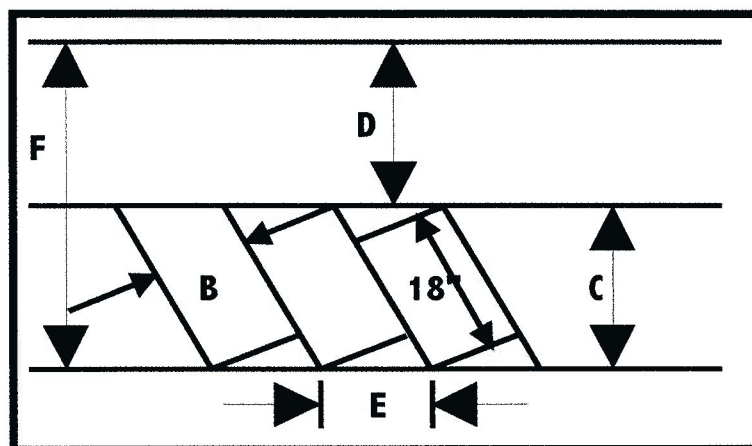
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	10 ft. 0 in.	19 ft. 6 in.	24 ft. 0 in.	10 ft. 2 in.	43 ft. 6 in.
90 °	9 ft. 6 in.	18 ft. 0 in.	24 ft. 0 in.	9 ft. 5 in.	42 ft. 0 in.
	10 ft. 0 in.	18 ft. 0 in.	24 ft. 0 in.	10 ft. 0 in.	42 ft. 0 in.

The following diagram is explanatory to the above Parking Table.

Parking diagram



KEY to PARKING DIAGRAM
A = the parking angle
B = the stall width
C = the minimum stall depth
D = the minimum clear aisle width
E = the minimum clear stall distance at bay side
F = the minimum clear distance of aisle and stall

Chapter 18.68: Stream Corridor

18.68.010 Development restrictions.

- A. All developments along designated stream corridors with the City shall be planned, designed, constructed and maintained so that:
1. The stream corridor is preserved to the maximum extent feasible and the water quality is protected through adequate drainage and erosion control practices;
 2. Buffers or filter strips of natural vegetation are retained along the stream bank; and,
 3. Buffers for protection of riparian vegetation shall extend on each side of a stream for a minimum of fifty (50) feet.

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- B. *Designated streams to which the requirements of this chapter shall apply include Bear Creek and that portion of Creamery Creek, which is not within culverts or pipelines.*

18.68.020 required setback for buildings.

- A. *The minimum separation distance necessary to maintain or improve upon existing water quality shall be the required setback for buildings or structures proposed alongside streams within the City.*
- B. *At a minimum the setback distance shall include the buffer or filter strip plus the required setback for the underlying district.*

While development proposed within Phase I does not impact the stream corridor, the applicant and subsequent applicants should be aware that a minimum 50 foot buffer plus the 10 foot rear yard setback will be applied to development along Bear Creek; effecting a 60 foot non-developable buffer from the top of the north and south bank of Bear Creek.

- C. *A setback analysis shall be prepared by an appropriate professional after conducting a site investigation. The analysis shall include the following:*
1. *Soil types;*
 2. *Types and amount of vegetative cover;*
 3. *Bank stability;*
 4. *Slope of the land abutting the stream;*
 5. *Hazards of flooding;*
 6. *Stream character.*
- D. *After reviewing the setback analysis, determination of the setbacks shall be by the Director, or his designate approved by the City Council, pursuant to Type I land use procedures in the Procedures Ordinance. The setback distance shall not exceed one hundred (100) feet.*

18.68.030 Diversion or impoundment and control measures.

The diversion or impoundment of the stream course shall be allowed subject to the following conditions:

- A. *Adequate erosion control and sedimentation control measures are implemented as soon as practicable.*
- B. *The diversion or impoundment and control measures shall comply with all applicable state and federal requirements.*

The 50 foot buffer will be maintained north and south of Bear Creek. Details affecting this course will come during subsequent phases of development on this property.

Chapter 18.69: Wetlands

18.69.020 Designation procedure.

Wetland areas within the Molalla urban growth boundary are identified on inventory maps prepared by the U.S. Department of Interior, Fish and Wildlife Service. A field investigation was conducted by representatives of the U.S. Fish and Wildlife Service,

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State of Oregon, Department of Fish and Wildlife, and City staff to determine the significance of the identified wetland areas. The result is the inclusion of significant wetland areas on the Molalla Comprehensive Plan, wetland map.

18.69.030 Area of application.

The provisions of this section shall apply to all areas identified as wetlands on the Molalla Comprehensive Plan wetland map or any subsequent City wetland map prepared as part of a Goal 5 inventory.

18.69.040 Review requirements.

- A. The approval authority may allow development of identified wetland areas, pursuant to the Type I land use procedures.*
- B. Approval is subject to:*
 - 1. Administrative review pursuant to Type I land use procedures; and,*
 - 2. Review by the Oregon Division of State Lands.*

18.69.050 Criteria for development approval.

The approval authority shall not approve development in identified wetland areas unless all of the following criteria are satisfied:

- A. The proposed use or alteration of the wetland is approved by the U.S. Army Corps of Engineers and the State of Oregon, Division, if necessary;*
- B. The wetland can be altered without substantial adverse impact on the character of the area and function of the wetland;*
- C. The wetland does not support rare or endangered species of fish, wildlife, or vegetation;*
- D. Elimination, alteration, or relocation does not significantly alter water movement, including normal levels of rates or runoff into and from wetlands;*
- E. The benefit to the public from the proposed use clearly outweighs the public good from retaining the wetland area;*
- F. The wetland must be disturbed for reasonable use of the site and, if not disturbed, the applicant would be substantially damaged;*
- G. Disturbance of the wetland will not require any public costs, including maintenance due to secondary impacts;*
- H. The disturbance to the wetland will be the minimum necessary to accommodate reasonable development of the property. Efforts should be made to integrate the wetland area into the proposed development.*

Phase I of the Fountain Valley Center does not proposed development along the stream corridor or wetland.

Chapter 18.92: Zone Changes

18.92.010 Approval requirements.

A zone change may be allowed after a hearing conducted pursuant to the Type IV procedure of this code, provided that the applicant provides evidence substantiating the following, unless otherwise provided for in this title:

- A. Approval of the request is consistent with the Comprehensive Plan; and*

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- B. *The area in which the zone change is proposed will be adequately served by existing or planned transportation, water, sewer and storm drainage systems, and any projected increased demand for other types of public facilities or services can be met within a reasonable time.*
- C. *All zone changes shall conform to the Transportation System Plan. Proposed amendments shall not substantially impact the functional classification or operation of transportation facilities.*

18.92.020 Plan amendment.

If a plan amendment is required as a result of the proposed zone change, the plan amendment shall be processed at the same time as the zone change.

Chapter 18.93: Annexations and Boundary Changes

18.93.010 Title

The ordinance codified in this chapter shall be known as the "Annexation and Boundary Change Ordinance" and may be so cited and pled and shall be cited in this chapter as "this chapter."

18.93.020 Purpose

- A. *The purpose and general intent of the ordinance codified in this chapter is to delineate the appropriate procedures to be followed to annex territory to the City and to undertake other boundary changes.*
- B. *The City recognizes that annexations are major land use actions affecting all aspects of City government, and that other boundary changes and extensions of services must also be regulated.*
- C. *With respect to annexations, the procedures and standards established in this chapter are required for review of proposed annexations in order to:*
 - 1. *Encourage development of properties already within the City limits before conversion of urbanizable areas;*
 - 2. *Attempt to not create islands of unincorporated territory within the corporate limits of the City;*
 - 3. *Provide adequate public information and sufficient time for public review before an annexation election;*
 - 4. *Maximize citizen involvement in the annexation review process;*
 - 5. *Establish a system for measuring the physical, environmental, fiscal and related social effects of proposed annexations; and,*
 - 6. *Ensure adequate time for staff review.*
- D. *With respect to boundary changes or extensions of services other than annexations, the purpose and general intent of this chapter is to provide a method by which such changes or extensions may be reviewed in a rational way and in accordance with applicable Comprehensive Plans.*
- E. *The regulations and requirements of ORS 222 are concurrent obligations for annexation and are not affected by the provisions of this chapter.*

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18.93.030 Procedures for major boundary changes and for minor boundary change other than annexations.

- A. *With respect to major boundary changes and for minor boundary changes other than for annexations, the procedures that shall be followed shall be those provided by the laws of the state of Oregon.*
- B. *Withdrawal from a district.*
 - 1. *The City Council may provide for the withdrawal of territory from a district described in ORS 222.111, when land is annexed into the City.*
 - 2. *Any such withdrawal shall be specifically set forth in the final order of the City Council approving the annexation.*

18.93.040 Annexation Application

- A. *Annexations of territory shall be accomplished by any method allowable under ORS Chapter 222, as now enacted or hereafter amended, or by any other method allowable under Oregon law.*
- B. *Applications shall be submitted on forms provided by the City, and shall be processed under a Type IV land use procedure.*
- C. *The City Council shall establish the filing fee for such applications by resolution.*
- D. *Pre-application conference: Prior to submitting an annexation application, the applicant shall confer in the Director in the manner described in 16.06.040.*
- E. *Neighborhood Contact.*
 - 1. *Prior to filing an annexation application, the applicant is encouraged to meet with the City-recognized neighborhood association or associations within which the property proposed to be annexed is located.*
 - 2. *If the Director deems that more than one such association is affected, the applicant is encouraged to meet with each such association, as identified by the Director.*
 - 3. *Unwillingness or unreasonable unavailability of a neighborhood association to meet shall not be deemed a negative factor in the evaluation of the annexation application.*
- F. *Signatures on Consent Form and Application.*
 - 1. *The applicant shall sign the consent form and the application for annexation or boundary change.*
 - 2. *If the applicant is not the owner of the property proposed for annexation or boundary change, the owner shall sign the consent form and application in writing before the Director may accept the same for review.*
- G. *Zone Change.*
 - 1. *Applications for annexations of territory shall be accompanied by an application for a zone change in order to apply a City zoning designation to the territory to be annexed.*

The applicant is requesting that the zone be changed from the current designation of RRFF5 (county designation) to C2 – General Commercial (city designation).
 - 2. *Such application for a zone change shall be processed with the application for annexation by consolidated application.*
- H. *Contents of Application.*

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1. *An applicant seeking to change a boundary or annex land to the City shall file with the Director the appropriate application form.*
2. *The application shall include the following:*
 - a. *The statutory authority under which the application filed;*
 - b. *Written consent form to the annexation signed by the requisite number of affected property owners, electors or both, provided by ORS 222, if applicable;*
 - c. *A legal description of the territory to be annexed, meeting the relevant requirements of ORS Chapter 308. Descriptions by reference to tax lot numbers are not permitted.*
 - 1) *If such a description is not submitted, a boundary survey may be required.*
 - 2) *A lot and block description may be substituted for the metes and bounds description if the area is platted.*
 - 3) *If the legal description contains any deed or book and page references, legible copies of these shall be submitted with the legal description;*
 - d. *Names and addresses.*
 - 1) *A list of all property owners and their addresses within the affected territory;*
 - 2) *A list of property owners and their addresses within three hundred (500) feet of the subject property and if applicable, those property owners whose property will be left as an un-annexed "island" by the annexation proposal;*
 - 3) *A list of all electors and their addresses within the affected territory;*
 - 4) *A list of all persons entitled to notice of the application;*
 - 5) *The names and addresses specified in this subsection shall also be provided on five (5) sets of self-adhesive mailing labels acceptable to the Director;*

This information was included in the applicants' submittal packet and has been deemed acceptable for the purposes of this review.

- e. *Two (2) full quarter-section county tax assessor's maps, with the subject property(ies) outlined.*
- f. *Five (5) copies of a site plan, drawn to scale (not greater than one (1) inch = fifty (50) feet), indicating:*
 - 1) *The location of existing structures (if any);*
 - 2) *The location of streets, sewer, water, electric and other utilities, on or adjacent to the property to be annexed;*
 - 3) *The location and direction of all water features on and abutting the subject property;*
 - 4) *Approximate location of areas subject to inundation, storm water overflow or standing water;*
 - 5) *Base flood data showing elevations of all property subject to inundation in the event of one hundred (100) year flood shall be shown;*
 - 6) *Natural features, such as rock outcroppings, marshes or wetlands, wooded areas, slide areas, slopes exceeding forty-five (45) degrees and significant areas of vegetation,*
 - 7) *General land use plan indicating the types and intensities of the proposed, or potential development;*
 - a. *If applicable, an elector/majority worksheet, certification of ownership and voters.*

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- b. *Certification of legal description and map, and boundary change data sheet on forms provided by the City.*
- c. *The current tax assessed value of all property within the affected territory.*
- d. *A narrative statement explaining the conditions surrounding the proposal and addressing the factors contained in the ordinance codified in this chapter, as relevant, including:*

This information is provided in the applicants' submittal packet and is included in Appendix C of this report. In summary, there is a 12" water main running east-west in State Highway 211 and a 15" sanitary sewer line along the south bank of Bear Creek running northwest to southeast along tax lots 2000 and 1900; the property naturally drains to Bear Creek with additional storm drainage planned to be contained in detention ponds near the south bank of Bear Creek.

Staff is requiring that these detention ponds be moved further south of Bear Creek to allow future development of planned trail facilities along Bear Creek.

- 1) *Statement of availability, capacity and status of existing water, sewer, drainage, transportation, park and school facilities, and any other urban services including a listing of the present urban services providers in the affected territory;*
- 2) *Statement of increased demand for such facilities to be generated by the proposed development, if any, at this time;*

See Appendix C. The Applicants' believe that Phase I improvements will not adversely impact existing or planned facilities. Furthermore, the applicants' believe that additional public facilities or services can be provided in an orderly and economical fashion. Staff is somewhat wary of these casual statements and is recommending as a condition of approval that the calculation of estimated figures be provided with a complete build-out master plan.

- 3) *Statement of additional facilities, if any, required to meet the increased demand, any proposed phasing of such facilities in accordance with projected demand and a list of all proposed urban service providers;*
 - 4) *Statement outlining the method and source of financing required to provide additional facilities, if any;*
 - 5) *Statement of overall development concept and methods by which the physical and related social environment of the site, surrounding area and community will be enhanced;*
 - 6) *Statement of potential physical, aesthetic, and related social effects of the proposed, or potential development on the community as a whole and on the small sub community or neighborhood of which it will become a part; and proposed actions to mitigate such negative effects, if any;*
 - 7) *Statement indicating the type and nature of any Comprehensive Plan text or map amendments, or zoning text or map amendments that may be required to complete the proposed development.*
- e. *A narrative statement addressing the criteria in Section 16.08.050; and,*
 - f. *Any other information required by state law.*

These criteria can be met.

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18.93.050 Annexation Criteria

The City Council may approve an application for annexation to the City of Molalla if the following criteria are met:

- A. The territory to be annexed is within the Urban Growth Boundary of the City of Molalla.*
- B. The application complies with all requirements of state law.*
- C. The territory to be annexed is contiguous to the City or separated from it only by a public right of way or a stream, lake or other body of water.*
- D. There exists a need for additional property within the City limits, in light of the current availability of developable land and the rate of development of those lands.*
- E. Adequate access exists to the site.*
- F. Adequate public facilities and services will be available to serve the territory, and they can be made available in an orderly and economical fashion.*
- G. The annexation will not result in significant adverse impacts on specially designated open spaces, or designated scenic, historic or natural resource areas;*
- H. The size of the territory to be annexed is of adequate dimension so as to maximize the utility of the land resource and to enable the logical and efficient extension of services to that territory.*
- I. The application satisfies any applicable goals and policies of the City's Comprehensive Plan.*

18.93.060 Annexation procedures

- A. Following submission of an annexation proposal or initiation, the application shall be processed pursuant to a Type IV procedure. The Director shall set a date for hearing with the Planning Commission.*
- B. The Planning Commission shall hear testimony and shall recommend approval or denial of the proposed annexation and submit such recommendation to the City Council within ten (10) business days.*
 - 1. The Planning Commission's decision shall, in a written form, state the rationale used in justifying the decision, and that the decision is in conformance with the City's Comprehensive Plan.*
 - 2. For all annexations the decision shall state how the proposal will:*
 - a. Conform to the City's Comprehensive Plan;*
 - b. Affect the community's air resources;*
 - c. Promote an orderly, timely and economical transition of rural and agricultural lands into urbanized lands;*
 - d. Relate to areas with natural hazards;*
 - e. Affect the fish and wildlife in the proposed annexation;*
 - f. Utilize energy resources and conserve energy use;*
 - g. Protect open spaces and scenic views and areas;*
 - h. Provide for transportation needs in a safe, orderly and economic manner;*
 - i. Provide for an adequate, orderly and efficient arrangement of public services;*

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- j. Provide for the recreation needs of the citizens;*
 - k. Affect identified historical sites and structures and provide for the preservation of such sites and structures;*
 - l. Improve and enhance the economy of the City;*
 - m. Not have any adverse effects on the economic, social and physical environment of the community by the overall impact of the annexation; and,*
 - n. Provide quality, safe housing through a variety of housing types and price ranges.*
- C. The City shall set a date for a public hearing with the City Council upon receipt of the Planning Commission's recommendation.*
- 1. Notice shall be pursuant to the proposed method of annexation.*
 - 2. After considering all testimony the City Council shall sustain or reverse the Planning Commission's recommendation.*
 - 3. The City Council shall, in a written form, state the rationale used in justifying the decision, and that the decision is in conformance with the City's Comprehensive Plan.*
 - 4. The decision shall state how the proposed annexation will address the criteria stated in 16.08.050 (B) (2).*

18.93.070 Annexation by Election

- A. The City Council, upon approval of the annexation application, has the authority to submit, except when not required under ORS. 222.850 to 222.915, the proposal for annexation to the registered voters of the City.*
- B. If City Council submits the annexation proposal to the votes, the election shall comply with ORS 222.*
- C. Signs posted.*
 - 1. When an annexation proposal is set for an election the applicant shall cause the property under consideration for annexation to be posted with a minimum of one sign not less than six (6) square feet in size.*
 - 2. The Department of Public Works shall supply the appropriate sign upon payment of the required fee by the applicant.*
 - 3. The sign shall be removed by the application within ten (10) days following the election.*

18.93.080 Effective Date of Annexation

- A. Upon approval of the annexation, the City Council shall set the final boundaries of the territory to be annexed by ordinance. The Director shall then provide notice of the annexation approval to all persons and entities entitled to such notice pursuant to ORS 222.*
- B. The annexation shall be complete from the date of filing with the Secretary of State as provided in ORS 222.150, 222.160, 222.170, 111.900, and 16.08.080 (B).*
- C. Thereafter, the annexed territory shall be and remain part of the City.*
- D. The date of such filing shall be the effective date of annexation, provided such filing is not made later than ninety (90) days prior to any general or primary election; otherwise, the effective date of such annexation shall be the day after the primary or general election next following the date of filing.*
- E. The City Council shall establish the zoning district upon annexation of the property to the City in accordance with the Comprehensive Plan.*

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18.93.090 Withdrawals of Territory

The City Council may, on its own motion, order the withdrawal of territory from the City as provided in ORS Chapter 222, as now enacted or hereafter amended, or by any other method allowable under Oregon law.

These criteria can be met.

Chapter 18.94 Transportation Improvements

18.94.010 Transportation Improvements.

- A. Changes in the alignment of proposed public road and highway projects shall be permitted without an amendment to the Transportation System Plan if the new alignment falls within a transportation corridor identified in the Transportation System Plan.*
- B. Transportation projects involving the operation, maintenance, repair and preservation of existing facilities that are consistent with the classification of that roadway, the approved road standards and the Transportation System Plan shall be allowed except where specifically regulated or prohibited.*

Transportation improvements proposed for Phase I of this development are consistent with the City's Transportation System Plan in that they provide adequate right-of-way for the applicants' share of the creation of a planned neighborhood street (proposed N. Commercial Pkwy.) and they consolidate driveways in exchange for interior circulation patterns, both of which improve the effectiveness of the City's transportation network.

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STAFF RECOMMENDS APPROVAL OF THIS CONSOLIDATED APPLICATION WITH THE FOLLOWING CONDITIONS OF APPROVAL.

Check when Complete

CONDITIONS TO BE COMPLETED WITHIN 30 DAYS FROM DATE OF APPROVAL

1. Provide a detailed lighting plan of the development.

CONDITIONS TO BE COMPLETED PRIOR TO PLAT SIGN-OFF

2. Dedicate 25' right of way to City the entire portion from the end of the proposed extension of N. Commercial Parkway to Industrial Way.
3. Dedicate a 50' top of bank section along Bear Creek on both sides of the creek (riparian corridor) to the City of Molalla.
4. Extend access way of internal auto travel area to western property line at such time the property to the west develops.
5. Provide cross over easements for exhibit D.
6. Consolidate three tax lots (1900, 1901 and 2000) into one lot.

CONDITIONS TO BE COMPLETED PRIOR TO BUILDING PERMIT ISSUANCE

7. State and or County right of way permits are required for all work done inside the State or County public right of way. In addition ODOT permits all access to the state highway. The applicant shall provide verification of ODOT permit issuance.
8. In general capacity for providing potable water for a development of this size exists within the system. During the engineering design and submittal the applicant will be required to provide the city demand forecasts and recorded fireflow testing to insure required fireflow and residual pressures can be met.
9. The applicant has provided no projected sanitary flows for this specific project. Typical treatment and conveyance capacity for a development this size exists within the City system. Concurrent with the applicants' submittal of the engineered public improvements the applicant shall provided design calculations that identify peak flows and downstream capacity analysis.
10. An engineered drainage report shall be provided at time of plan submittal.
11. Provide wetlands analysis for the site.
12. Provide grading and erosion control plans pursuant to MMC 21.70.
13. Provide a detailed drawing showing pedestrian access through the 3 buildings be converted to commercial uses.

ADDITIONAL CONDITIONS TO BE COMPLETED

14. Where existing structures are to be demolished, remodeled or moved; permits must first be obtained
15. The applicant shall pay \$19,839.51 to Gramor Development as part of an improvement done in the year 2000. This "payback" was established at the time of the improvements and should be known to the current owner or the owner who had the property at the time the work was done.
- a. Tax lot 1900 shall be responsible for \$8364.29

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b. Tax lot 1901 shall be responsible for \$2934.84

c. Tax lot 2000 shall be responsible for \$8540.38

- 16. Any requests for deviation for the above requirements shall be submitted in writing to the Authority Having Jurisdiction for review.
- 17. Any on-site sewage disposal systems shall be abandoned in conformance with DEQ and Clackamas County requirements, any site domestic or irrigation wells shall also be properly abandoned.
- 18. No certificate of occupancy shall be issued until all conditions of approval have been met.
- 19. The partition shall be surveyed and monumented in accordance with Oregon law, and such survey shall be filed with the City Recorder and the County Surveyor within one year from the date the application is approved.
- 20. The applicant shall supply four copies of the plat, two of which are for the City Record and two for the County Surveyor and County Assessor. The applicant will be responsible for the delivery of these documents.
- 21. The applicant shall provide proof of recording to the City of Molalla Planning Department.
- 22. Any roof mounted equipment, including communication equipment, must be screened from view from adjacent public streets with the exception of solar heating panels.
- 23. Because the refuse and recycling facility does not indicate a proposed height, Staff is requesting as a condition of approval that the screening walls of this facility be 6 feet in height.
- 24. New development shall be served by public utilities including water, sanitary sewer, and storm water and will be subject to all charges and regulations of the City of Molalla. Water and sewer hookup allocations will be assigned on a first come first serve basis and will be assigned at the time building permits are applied for. In the event of a moratorium on development, the approval period for the final plat will be extended by the period for such a moratorium.
- 25. All utilities, including franchise utilities shall be installed and placed underground by the developer with individual service to each lot.
- 26. This proposal requires installation of new public improvements. All public improvements shall:
 - a. Conform to the latest "City of Molalla Public Works Design Standards and latest municipal code.
 - b. Require completion of a sidewalk and driveway permit where applicable prior to beginning construction.
 - c. Be designed by a professional engineer registered in the State of Oregon. The developer shall provide engineering drawings to the City for final review and acceptance.
- 27. A permanent striping plan shall be included in the public improvement plan review submittal.
- 28. Water service fees are required prior to service connection. Any new water meter service must be installed by the City.
- 29. Engineered public improvement water plan and profile drawings must be submitted for approval in accordance with Molalla design standards.
- 30. Sanitary sewer service fees are required prior to service connection.
- 31. Engineered public improvement sanitary sewer plan and profile drawings must be submitted for approval in accordance with Molalla design standards.

CITY OF MOLALLA
PLANNING DEPARTMENT

PO Box 248 Molalla, OR 97058

phone: (503) 829-7526 fax: (503) 829-6872

planner@molalla.net/planner2@molalla.net

- 32. The drainage system and grading plan shall be designed so as not to adversely impact drainage to or from adjacent properties.
- 33. Engineered public improvement storm sewer plan and profile drawings must be submitted for approval in accordance with Molalla design standards.
- 34. Details shall be provided on the public and private plans for any storm water detention or treatment facilities.
- 35. Obtain approval of all curb ramps from Director of Public Works/City Engineer
- 36. Utility services shall be placed underground. If undergrounding is not feasible the applicant shall be required to place the appropriate wire and materials underground as required for undergrounding. This will allow for undergrounding to occur at such time it is feasible to do so. The applicant shall provide a plan approved by PGE to be included in this file that shows details of what process will be taken along with other fees and procedures to complete the project.
- 37. All storm water shall be screened and or fenced as required by the Public Works Director/City Engineer at the time of engineering review.
- 38. All drainage shall be approved by the Public Works Director/City Engineer as part of the engineering review.
- 39. If any building exceeds 30' in height additional fire requirements will be required. This will require additional consultation with the Fire Department and proof of such consultation submitted with this file.
- 40. This project shall meet all of the requirements as set by the 2007 Oregon Fire Code, The Oregon Fire Code Metro Code Committees Guide, Molalla Fire District, 2007 International Building Code and the City of Molalla.
- 41. A full set of working plans for each phase shall be submitted to Molalla Fire for review and approval at least 14 working days prior to construction. These plans shall be to scale and in non-electronic form. These plans shall include but may not be limited to:
 - a. Hydrant locations & FDC Locations
 - b. Turning radii for fire apparatus
 - c. Fire Lanes
 - d. Road widths
 - e. Building height and access points
 - f. General inside layout of each building
 - g. Mechanical rooms
 - h. Alarm panel locations
 - i. Fire Extinguisher locations
 - j. All buildings shall be equipped with a Knox Box. Order forms may be obtained from Molalla Fire District.
- 42. FDC's, if any, shall be located within 50' of a hydrant and shall be remote from the building. This hydrant shall not be included in the calculations for hydrant spacing and distribution.
- 43. All curbed areas within 10' each direction of the center line of a hydrant or FDC shall be painted red and labeled in white with "NO PARKING FIRE LANE" in letters with a stroke width of not less than one inch wide by six inches high at regular spaced intervals. Regular

CITY OF MOLALLA
PLANNING DEPARTMENT

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planner@molalla.net/planner2@molalla.net

maintenance of these areas shall be required and shall not exceed one year. This maintenance shall be responsibility of the property owner.

- 44. It is strongly suggested that all buildings are equipped with a monitored automatic fire alarm and sprinkler system.
- 45. Molalla Fire requires a "Final Walk Through" once all construction is complete for a signature on the Certificate of Occupancy.
- 46. As a condition of approval, the applicant must ensure that parking is prohibited along any of the less than fully improved street segments.
- 47. The proposed development shall comply will all relevant criteria of MMC Chapter 21.10: Sprinkling of Certain Buildings and Fire Hydrant Locations
- 48. The public improvement street plan and profiles should show the full intersection configuration at the highway. ODOT will be involved in the review and approval of these plans.
- 49. The applicants' have submitted plans to ODOT which are currently under review. Approval of this application is subject to the ODOT approval.
- 50. Provide proof of consultation with the Division of State Lands.
- 51. Grading and contouring shall not create an adverse impact on neighboring properties and shall be further reviewed by the Planning Department as part of the Grading and Erosion Control permit. A permit shall be required at the time of grading and at the time of building to ensure grading and erosion control measures are being adhered to.
- 52. Drainage is detailed on sheet 8 of the plans. Detailed engineered drainage plans shall be supplied and reviewed through the City Engineer's review process.
- 53. After review of the newly planted materials, Staff has deemed that the species are adequate and meet the intent of the landscape code. However, many of the trees have a very tall maturity. For this reason the applicant shall consult with PGE regarding interference from any tree that could potentially conflict with nearby power lines. Proof of such consultation shall be provided with this file. Staff would warn of the climbing capability of the Heater 'Corbett's Red'. While slow, it is still a climber and shall be maintained.
- 54. The proposed development shall comply will all relevant criteria of MMC Chapter 21.16: Landscaping
- 55. The proposed development shall comply will all relevant criteria of MMC Chapter 21.90: Trees
- 56. The applicants shall provide the right-of-way dedication as necessary to accommodate the planned cross section identified in the local Transportation System Plan shall be provided through deed to the Oregon Department of Transportation. The dedication must be to the State of Oregon, Oregon Department of Transportation. The ODOT District contact will assist in coordinating the dedication. ODOT should provide verification to the local jurisdiction that the dedication requirement has been fulfilled. The property owner must be the signatory for the dedication and will be responsible for a certified environmental assessment of the site prior to transfer of property to the Department. As a condition of approval, the applicant shall dedicate 25 feet of the easternmost edge of tax lots 1900 and 1901 for the entire north-south extent of tax lots 1900 and 1901. The applicants' have also agreed to dedicate the southernmost 6 feet of tax lot 1900, 1901 and 2000 to the City for future right-of-way expansion of State Highway 211. According to the OR211/Downtown Streetscape Master Plan, improvement widths are as follows: 16 foot wide median turn lane, 12 foot wide travel lanes, 6 foot wide bicycle lanes, an 8

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PLANNING DEPARTMENT

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foot wide buffer/planter strip and a 6-8 foot wide sidewalk. This configuration requires 42 feet on either side of the centerline.

- 57. Commercial street bordering the east side of the site is identified as a neighborhood street providing future connectivity north. Prior to construction approval being permitted by the city, the applicant shall submit an engineered street plan and profile for review, in accordance with Molalla's design standards and the current transportation system plan (TSP).
- 58. All right of way necessary to comply with the TSP needs to be dedicated to the city of Molalla as part of the partition process.
- 59. Required to provide 26 foot wide paved within 20 foot each side of centerline of a hydrant of paved road.
- 60. Provide access plans for 2 houses and 1 shop to be used for commercial purposes.
- 61. Provide 11 additional parking spots to meet the requirements of the converted buildings.
- 62. Provide details of an overhang abutting pedestrian walkways where walkways abut a structure.
- 63. Provide a pedestrian way to Bear Creek as part of phase II.
- 64. Because N. Commercial Pkwy. is planned to connect with Industrial Way as a neighborhood street, N. Commercial Pkwy should be renamed to reflect this future connection; S. Industrial Way or Industrial Way S. may be more accommodating to future growth in the area.
- 65. As a condition of approval, staff is requesting a concept level draft of future phases of development which also provide a rough timeline for the completion of each individual phase. As a condition of approval, each new phase of development will be subject to a Design Review.
- 66. Wetlands are shown as indicated on the City's wetland inventory map, marks exhibit A. The wetlands are beyond 100 feet from the proposed development. However, details of the wetland area along with a wetland analysis shall be filed with the City.
- 67. No lighting plan was included and shall be required as a condition of approval.
- 68. If sign plans change, a new review shall be required.
- 69. No change in plans shall occur without going through a new Design Review process unless approved by the Planning Director to be a minor change.
- 70. No information has been supplied detailing the irrigation system. A condition of approval will be placed on the file requiring details of the irrigation plan.
- 71. The applicant will be required to provide a detailed outdoor lighting plan for approval by the Planning Department.
- 72. A lighting plan shall be required.
- 73. Staff is requiring that these detention ponds be moved further south of Bear Creek to allow future development of planned trail facilities along Bear Creek.
- 74. The proposed development shall comply will all relevant criteria of MMC Chapter 21.18: Disposal of Debris from Construction Sites
- 75. The proposed development shall comply will all relevant criteria of MMC Chapter 21.20: Address Display Requirements
- 76. The proposed development shall comply will all relevant criteria of MMC Chapter 21.80: Dark Skies



Firwood Design Group, LLC

Surveying • Engineering • Planning

39120 Proctor Blvd., Suite #1
Sandy, Oregon 97055

Tel: 503-668-3737

Fax: 503-668-3788

February 27, 2008

LEGAL DESCRIPTION

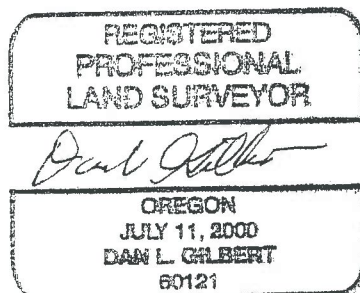
TAX LOTS 1900, 1901 and 2000

CLACKAMAS COUNTY ASSESSOR'S MAP 5 2E 7A

A tract of land situated in the Northeast one-quarter of Section 7, Township 5 South, Range 2 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of Parcel 1, Partition Plat No. 1992-189, said Clackamas County Plat Records; thence North $81^{\circ} 42' 00''$ West, along the South line of said Parcel 1, a distance of 307.19 feet; thence South $08^{\circ} 42' 36''$ West, a distance of 955.71 feet to a point on the North right-of-way line of State-Highway 211; thence South $81^{\circ} 00' 05''$ East, along said North right-of-way line, a distance of 307.12 feet to the Southwest corner of Parcel 3, Partition Plat No. 1993-141, said Clackamas County Plat Records; thence North $08^{\circ} 42' 50''$ East, along the West line of Parcel 3 and 2, said Partition Plat 1993-141, a distance of 959.46 feet to the point of beginning. Said tract containing 6.75 acres, more or less.

Subject to easements of Record.



APPENDIX A

EXHIBIT
A



T. 5 S. R. 2 W. W.M.



LEGEND

Project Boundary	Division of State Lands
Wetland Boundary	Priority/Intentional Wetland
Channel/Drainage	Active Road
	Gravelly/rocky
	Wetland Code BC-7

**THIS MAP IS FOR PLANNING PURPOSES ONLY
 WETLAND BOUNDARIES ARE APPROXIMATE
 AND SUBJECT TO CHANGE**

Information shown on this map is for planning purposes only and wetland information is subject to change. There may be un mapped wetlands subject to regulation and all wetland boundary mapping is approximate. In all cases, actual field conditions determine wetland boundaries. You are advised to contact the Division of State Lands and the U.S. Army Corps of Engineers with any regulatory questions.

DATE: June, 2001
 BASE MAP INFO: Supplied by City of Molalla,
 Clatsop County ISDT
 JOB NO.: 2250

MOLALLA Local Wetlands Inventory



Sheet: 1
 of: 2



Geographic Information Systems
 121 Library Court
 Oregon City, OR 97045

Property Report

HAMREUS WAYNE W
PO BOX 960
MOLALLA, OR 97038

Site Address: **12863 S HWY 211**
 Taxlot Number: **52E07A 02000**

Land Value: **135766**
 Building Value: **103600**
 Total Value: **239366**

Acreage:
 Year Built: **1952**
 Sale Date: **03/01/1996**
 Sale Amount: **130500**
 Sale Type:

Land Class:
Residential land improved

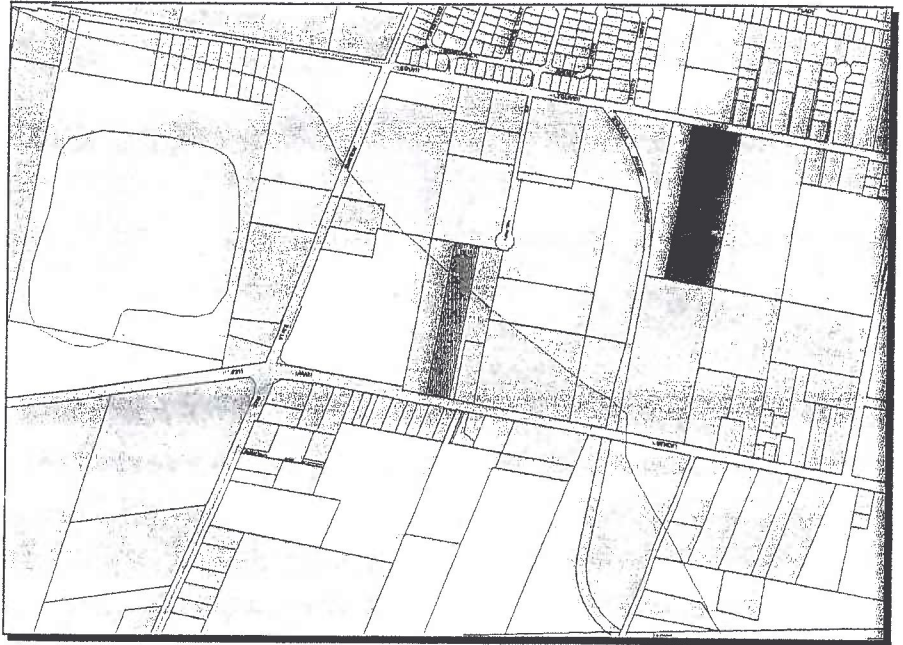
Building Class:
Single family res, class 3

Neighborhood:
Molalla rural north 100, 101

Taxcode Districts: **35013**

Fire	Molalla RFPD #73
Park	Unknown
School	Error: check for 'schoolist' field
Sewer	Unknown
Water	Unknown
Cable	Willamette Broadband (Molalla)
CPO	Molalla
Hauler	Unknown
Jurisdiction	Clackamas

Location Map:

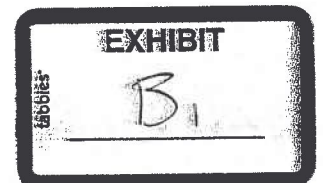


Site Characteristics:

UGB: **In**
 Flood Zone: **No**

Zoning Designation(s):

Zone Code:	Overlay:	Acreage:
RRFF5		3.23



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

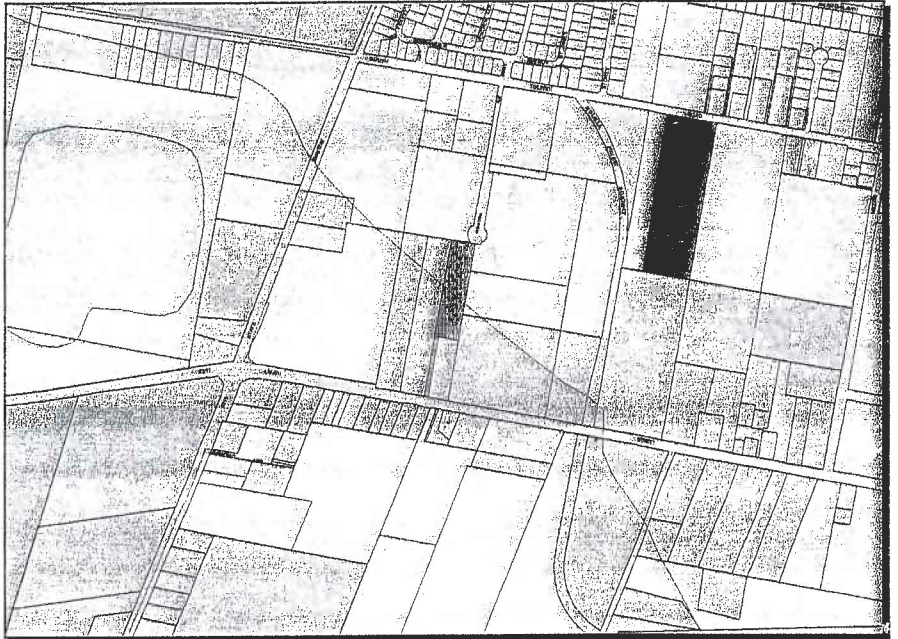
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Geographic Information Systems
 121 Library Court
 Oregon City, OR 97045

Property Report

Location Map:



BORROMEIO ALFRED
1515 W MAIN ST STE Q
MOLALLA, OR 97038

Site Address: **NO SITUS**
 Taxlot Number: **52E07A 01900**

Land Value: **59686**
 Building Value: **0**
 Total Value: **59686**

Acreage:
 Year Built:
 Sale Date: **04/20/2007**
 Sale Amount: **400000**
 Sale Type: **X**

Land Class:
Residential land improved

Building Class:

Neighborhood:
Molalla rural north 100, 101

Taxcode Districts: **35013**

Fire: **Molalla RFPD #73**
 Park: **Unknown**
 School: **Error: check for 'schoolist' field**
 Sewer: **Unknown**
 Water: **Unknown**
 Cable: **Willamette Broadband (Molalla)**
 CPO: **Molalla**
 Hauler: **Unknown**
 Jurisdiction: **Clackamas**

Site Characteristics:

UGB: **In**
 Flood Zone: **No**

Zoning Designation(s):

Zone Code: Overlay: Acreage:
RRFF5 **2.2**



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Printed at 3:21 PM on 7/7/2008



Geographic Information Systems
121 Library Court
Oregon City, OR 97045

Property Report

BORROMEIO ALFRED
1515 W MAIN ST STE Q
MOLALLA, OR 97038

Site Address: **12911 S HWY 211**
Taxlot Number: **52E07A 01901**

Land Value: **110799**
Building Value: **145970**
Total Value: **256769**

Acreage:
Year Built: **1969**
Sale Date: **04/20/2007**
Sale Amount: **400000**
Sale Type: **M**

Land Class:
Residential land improved

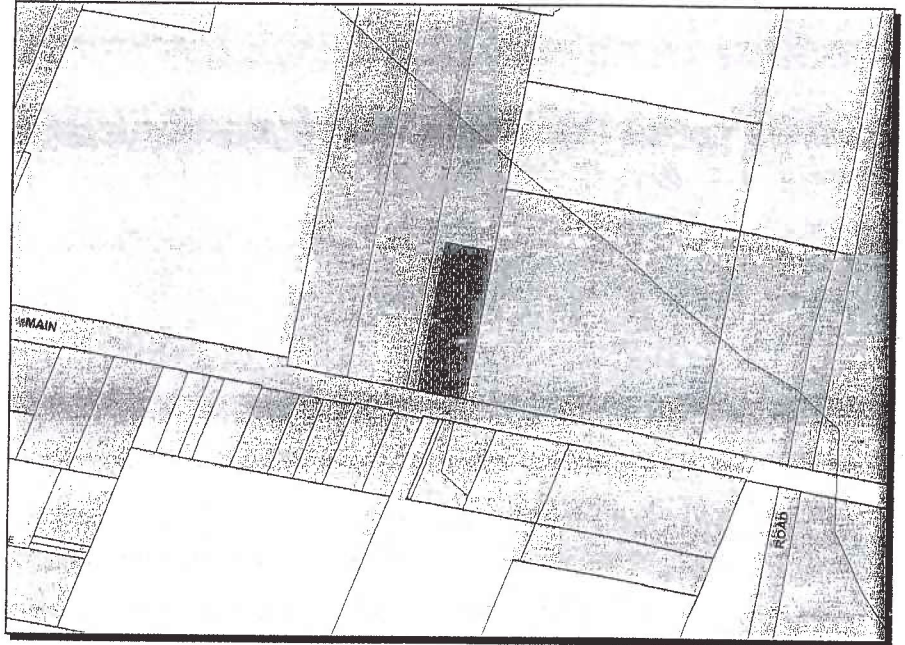
Building Class:
Single family res, class 3

Neighborhood:
Molalla rural north 100, 101

Taxcode Districts: **35013**

Fire: **Molalla RFPD #73**
Park: **Unknown**
School: **Error: check for 'schooldist' field**
Sewer: **Unknown**
Water: **Unknown**
Cable: **Willamette Broadband (Molalla)**
CPO: **Molalla**
Hauler: **Unknown**
Jurisdiction: **Clackamas**

Location Map:

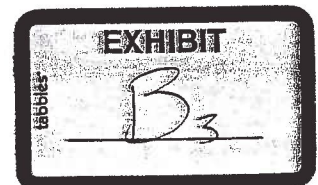


Site Characteristics:

UGB: **In**
Flood Zone: **No**

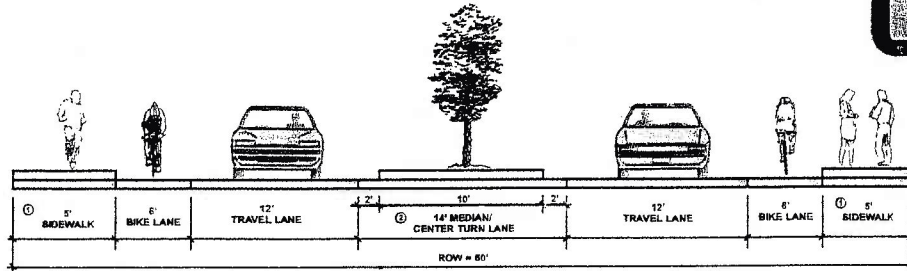
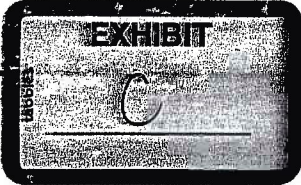
Zoning Designation(s):

Zone Code: **RRFF5** Overlay: Acreage: **1.01**

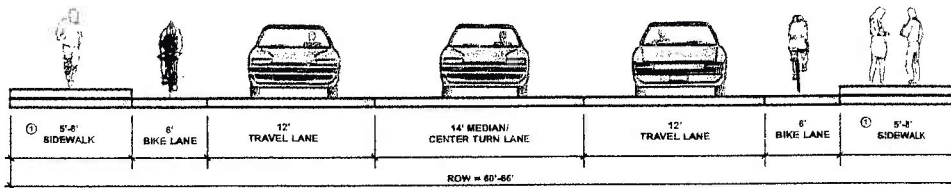


This map and all other information have been compiled for preliminary and/or general purposes only. This information is not intended to be complete for purposes of determining land use restrictions, zoning, title, parcel size, or suitability of any property for a specific use. Users are cautioned to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

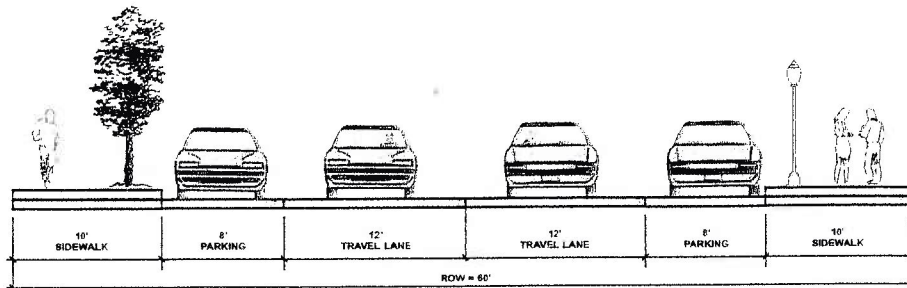
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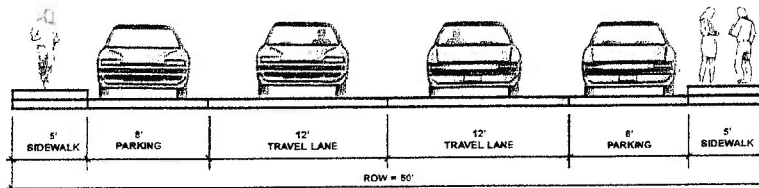
MOLALLA FOREST ROAD



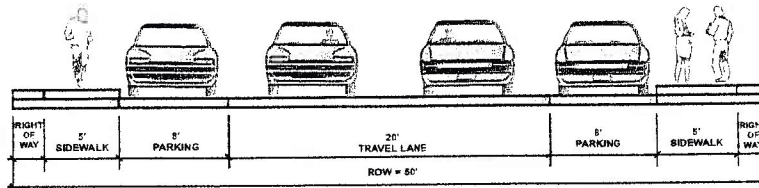
ARTERIAL/MAJOR COLLECTOR (OPTION A)



ARTERIAL/MAJOR COLLECTOR DOWNTOWN (OPTION B)



MINOR COLLECTOR/NEIGHBORHOOD STREET



LOCAL STREET

NOTE: ROW = RIGHT OF WAY

1. 8' wide sidewalks should be used in all C1 and C2 zoned areas outside of the downtown area. 5' wide sidewalks may be used everywhere else.
 2. Replace with a 14' wide turn lane at intersections.
- * These drawings show roadway cross-sections as they pertain to typical roadway characteristics and lane spacing standards. Refer to city engineering diagrams for detailed geometric design plans.

STREET CROSS-SECTIONS

TRANSPORTATION SYSTEM PLAN CITY OF MOLALLA, OREGON	FIGURE 20	
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To: Shane Potter
From: Mike Penunuri
RE: Proposed Mater Plan- Al Borneo
Date: April 9, 2008

Molalla Fire Districts conditions of approval for the Borneo project are listed below:

1. This project shall meet all of the requirements as set by the 2007 Oregon Fire Code, The Oregon Fire Code Metro Code Committees Guide, Molalla Fire District, 2007 International Building Code and the City of Molalla.
2. Any requests for deviation for the above requirements shall be submitted in writing to the Authority Having Jurisdiction for review.
3. A full set of working plans for each phase shall be submitted to Molalla Fire for review and approval at least 14 working days prior to construction. These plans shall be to scale and in non-electronic form. These plans shall include but may not be limited to:
 - Hydrant locations & FDC Locations
 - Turning radii for fire apparatus
 - Fire Lanes
 - Road widths
 - Building height and access points
 - General inside layout of each building
 - Mechanical rooms
 - Alarm panel locations
 - Fire Extinguisher locations
4. All buildings shall be equipped with a Knox Box. Order forms may be obtained from Molalla Fire District.
5. FDC's, if any, shall be located within 50' of a hydrant and shall be remote from the building. This hydrant shall not be included in the calculations for hydrant spacing and distribution.
6. All curbed areas within 10' each direction of the center line of a hydrant or FDC shall be painted red and labeled in white with "NO PARKING FIRE LANE" in letters with a stroke width of not less than one inch wide by six inches high at regular spaced intervals. Regular maintenance of these areas shall be required and shall not exceed one year. This maintenance shall be responsibility of the property owner.
7. It is strongly suggested that all buildings are equipped with a monitored automatic fire alarm and sprinkler system.
8. Molalla Fire requires a "Final Walk Through" once **all** construction is complete for a signature on the Certificate of Occupancy.

Review of submitted plans is not an approval of omissions, oversights or authorization of non-compliance with any regulations of this agency or of the regulations of any other agency. This decision should not be considered a precedent setting recommendation, as we will review each project on a case by case basis.

Molalla Fire District No 73
320 N Molalla Avenue
Molalla, OR 97038

Office No: 503.829.2200
Office Fax: 503.829.5794

www.molallafire.org

Mike Penunuri
Lieutenant/Paramedic



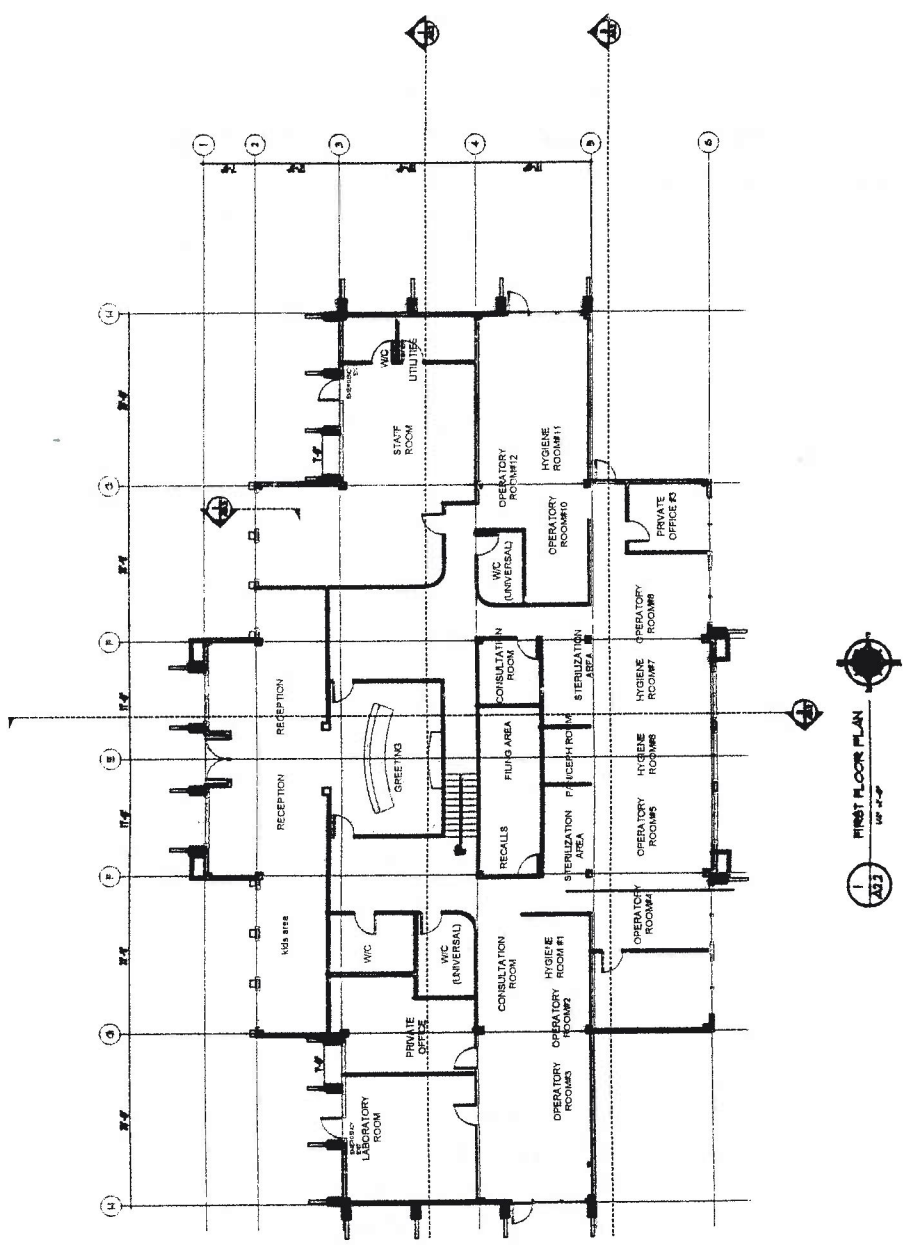
FOUNTAIN VALLEY DENTAL
MOLALLA, OREGON



BRIAN A. SYMES ARCHITECT
2225 N.E. 57 TH AVE.
PORTLAND, OREGON
97231 503-289-3375

DESCRIPTION:
203 1/2x 18 1/2
10' 0" x 10' 0"
CALLE 10' 0" x 10' 0"
DRAIN 10' 0" x 10' 0"
REVISIONS:

A2.2



**ANNEXATION APPLICATION
CITY OF MOLALLA, OREGON**

NARRATIVE AND EXHIBITS



For

**TAX LOTS 1900, 1901 and 2000
Clackamas County Assessor's Map 5 2E 7A
Located At
12911 and 12863 S. Highway 211, Molalla, Oregon**

February 27, 2008

**Prepared by:
FIRWOOD DESIGN GROUP, LLC
39120 Proctor Blvd., Suite #1
Sandy, Oregon 97055
(503) 668-3737
Project No. E08-001**

LIST OF MAPS AND APPENDICES

Map 1	Vicinity Map
Map 2	Existing Features
Map 3	Tax Assessor Map
Map 4	Proposed Master Development Plan
Map 5	Proposed Phase 1 Development Plan
Map 6	Proposed Partition Plat
Map 7	Aerial Photo of Site
Appendix A	Legal Description
	Legal Description Drawing
Appendix B	Property Owner Consents
	Property Information & Deeds

INTRODUCTION

This is a consolidated application for annexation to the City of Molalla in conformance with the Molalla Comprehensive Plan and conceptual zoning as shown on the Molalla Zoning Map. In addition, a zone change is requested from the normal Single Family Residential (R1) designation to General Commercial (C2) designation for that portion of the properties located south of the north 50-foot buffer limits along Bear Creek and Light Industrial (M1) designation for that portion of the properties located north of the north 50-foot buffer limits along Bear Creek. All three tax lots are within the City's Urban Growth Boundary (UGB), and adjacent to the existing City Limits. All three tax lots now have a Clackamas County RRFF-5 zoning. The Molalla Comprehensive Plan land use designation for these three tax lots is generally described as General Commercial (C2).

The properties proposed to be annexed into the City of Molalla are three tax lots consisting of 6.75 acres. The three tax lots are Tax Lots 1900, 1901 and 2000, Assessor's Map 5 2E 7A, located on the north side of State Highway 211 (W. Main Street). A vicinity map showing the location of the subject property is attached as Map 1. Map 2, Existing Features Map, shows the general location of buildings, streets, utilities, contours, etc. The site slopes generally northward to Bear Creek, with slopes not exceeding 5%.

A Pre-Application meeting on this annexation and proposed land use was held with the City of Molalla staff on February 14, 2008.

CHAPTER 18.93 ANNEXATIONS AND BOUNDARY CHANGES

18.93.020 Purpose

The Applicant and Owners of the tax lots acknowledge that the purpose and general intent of this ordinance is to delineate the appropriate procedures to be followed to annex territory to the City. Also, the Applicant and Owners recognizes that annexations are major land use actions affecting all aspects of City government.

The Applicant and Owners realize that the procedures and standards established for review of proposed annexations are required to:

- 1) Encourage development of properties already within the City limits before conversion of urbanizable areas;
- 2) Not create islands of unincorporated territory within the corporate limits of the City;
- 3) Provide adequate public information and sufficient time for public review before annexation;
- 4) Maximize citizen involvement in the annexation review process;
- 5) Establish a system for measuring the physical, environmental, fiscal and related social effects of proposed annexations; and,
- 6) Ensure adequate time for staff review.

The Applicant and Owners realize that the regulations and requirements of ORS 222 are concurrent obligations for annexation and that they are not affected by the provisions of this City ordinance.

18.93.040 Annexation Application

The Applicant and Owners acknowledges that the annexation application is to be processed under a Type IV land use procedure.

As noted in the Introduction, a Pre-Application meeting on this annexation and proposed land use was held with the City of Molalla staff on February 14, 2008.

Although no formal neighborhood contact has been made at this time, the Applicant and Owners are more than willing to meet with the City-recognized neighborhood association or associations within which the property proposed to be annexed is located, as identified by the Planning Director.

The Owners of the property to be annexed have signed the consent forms (see Appendix B) and the application for annexation, both of which are being submitted along with this narrative. A Zone Change request is also noted on the annexation application, so that it can be processed by consolidated application. It is requested that the properties be zoned General Commercial (C2)

for that portion of the properties located south of the north 50-foot buffer limits along Bear Creek and Light Industrial (M1) for that portion of the properties located north of the north 50-foot buffer limits along Bear Creek.

A legal description of the territory to be annexed, meeting the relevant requirements of ORS Chapter 308 is also included with annexation application and included herein in Appendix A, along with a legal description drawing.

A list of property owners and their addresses within three hundred (300) feet of the subject properties is also included with the application documents, including five (5) sets of self-adhesive mailing labels. Also included with the application are two (2) full quarter-section county tax assessor's maps, with the subject properties outlined; five(5) copies of a site plan, drawn to scale, indicating the information requested in Section 18.93.040 of the Annexation Ordinance. Site plans are also included herein (see Maps 1 through 7), along with the information pertaining to the current tax assessed value of all property within the effected territory, at the end of this narrative.

A narrative statement explaining the conditions surrounding this proposal and addressing the factors contained in this section of the ordinance (in italics) follows:

1) Statement of availability, capacity and status of existing water, sewer, drainage, transportation, park and school facilities, and any other urban services including a listing of the present urban services providers in the affected territory;

Response: Existing water, sanitary sewer, and other utilities are available to serve the affected territory, and currently serve the existing residences on site. An existing 12-inch water main is located in Highway 211 adjacent to the territory to be annexed, and a 15-inch sanitary sewer interceptor is located in the northern portions of the territory to be annexed adjacent to Bear Creek. The territory to be annexed drains naturally to Bear Creek, and any additional storm water drainage from development of this site would be contained in detention ponds, swales, etc. before being discharged to Bear Creek, so as not to increase flows within the creek or reduce the water quality. The City's Local Wetlands Inventory Map indicates that no wetlands are located within the territory to be annexed, other than that immediate within the stream banks. This area would be protected with the required 50-foot buffer on both sides of the creek.

Other utilities currently available to serve the territory to be annexed include electrical service through Portland General Electric, natural gas through Northwest Natural Gas Company, telephone through Molalla Communications, cable through Charter Cable Communications, and garbage service through Molalla Sanitary Service. All three tax lots are currently served by access off State Highway 211 (W. Main Street), the Molalla Park system, the Molalla Police Department, and Molalla River School District No. 35.

2) Statement of increased demand for such facilities to be generated by the proposed development, if any, at this time;

Response: It is believed that the existing facilities, utilities, and service agencies noted above should see very little increased demand based on the proposed development of the territory to be annexed, particularly from the proposed Phase 1 Development Plan (Map 5). For the future development, based on the proposed Master Development Plan (Map 4), it is believed that any

additional public facilities or services needed can be provided in an orderly and economical fashion. The size of the territory to be annexed and the proposed master development plan will allow the logical and efficient extension of these needed facilities and services.

3) Statement of additional facilities, if any, required to meet the increased demand, any proposed phasing of such facilities in accordance with projected demand and a list of all proposed urban service providers;

Response: As mentioned under Items 2 and 3 above, existing utilities and services should be adequate to serve the projected demands of the Phase 1 and Master Development Plans. As noted on the proposed Partition Plan (Map 6), it is proposed that 6-feet of additional right-of-way be dedicated along State Highway 211 frontage. Discussions with ODOT indicate that they will require 5 additional feet to be dedicated, for a total right-of-way width of 70-feet, 35-feet each side of centerline. Current right-of-way width of the highway is 60-feet, 30-feet each side of centerline. However, the City's Transportation Plan calls for a 72-foot right-of-way width, 36-feet each side of centerline, for this section of the highway. Therefore, 6 additional feet is proposed to be dedicated.

Also, it is proposed that public street right-of-way be dedicated along the easterly boundary of the territory to be annexed to form a connection between Industrial Way and Commercial Parkway and the Highway. As noted on the proposed Partition Plan (Map 6), the proposed right-of-way width to be dedicated would vary to allow proper centerline alignment with Commercial Parkway, the Phase 1 Development Plan (Map 5), and Industrial Way. Street improvements are also proposed for this new public right-of-way, as noted on Maps 4 and 5.

In addition, turning lanes will be required within Highway 211 to access both Commercial Way and the new public street. However, it is not known whether this need would be required for Phase 1 development, or for later developments.

4) Statement outlining the method and source of financing required to provide additional facilities, if any;

The street improvements and on-site water, sanitary sewer and storm drainage facilities would be financed by the Owners/Developer as development occurred, and any off-site improvements would be funded through system development charges as appropriate.

5) Statement of overall development concept and methods by which the physical and related social environment of the site, surrounding area and community will be enhanced;

Response: The Phase 1 and Master Development Plans are shown on Maps 4 and 5 attached hereto. The Phase 1 development would involve construction of the improvements shown and a new 6,000 square foot (plus or minus) commercial building to house Fountain Valley Dental, which currently leases an undersized space at the Molalla Market Center. The existing houses and shops on site would be retained until the next phases of development. The Master Development Plan proposes three additional commercial buildings, totaling an estimated 30,000 square feet, depending on space available for parking. Potential businesses include a day care facility, athletic club, tanning and hair salon, coffee shop, etc. All such business as would be allowed under the General Commercial Zoning code. Under each development phase, the developed site would landscaped to comply with City requirements.

6) Statement of potential physical, aesthetic, and related social effects of the proposed, or potential development on the community as a whole and on the small sub community or neighborhood of which it will become a part, and proposed actions to mitigate such negative effects, if any;

Response: All new construction would be required to go through the City's Design Review process to insure compliance with all City codes and ordinances related to development. The Applicant/Owners have indicated their desires to develop the properties in such a way as to make it attractive to the neighborhood.

7) Statement indicating the type and nature of any Comprehensive Plan text or map amendments, or zoning text or map amendments that may be required to complete the proposed development.

Response: Since the Applicant/Owners are proposing a commercial development, they are requesting that the properties, in general, be zoned General Commercial (C2). We believe that the City's Comprehensive Plan indicates that this property should be zoned General Commercial to supporting the findings and needs identified in the Comprehensive Plan. That portion of the properties located on the north side of Bear Creek is requested to be zoned Light Industrial (M1), since it is adjacent to properties currently zoned Light Industrial and separated from the southerly portion of the properties by Bear Creek.

18.93.050 Annexation Criteria

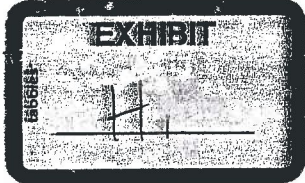
The Applicant and Owners of the subject properties requesting annexation believe that this annexation request should be approved since it meets the following criteria:

- 1) The territory to be annexed is within the Urban Growth Boundary of the City of Molalla.
- 2) The application complies with all requirements of state law.
- 3) The territory to be annexed is contiguous to the City.
- 4) There exists a need for additional property within the City limits, in light of the current availability of developable commercial land and the rate of development of those lands.
- 5) Adequate access exists to the site.
- 6) Adequate public facilities and services will be available to serve the territory, and they can be made available in an orderly and economical fashion.
- 7) The annexation will not result in significant adverse impacts on specially designated open spaces, or designated scenic, historic or natural resource areas.
- 8) The size of the territory to be annexed is of adequate dimension so as to maximize the utility of the land resource and to enable the logical and efficient extension of services to that territory.

- 9) The application satisfies any applicable goals and policies of the City's Comprehensive Plan.

18.93.060 Annexation Procedures

The Applicant and Owners of the tax lots acknowledge that the application will be processed pursuant to a Type IV procedure. Thereby requiring hearings and decisions by both the Planning Commission and City Council.



STATUTORY WARRANTY DEED

TIMOTHY J. KOSINSKI and RITA M. KOSINSKI
conveys and warrants to WAYNE W. HAMREUS AND CHRISTINE HAMREUS, HUSBAND AND WIFE;
the following described real property free of liens and encumbrances, except as specifically set forth herein:
The East one-half of the West six acres of Tract 35, both being cut off by a line parallel with the West line of Tract 35, THE SHAVER PLACE, in the County of Clackamas and State of Oregon;

**recorded June 30, 1988 as Recorder's Fee No. 88 26311---

This property is free of liens and encumbrances, EXCEPT: Rights of the public and of governmental bodies in and to that portion of the premises herein described; The rights of the public in and to that portion of the premises herein described; Easement recorded February 12, 1986 as Recorder's Fee No. 86 05429; Easement **SEE ABOVE
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$ 130,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 13TH day of MARCH 19 96

Timothy J. Kosinski Rita M. Kosinski

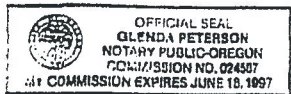
Recorded By First American Title Insurance Company of Oregon No. 791661

STATE OF OREGON
County of CLACKAMAS } ss.

BE IT REMEMBERED, That on this 13TH day of MARCH 19 96 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named TIMOTHY J. KOSINSKI AND RITA M. KOSINSKI

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Notary Public for Oregon. My Commission expires 6/18/97

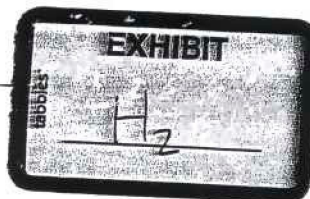
Title Order No. 791661
Escrow No. 96070090

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Wayne and Christine Hamreus
12863 S. Hwy 211
Molalla, OR 97038
Name, Address, Zip
Until a change is requested all tax statement shall be sent to the following address:
Wayne and Christine Hamreus
12863 S. Hwy 211
Molalla, OR 97038
Name, Address, Zip

STATE OF OREGON 96-018529
CLACKAMAS COUNTY
Received and placed in the public records of Clackamas County
RECEIPT# AND FEE: 33216 \$25.00
DATE AND TIME: 03/18/96 11:07 AM
JOHN KAUFFMAN, COUNTY CLERK

96-018529



439500

AFTER RECORDING RETURN TO:
Al Borromeo,
Cheryl Borromeo,
1515 W Main St Su Q,
Molalla OR 97038.
Until a change is requested all tax statements shall be sent to the following address:
SAME AS ABOVE
Escrow No. 41-439500-MJM
Order No. 439500

STATE OF OREGON } ss.
County of Clackamas
I certify that the within instrument was received for record on
Clackamas County Official Records 2007-036935
Sherry Hall, County Clerk
\$31.00
01097016200700369350020022
04/30/2007 02:02:35 PM
D-D Cnt=1 Stn=7 BARBARA
\$10.00 \$11.00 \$10.00

SPACE RESERVED FOR RECORDER'S USE

WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Gerald E. Tarr and Ellen L. Tarr, as tenants by the entirety
Grantor conveys and warrants to
Alfred Borromeo and Cheryl Borromeo

Grantee, the following described real property free of encumbrances except as specifically set forth herein:
SEE LEGAL DESCRIPTION ATTACHED HERETO

Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights, if any, under ORS 197.352. This instrument does not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses, to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930 and to inquire about the rights of neighboring property owners, if any, under ORS 197.352.

ENCUMBRANCES: ATTACHED
The true consideration for this conveyance is \$400,000.00.
Dated APRIL 20 2007; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Gerald E Tarr
Gerald E Tarr
Ellen L. Tarr
Ellen L Tarr

Chicago Title Insurance Co.

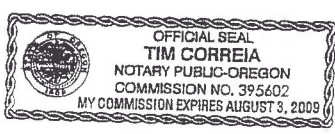
STATE OF OREGON
County of Clackamas

This instrument was acknowledged before me on the 30th day of April, 2007 by Gerald E Tarr and Ellen L Tarr.

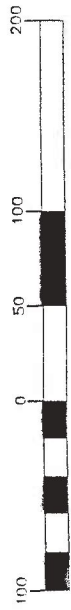
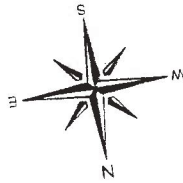
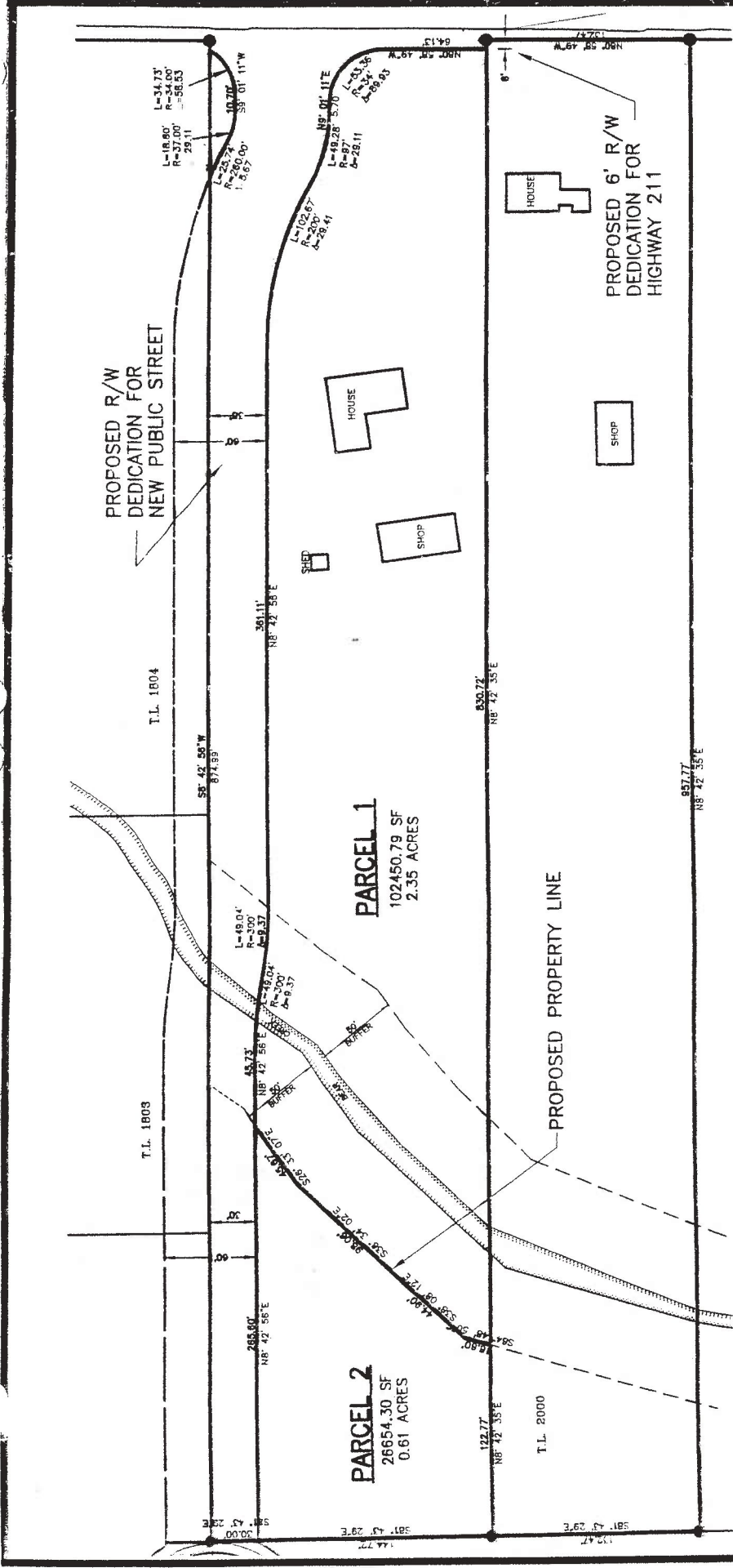
[Signature]
Notary Public for Oregon

My Commission Expires: 8/3/09

(SEAL)



41-439500-MJM



SCALE: 1 INCH = 100'



DRAWN: RCF
 APP: BWE
 E08-001.DWG
 DATE: FEB. 2008

FIRWOOD DESIGN GROUP, LLC
 SURVEYING • ENGINEERING • PLANNING
 39120 PROCTOR BLVD., SUITE 1
 SANDY, OREGON 97055
 BUS: (503) 668-3737
 FAX: (503) 668-3788

MAP 6 - PROPOSED PARTITION PLAT

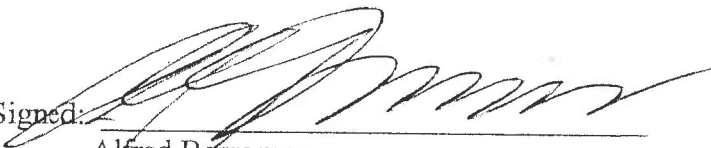
APPENDIX B – PROPERTY OWNER CONSENT

City of Molalla
117 N. Molalla Avenue
PO Box 248
Molalla, OR 97038

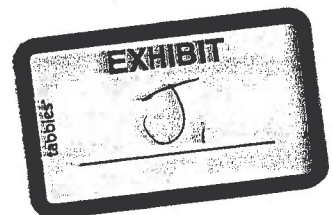
Attn: Shane Potter
Planning Director

I, Alfred Borromeo, the owner of Tax Lot 1900 and 1901 – Clackamas County Assessor's Map 5 2E 7A, give my consent to have the above described property annexed to the City of Molalla, Oregon.

Signed: _____


Alfred Borromeo
1515 W. Main Street # Q
Molalla, Oregon 97038

Date: Mar 1, 2008



APPENDIX B – PROPERTY OWNER CONSENT

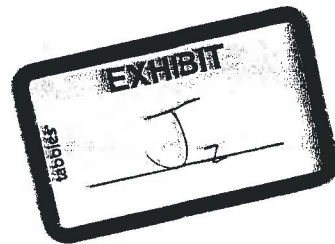
City of Molalla
117 N. Molalla Avenue
PO Box 248
Molalla, OR 97038

Attn: Shane Potter
Planning Director

I, Wayne W. Hamreus, the owner of Tax Lot 2000 – Clackamas County Assessor's Map 5 2E 7A, give my consent to have the above described property annexed to the City of Molalla, Oregon.

Signed: Wayne W Hamreus
Wayne W. Hamreus
12863 S. Highway 211
Molalla, Oregon 97038

Date: March 1, 2008



NE 1/4 SEC R.2E. W.M.
 CLACKAMAS COUNTY
 D. L.C.
 HUGH GORDON NO. 40
 5 2E 7A

This map was prepared for assessment purposes only.

13000

13000

13000

31000

CANCELLED

2790	100	1101
2690	101	1300
2590	102	1400
2490	103	1500
2390	104	1600
2290	105	1700
2190	106	1800
2090	107	1900
1990	108	2000
1890	109	2100
1790	110	2200
1690	111	2300
1590	112	2400
1490	113	2500
1390	114	2600
1290	115	2700
1190	116	2800
1090	117	2900
990	118	3000
890	119	3100
790	120	3200
690	121	3300
590	122	3400
490	123	3500
390	124	3600
290	125	3700
190	126	3800
90	127	3900
0	128	4000



SEE MAP 5 2E 7

31300

SEE MAP 5 2E 9B

31800

SEE MAP 5 2E 7

SEE MAP 5 2E 7D

5 2E 7A
 BOOK 40

SEE CORN
 DLC 41
 UNCOR
 DLC 43



First American Title Insurance Company of Oregon

Clackamas (OR)

Prepared For:	Prepared By: Customer Service Department 222 SW Columbia St, Suite 400 - Portland, Oregon 97201 Phone: (503) 219-TRIO Fax: (503) 790-7872
---------------	--

OWNERSHIP INFORMATION

Owner	Borromeo Alfred	Ref Parcel Number	52E07A 01900
CoOwner		T: 05S R: 02E S: 07 Q: 253	
Site Address	*no Site Address*	Parcel Number	01088799
Mail Address	1515 W Main St #Q Molalla Or 97038	County	Clackamas (OR)
Telephone	Owner: Tenant:		

SALES AND LOAN INFORMATION

Transferred	04/20/2007	Loan Amount	
Document #	07-036935	Lender	
Sale Price	\$400,000	Loan Type	
Deed Type		Interest Rate	
% Owned		Vesting Type	

PROPERTY DESCRIPTION

Page & Grid	
Census	Tract: Block:
Improvement Type	900 Contiguous Property
Subdivision/Plat	The Shaver Place
Neighborhood Cd	
Land Use	101 Res, Residential Land, Improved
Legal	360 THE SHAVER PLACE PT BLK 35

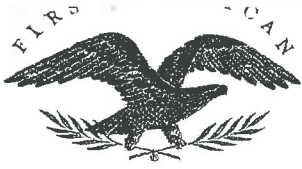
ASSESSMENT AND TAX INFORMATION

MktLand	\$59,686
MktStructure	
MktTotal	\$59,686
M50 Assd Total	\$27,604
% Improved	
07-08 Taxes	\$316.49
Exempt Amount	
Exempt Type	
Levy Code	035013
Millage Rate	11.0873

PROPERTY CHARACTERISTICS

Bedrooms	Building SF	Stories
Bathrooms	1st Floor SF	Garage SF
Fireplace	Above Ground SF	Lot Acres
Heat Type	Upper Finished SF	Lot SF
Interior Material:	Unfin Upper Story	Year Built
Exterior Finish	Upper Total SF	Year Appraised
Floor Cover	Finished SF	Appraisal Area
Roof Type	Basement Fin SF	School District 035
Roof Shape	Basement Unfin SF	Utility District
Foundation	Basement Total SF	

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.



First American Title Insurance Company of Oregon

Clackamas (OR)

Prepared For:	Prepared By:
	Customer Service Department
	222 SW Columbia St, Suite 400 - Portland, Oregon 97201
	Phone: (503) 219-TRIO Fax: (503) 790-7872

OWNERSHIP INFORMATION

Owner	Borromeo Alfred	Ref Parcel Number	52E07A 01901
CoOwner		T: 05S R: 02E S: 07 Q: 253	
Site Address	12911 S Highway 211 Molalla 97038	Parcel Number	01088806
Mail Address	1515 W Main St #Q Molalla Or 97038		
Telephone	Owner: Tenant:	County	Clackamas (OR)

SALES AND LOAN INFORMATION

Transferred	04/20/2007	Loan Amount	
Document #	07-036935	Lender	
Sale Price	\$400,000	Loan Type	
Deed Type		Interest Rate	
% Owned		Vesting Type	

PROPERTY DESCRIPTION

Page & Grid	837 C1
Census	Tract: 239.00 Block: 1
Improvement Type	131 Sgl Family, R1-3, 1-story
Subdivision/Plat	The Shaver Place
Neighborhood Cd	
Land Use	101 Res, Residential Land, Improved
Legal	360 THE SHAVER PLACE PT LT 35

ASSESSMENT AND TAX INFORMATION

MktLand	\$110,799
MktStructure	\$145,970
MktTotal	\$256,769
M50 Assd Total	\$132,732
% Improved	57
07-08 Taxes	\$1,471.64
Exempt Amount	
Exempt Type	
Levy Code	035013
Millage Rate	11.0873

PROPERTY CHARACTERISTICS

Bedrooms	3	Building SF	1,222	Stories	1
Bathrooms	1.00	1st Floor SF	1,222	Garage SF	462
Fireplace		Above Ground SF	1,222	Lot Acres	
Heat Type	Forced Air-elec	Upper Finished SF		Lot SF	
Interior Material	Drywall	Unfin Upper Story		Year Built	1969
Exterior Finish	Bevel Siding	Upper Total SF		Year Appraised	
Floor Cover	Carpet	Finished SF	1,222	Appraisal Area	
Roof Type	Composition	Basement Fin SF		School District	035
Roof Shape	Hip	Basement Unfin SF		Utility District	
Foundation	Concrete	Basement Total SF			

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First American Title Insurance Company of Oregon

Clackamas (OR)

Prepared For:	Prepared By: Customer Service Department 222 SW Columbia St, Suite 400 - Portland, Oregon 97201 Phone: (503) 219-TRIO Fax: (503) 790-7872
---------------	--

OWNERSHIP INFORMATION

Owner	: Hamreus Wayne W	Ref Parcel Number	: 52E07A 02000
CoOwner	:	T: 05S R: 02E S: 07 Q: 253	
Site Address	: 12863 S Highway 211 Molalla 97038	Parcel Number	: 01088815
Mail Address	: 12863 S Highway 211 Molalla Or 97038	County	: Clackamas (OR)
Telephone	Owner: Tenant:		

SALES AND LOAN INFORMATION

Transferred	: 03/18/1996	Loan Amount	: \$79,900
Document #	: 0096-18529	Lender	: Bank Of America
Sale Price	: \$130,500	Loan Type	: Conventional
Deed Type	: Warranty	Interest Rate	: Fixed
% Owned	: 100	Vesting Type	: Married Persons

PROPERTY DESCRIPTION

Map Page & Grid	: 837 C1
Census	: Tract: 239.00 Block: 1
Improvement Type	: 131 Sgl Family,R1-3,1-story
Subdivision/Plat	: The Shaver Place
Neighborhood Cd	:
Land Use	: 101 Res,Residential Land,Improved
Legal	: 360 THE SHAVER PLACE PT LT 35
	:
	:

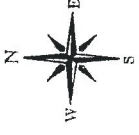
ASSESSMENT AND TAX INFORMATION

MktLand	: \$135,766
MktStructure	: \$103,600
MktTotal	: \$239,366
M50 Assd Total	: \$123,828
% Improved	: 43
07-08 Taxes	: \$1,372.91
Exempt Amount	:
Exempt Type	:
Levy Code	: 035013
Millage Rate	: 11.0873

PROPERTY CHARACTERISTICS

Bedrooms	: 3	Building SF	: 1,060	Stories	: 1
Bathrooms	: 1.00	1st Floor SF	: 1,060	Garage SF	:
Fireplace	:	Above Ground SF	: 1,060	Lot Acres	:
Heat Type	: Forced Air-gas	Upper Finished SF	:	Lot SF	:
Interior Material	: Drywall	Unfin Upper Story	:	Year Built	: 1952
Exterior Finish	: Bevel Siding	Upper Total SF	:	Year Appraised	:
Floor Cover	: Carpet	Finished SF	: 1,060	Appraisal Area	:
Roof Type	: Composition	Basement Fin SF	:	School District	: 035
Roof Shape	: Gable	Basement Unfin SF	:	Utility District	:
Foundation	: Concr Blk	Basement Total SF	:		

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefitting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.



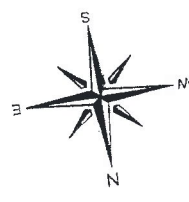
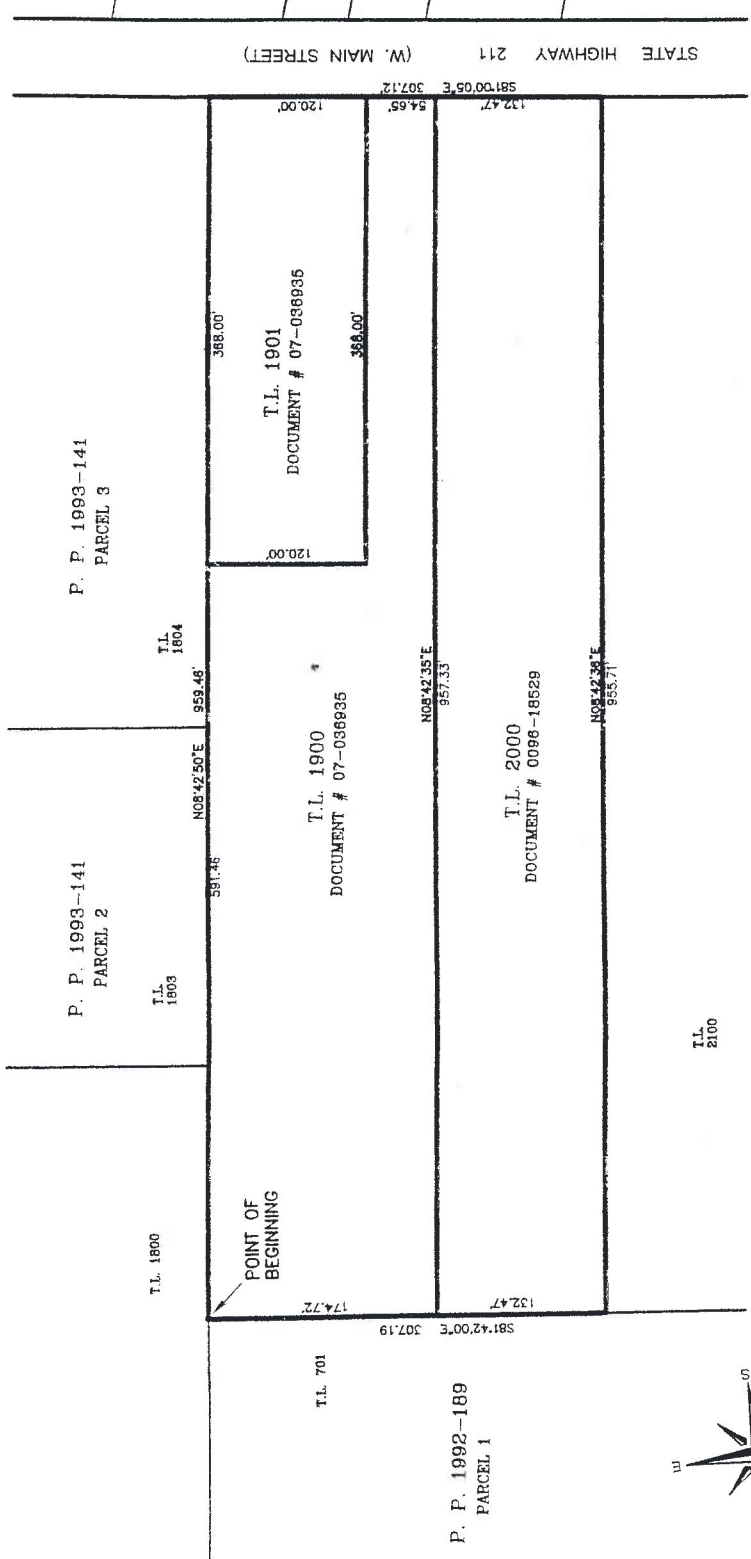
(IN FEET)
1 inch = 400 ft.

DRAWN: HYC
CK APP: BWE
E08-001(MAP)
DATE: FEB 2008



FIRWOOD DESIGN GROUP, LLC
SURVEYING ENGINEERING PLANNING
39120 PROCTOR BLVD., SUITE 1
SANDY, OREGON 97055
BUS: (503) 666-3737
FAX: (503) 666-3788

MAP 1 - VICINITY MAP



SCALE: 1 INCH = 150'

DRAWN: RCF
 APP: BWE
 E08-001.DWG
 DATE: FEB. 2008



FIRWOOD DESIGN GROUP, LLC
 SURVEYING ENGINEERING PLANNING
 39120 PROCTOR BLVD., SUITE 1
 SANDY, OREGON 97055
 BUS: (503) 666-3737
 FAX: (503) 666-3788

MAP 8 - LEGAL DESCRIPTION DRAWING

REFPARCEL	OWNERFIRST	OWNERLAST	MAILADDRESS	MAILCITY	MAILSTATE	MAILZIP	SITEADDRESS	SITECITY	SITESTATE	SITEZIP
52E07A 00700	Kathleen & Craig	Yaw	31047 S Highway 213	Molalla	OR	97038	31176 S Highway 213	Molalla	OR	97038
52E07A 00701	Lic	Slutzman	Po Box 307	Canby	OR	97013	410 Industrial Way	Molalla	OR	97038
52E07A 01800	Acquisition Corp	Brentwood	Po Box 265	Molalla	OR	97038	453 Industrial Way	Molalla	OR	97038
52E07A 01804	Bentley Family Trust		12933 S Highway 211	Molalla	OR	97038	12933 S Highway 211	Molalla	OR	97038
52E07A 01900	Alfred	Borromeo	1515 W Main St #q	Molalla	OR	97038	*no Site Address*	Molalla	OR	00000
52E07A 01901	Alfred	Borromeo	1515 W Main St #q	Molalla	OR	97038	12911 S Highway 211	Molalla	OR	97038
52E07A 02000	Wayne	Hamreus	12863 S Highway 211	Molalla	OR	97038	12863 S Highway 211	Molalla	OR	97038
52E07A 02100	Dale	Newcomb	12843 S Highway 211	Molalla	OR	97038	12843 S Highway 211	Molalla	OR	97038
52E07A 02200	Molalla Market Center Associates Lic	Schoenborn	19767 SW 72nd Ave #100	Tualatin	OR	97062	1515 W Main St	Molalla	OR	97038
52E07D 00400	William	Valov	12966 S Highway 211	Molalla	OR	97038	12966 S Highway 211	Molalla	OR	97038
52E07D 00500	William	Valov	2339 Montero Dr	Hacienda Heights	CA	91745	12940 S Highway 211	Molalla	OR	97038
52E07D 00600	City Of Molalla	Valov	2339 Montero Dr	Hacienda Heights	CA	91745	12930 S Highway 211	Molalla	OR	97038
52E07D 00700	Lic	Msre	Po Box 248	Molalla	OR	97038	*no Site Address*	Molalla	OR	00000
52E07D 00800	Willard	Price	201 Dixon Ave	Molalla	OR	97038	12912 S Highway 211	Molalla	OR	97038
52E07D 00900	Ruth L-est	Kirby	12397 S Groshong Rd	Molalla	OR	97038	12888 S Highway 211	Molalla	OR	97038
52E07D 01000	Fred	Philpot	12874 S Highway 211	Molalla	OR	97038	12874 S Highway 211	Molalla	OR	97038
52E07D 01100	Richard & Roxanne	Carroll	12860 S Highway 211	Molalla	OR	97038	12860 S Highway 211	Molalla	OR	97038
52E07D 01200	Richard & Roxanne	Carroll	12852 S Highway 211	Molalla	OR	97038	12852 S Highway 211	Molalla	OR	97038
52E07D 01700	Forristall Family Investments Llc	Carroll	12852 S Highway 211	Molalla	OR	97038	12852 S Highway 211	Molalla	OR	97038
52E07A 01803	Brentwood Acquisition Corporation		19538 S Utger Rd	Beavercreek	OR	97004	*no Site Address*	Molalla	OR	00000
52E07D 00700E1	Shuholm Llc	Mark	Po Box 265	Molalla	OR	97038	*no Site Address*	Molalla	OR	00000
52E07D 00700E2	H3I Lic		201 Dixon Ave	Molalla	OR	97038	12912 S Highway 211	Molalla	OR	97038
52E07D 00700E3	Logistics Llc	Environmental	5771 SE International Way	Milwaukie	OR	97222	12912 S Highway 211	Molalla	OR	97038
			201 Dixon Ave	Molalla	OR	97038	12912 S Highway 211	Molalla	OR	97038

Molalla Planning Department
Phone: 503-829-7526
Phone: 503-829-7526 Fax: 503-829-6872

117 N. Molalla Ave. - P.O. Box 248
Molalla, OR 97038
Email: planner@molalla.net
Website: www.molallaplanning.com



NOTICE OF PUBLIC HEARING – PLANNING COMMISSION

NOTICE CREATED ON JUNE 16, 2008

HEARING DATE & TIME: TUESDAY JULY 15 2008, 7PM CITY HALL CONFERENCE ROOM,
ENTER IN PLANNING DEPARTMENT, MOLALLA CITY HALL, 117 N.
MOLALLA AVE, MOLALLA OR 97038

FILE NUMBER: CA 2008 – 1

LEGAL DESCRIPTION: TOWNSHIP 5 SOUTH, RANGE 2 EAST, SECTION 7A, TAX LOTS
1900, 1901, AND 2000. ADDRESSES: 12911 S. HWY 211 AND
12863 S. HWY 211.

APPLICANT: ALFRED BORROMEO

OWNERS: ALFRED BORROMEO AND WAYNE HAMEREUS

PROPOSAL: CONSOLIDATED APPLICATION – ANNEXATION, ZONE CHANGE,
PARTITIONS, DESIGN REVIEW AND MASTER PLAN

CURRENT ZONING: ALL PARCELS - RRF-5, RURAL RESIDENTIAL FARM FOREST 5-
ACRE MINIMUM

PROPOSED ZONING: ALL PARCELS C-2, GENERAL COMMERCIAL

STAFF: SHANE POTTER, PLANNING DIRECTOR

A public hearing will be held before the Planning Commission on the above mentioned application. Any interested party may submit written comments by email or letter to the Molalla Planning Department prior to the public hearing or attend the public meeting at the date mentioned above and submit evidence either orally or in writing. Comments should be directed at the substantive criteria. For this file those criteria are found in MMC chapters 17.32, 18.45, 18.68, 18.69, 18.92, and 18.93. *Failure of an issue to be raised in a hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.* The Planning Commission provides a recommendation to the City Council. The City Council may review the file denovo so only public comments made during the Planning Commission hearing may be brought up during the City Council hearing.

All data that is part of the file including, but not limited to, the application, applicable criteria, and evidence submitted with the file along with a staff report (to be completed at least 7 days prior to the hearing before the Planning Commission) shall be available for review by any interested person or organization. All reports are available for review at the Planning Department, through the website, or may be purchased for a fee at the Molalla Planning Department.



MOLALLA PLANNING DEPARTMENT

117 N Molalla Ave - P.O. Box 248 - MOLALLA, OR 97038
Phone (503)829-PLAN (7526) Fax (503)829-6872
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AFFIDAVIT OF PUBLICATION/MAILING

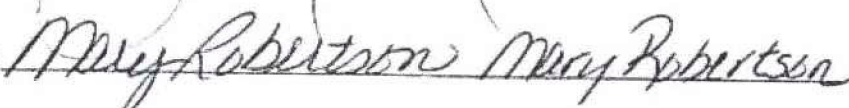
File No: CA 2008-1

I certify that I did send the:

- NOTICE OF PROPOSAL - LAND USE ACTION MAILED TO THE ATTACHED LIST OF PROPERTY OWNERS
- NOTICE OF PROPOSAL - LAND USE ACTION MAILED TO THE ATTACHED LIST OF GOVERNMENT AGENCIES, DEPARTMENTS AND OTHER INTERESTED PARTIES
- LEGAL NOTICE - PUBLIC HEARING TO THE MOLALLA PIONEER
- _____ FAXED _____ EMAILED
- NOTICE OF DECISION - MAILED TO ATTACHED LIST
- FINAL ORDER - LAND USE ACTION MAILED TO ATTACHED LIST
- OTHER: _____
- OTHER: _____

Date Action Taken: June 17, 2008

Signed:  Print Name: Zach Pelz

Signed:  Print Name: Mary Robertson

Molalla River School District
PO Box 188
Molalla, OR 97038

Molalla Telephone Co.
PO Box 360
Molalla, OR 97038

Att: Chief Stafford
Molalla Fire Department
PO Box 655
Molalla, OR 97038

Molalla Buckeroo Association
PO Box 601
Molalla, OR 97038

Eleanor Hittner, PGE
121 SW Salmon St. 1WTC0501
Portland, OR 97204

Northwest Natural Gas
220 NW 2nd St 2nd Floor
Portland, OR 97209

Planning Director, Transport &
Develop.
9101 SE Sunnybrook Rd.
Clackamas, OR 97015

Division of State Lands
775 Summer St. NE
Salem, OR 97210

OMHA
2255 State Street
Salem, OR 97301

South Clackamas Transportation
Dist.
PO Box 517
Molalla, OR 97038

911 Services
2200 Kaen Rd.
Oregon City, OR 97045

Staff Writer
365 Warner Milne Rd. Suite 110
Oregon City, OR 97045

Sonya Kazen, ODOT Region 1
123 NW Flanders
Portland, OR 97209-4037

ODOT District 2C
999 Frontage Rd., Suite 250
Troutdale, OR 97060

Loretta Kieffer, ODOT District 2B
9200 SE Lawnfield Rd.
Clackamas, OR 97015

David Ramer
35588 S Molalla Avenue
Molalla, OR 97038

Randall Gray
9101 SE Sunnybrook Blvd, DTD
Clackamas, OR 97015

Tom Foster, Mayor
PO Box 356
Molalla, OR 97038

Office of County Council
2051 Kaen Rd
Oregon City, OR 97045

Deborah Schoenborn, Councilor
365 Cole Ct
Molalla, OR 97038

Mary Jo Mackie, Councilor
1237 Meadow Dr.
Molalla, OR 97038

Paul Erickson, Planning Comm.
39330 S Sawtell Rd
Molalla, OR 97038

Glen Boreth, Councilor
623 S. Molalla Avenu
Molalla, OR 97038

Joe Greenman, Planning Comm
1029 Meadowlark Pl
Molalla, OR 97038

Tara Kramer, Planning Commission
35588 S. Hwy 213
Molalla, OR 97038

Robert Trexler, Planning Comm
180 Fenton Ave., #11
Molalla, OR 97038

Danna Jacober, Councilor
713 Oak St.
Molalla, OR 97038

Harry Ruth, Planning Commission
1136 Homestead Pl.
Molalla, OR 97038

Dick Miller, Planning Commission
PO Box 964
Mulino, OR 97042

Molalla Pioneer
PO Box 168
Molalla, OR 97038

Dick Bailey
PO Box 418
Molalla, OR 97038

Roger Peterson
PO Box 1166
Mulino, OR 97042

Clarence Cummings Trustee
PO Box 579
Molalla, OR 97038

Molalla Church of the Nazarene
PO Box 167
Molalla, OR 97038

Coleman Corrals Inc.
15151 S. Feyrer Rd.
Molalla, OR 97038

Chicago Title Development
Services
10001 S.E. Sunnyside
Clackamas, OR 97015

WBCable, Att: Lynn Tussing
PO Box 568
Woodburn, OR 97071

Lisa Sweet
34133 S. Dickey Prairie Rd.
Molalla, OR 97038

Sue Slack
PO Box 1307
Molalla, OR 97038

Scott Clarke
114 Toliver Ct.
Molalla, OR 97038

Jim Gilbert
28696 S Cramer Rd.
Molalla, OR 97038

Torin Glynn
945 Meadowlawn Pl
Molalla, OR 97038

Michelle Mills
208 Oak St
Molalla, OR 97038

Christine Dublin
13556 S Cascadia Ct
Molalla, OR 97038

Steve Clark
332 Steelhead St
Molalla, OR 97038

MOLALLA RIVER SCHOOL DIST PO BOX 188 MOLALLA OR 97038	BLACKBURN WILLIAM ROBERT & GAIL E 312 S LEROY AVE MOLALLA OR 97038
SNEGIREFF NICKOLAI M & EVDENIA E 727 SKYE LN MOLALLA OR 97038	FINCHER WILLIAM 34535 S ELLIS RD MOLALLA OR 97038
SNEGIREFF VASILY M & ANASTASIA 721 SKYE LN MOLALLA OR 97038	HETTICK RICHARD K & SHIRLEY 404 CAROL CT MOLALLA OR 97038
MITCHELL REO C TRUSTEE 319 LEROY AVE MOLALLA OR 97038	HETTICK RICHARD K & SHIRLEY 404 CAROL CT MOLALLA OR 97038
HAUSKINS GLENN A 408 CAROL CT MOLALLA OR 97038	PERKINS LISA & TIMOTHY E 405 CAROL CT MOLALLA OR 97038
YOUNG RANDY G & MADELINE Y 409 CAROL CT MOLALLA OR 97038	BATTIN I LAUREL 402 CAROL CT MOLALLA OR 97038
MARSON FRANK J SR 317 S LEROY AVE MOLALLA OR 97038	FRYE ERIC J & ANGELA J 26925 S BROOKS LN BEAVERCREEK OR 97004
MARSON FRANK J SR 317A S LEROY AVE MOLALLA OR 97038	BATTIN I LAUREL 402 CAROL CT MOLALLA OR 97038
OTTER LUKE J 406 CAROL CT MOLALLA OR 97038	CUNNINGHAM ANTHONY B & MICHELE K 513 WEST LN MOLALLA OR 97038
SHAVER ROBERT J & CONSTANCE V 310 ELM AVE TILLAMOOK OR 97141	CRUZ PEDRO 517 WEST LN MOLALLA OR 97038

MCNAMEE CAROLYN M 403 CAROL CT MOLALLA OR 97038	CITY OF MOLALLA PO BOX 248 MOLALLA OR 97038
BRADY ESTHER C & LOWELL D 300 RIDINGS AVE MOLALLA OR 97038	VALOV WILLIAM F 2339 MONTERA HACIENDA HEIGHT CA 91745
PANATTONI ELAINE R 400 CAROL CT MOLALLA OR 97038	CYPHERS TROY W & ANNETTE R 539 WEST LN MOLALLA OR 97038
YOUNTS DANIEL JR 203 LEROY AVE MOLALLA OR 97038	DIMELING JOHN & MARILYN 549 WEST LN MOLALLA OR 97038
MOLALLA MEDICAL OFFICES LLC 335 FAIRVIEW ST SILVERTON OR 97381	OKERT DAVID A & DIANNE L 110 S LEROY AVE MOLALLA OR 97038
GILBERT GARY W & CINDY J 401 CAROL CT MOLALLA OR 97038	SOLOMON EVA M 559 WEST LN MOLALLA OR 97038
BURGI BENJAMIN DAVID & ANN ELIZABETH 523 WEST LN MOLALLA OR 97038	PLUNKETT CARMEN E & BRIAN A 569 WEST LN MOLALLA OR 97038
ZEEK TRAVIS V & MARCIE L 529 WEST LN MOLALLA OR 97038	MCLOUTH DALE E & JOY 579 WEST LN MOLALLA OR 97038
DIAZ BENJAMIN S SR 509 WEST LN MOLALLA OR 97038	TAYLOR JANICE 589 WEST LN MOLALLA OR 97038
REECE DANY G & VICKI L 226 RIDINGS AVE MOLALLA OR 97038	BORROMEO ALFRED M & CHERYL B 33217 S ADAMS RD MOLALLA OR 97038

ERICKSON CLAUDIA M
236 RIDINGS AVE
MOLALLA OR 97038

URIBE RICHARD
PO BOX 1157
MOLALLA OR 97038

CLARKE MICHAEL A & SUSAN E
538 WEST LN
MOLALLA OR 97038

BORYCZKA JOSEPH S & ANGELINA M
548 WEST LN
MOLALLA OR 97038

STEWART MATTHEW M & EMILY M
PO BOX 976
MOLALLA OR 97038

GRABER JAMES A
107 LEROY AVE
MOLALLA OR 97038

KONOLD MEGAN E & DANIEL T
1168 SE 17TH AVE
CANBY OR 97013

RUIZ EUSEBIO LOPEZ
106 S LEROY AVE
MOLALLA OR 97038

HOLLINGER MATTHEW L
578 WEST LN
MOLALLA OR 97038

CLEVIDENCE BRETT ALLEN & KATRINA N
588 WEST LN
MOLALLA OR 97038

ROBLES LUPITA & VILIALDO
594 WEST LN
MOLALLA OR 97038

SPRAGUE ROGER S & JUDY L
598 WEST LN
MOLALLA OR 97038

NAYLOR MICHAEL G & MARIANNE R
721 W MAIN ST
MOLALLA OR 97038

HALL HAROLD E & JUDY M
35771 S HWY 213
MOLALLA OR 97038

BUNNELL ROBERT GENE CO-TRUSTEE
15280 S HOWARDS MILL RD
MULINO OR 97042

FLESKES LYLE J & PAMELA
15160 S HWY 211
MOLALLA OR 97038

KIM YONG S
PO BOX 2684
WILSONVILLE OR 97070

FEATHERS DONALD P & ELIZABETH
723 W MAIN ST
MOLALLA OR 97038

CRAMER RORY L & RAYLEEN
701 W MAIN ST
MOLALLA OR 97038

ARELLANO J JESUS & LAURA
110 RIDINGS AVE
MOLALLA OR 97038

MANCILLAS RUBEN & ROSELLA
108 RIDINGS AVE
MOLALLA OR 97038

LEE SHERRI N
PO BOX 474
MOLALLA OR 97038

ALLISON JEFFREY S
PO BOX 1103
MOLALLA OR 97038

CAMPY EDWARD J
13522 S HWY 211
MOLALLA OR 97038

CAMPY EDWARD J
13522 S HWY 211
MOLALLA OR 97038

BUTTLER NANCY
133 NW TRINITY PL #4
PORTLAND OR 97209

BUNNELL DONALD G TRUSTEE
13412 CHOCO RD
APPLE VALLEY CA 92308

BUNNELL DONALD G TRUSTEE
13412 CHOCO RD
APPLE VALLEY CA 92308

What I would like to do tonight is take each of you through a presentation of the Planning Commissions report regarding the development at 12911 S Hwy 211. Rather than read from pages of a report that are available for your review and will continue to be available on our website at www.molallaplanning.com by going to current planning and selecting the appropriate file I would like to go through and explain the report by using the development pictures we were provided with the application.

So this is file CA 2008 – 1 with a legal description of Township 5 South, Range 2 East, Section 7A, Tax Lots 1900, 1901, and 2000. The owner of the lots are Alfred Borromeo and Wayne Hamreus.

The 3 parcels combined are approximately 6.4 acres in size. The parcels are separated by one parcel with the Gramor Complex where Safeway is.

The applicants are proposing a Master Plan as part of this application. You will notice the first proposal is for the dental clinic. Future phases show 3 more buildings tripling the size of the current proposal.

The applicant supplied all material needed to complete the application prior to the first hearing as requested by staff reviewing the application.

This development shows a full street improvement for the entrance reducing down to a ½ street improvement per the requirements of 17.20.090.

The applicant will be required to provide the city with a 1' strip along the eastern portion of the property in order to place a reserve strip per 17.20.040 thereby controlling access onto this ½ street from adjacent development.

The applicant will also dedicate 25' of the entire width of the remaining portions of S Industrial Way to the City as required by the City's Transportation Systems Plan.

The access being created will ultimately connect to all areas east, west, north and south.

The applicant is proposing to consolidate all three tax lots and partition the newly created single lot into 2 lots separating the properties with Bear Creek. Both parcels will have access to a public right-of-way. Parcel 1 will connect to the newly created S. Industrial Way while parcel 2 would have access to Industrial Way.

The application complies with the requirements of the C-2 (general commercial) district.

If you look at Bear Creek the applicants have provided a 50' buffer from the top of bank. This area is to be dedicated to the City to be enhanced in a future phase of the development as a walking, biking, and potentially an equestrian trail.

Currently the applicants are proposing an approximately 7,000 sq ft dental clinic. The application also shows a house and 2 outbuildings that are to remain on the property and be used as commercial businesses with future development removing these structures with new structures.

There is shown on the plans a pedestrian and vehicular circulation system along with a master plan that shows how the movement will have alternative options for entering and exiting off of S. Industrial Way.

The application shows a lot of vegetation to remain. This will be reduced in future phases but shall maintain the minimum vegetation standards. The application shows 67 trees on the approximately 6.4 acres and the applicants are showing removal of 8 of those tree's. The existing plan will save a group of large oak trees at the entrance that a previous plan would have removed.

There does not appear to be a problem in maintaining minimum landscape standards with all the landscaping and pedestrian plazas that are shown to exist on this plan.

There is a mix of vegetation includes grasses, plants, oak, cedar, spruce, ash, and pine trees

While a road is required along with a bridge from Hwy 211 up to Industrial Way staff had concerns with the cost requirement of such a road and bridge relative to the cost of the project.

The City can meet some alternative access ways for pedestrians and bicyclists through an access to Bear Creek and at such time the Bear Creek Trail is developed there will be a pedestrian and bicycle access to the newly created trail system. The applicant would be required to meet the improvement requirements of Bear Creek at approval of Phase II of the Master Plan.

The application included a sign that stands approximately 17' tall with a total sign area of approximately 160 sq ft (which would be about 80 sq ft per sign face)

The application shows a bicycle rack capable of holding 8 bicycles. The code only requires 2 bicycle parking spots.

Based on the square footage of the dental clinic and the other buildings that are proposed to be turned into office space there would be a minimum of 37 parking spots required. The application shows only 26 parking spots for phase I. This number will need to be increased to the meet the minimum 37 parking spots if the additional 3 buildings are used.

The applicants are seeking annexation into the city and a zone change from RRF-5 to C-2 which is identified in the city of Molalla comprehensive plan as the future designation of this parcel

upon approval of the parcel into the city limits. This annexation is adjacent to the city on the north and south and would reduce the islands of annexed property within the city by 3 lots.

The application is served by a 12" water line along Highway 211 that was put in when Gramor was developed. A reimbursement fee to Gramor is required as a result of connecting to the Water line and is later discussed in the Conditions of approval.

There is a 15" sewer line that runs along the south side of bear creek.

I would like to fix one piece of this report which on page 65 states the approval. It should state that the Planning Commission voted 3-0 to recommend approval of this application as this report is written with the conditions of approval stated below to the CC.

I am required to read each of the conditions of approval. I am on page 65 and will read each of these in order.

1. Provide a detailed lighting plan of the development.
2. Dedicate 25' right of way to City the entire portion from the end of the proposed extension of N. Commercial Parkway to Industrial Way.
3. Dedicate a 50' top of bank section along Bear Creek on both sides of the creek (riparian corridor) to the City of Molalla.
4. Extend access way of internal auto travel area to western property line at such time the property to the west develops.
5. Provide cross over easements for exhibit D.
6. Consolidate three tax lots (1900, 1901 and 2000) into one lot.
7. State and or County right of way permits are required for all work done inside the State or County public right of way. In addition ODOT permits all access to the state highway. The applicant shall provide verification of ODOT permit issuance.
8. In general capacity for providing potable water for a development of this size exists within the system. During the engineering design and submittal the applicant will be required to provide the city demand forecasts and recorded fireflow testing to insure required fireflow and residual pressures can be met.
9. The applicant has provided no projected sanitary flows for this specific project. Typical treatment and conveyance capacity for a development this size exists within the City system. Concurrent with the applicants' submittal of the engineered public improvements the applicant shall provided design calculations that identify peak flows and downstream capacity analysis.

10. An engineered drainage report shall be provided at time of plan submittal.
11. Provide wetlands analysis for the site. ADD prior to phase II
12. Provide grading and erosion control plans pursuant to MMC 21.70.
13. Provide a detailed drawing showing pedestrian access through the 3 buildings be converted to commercial uses.
14. Where existing structures are to be demolished, remodeled or moved; permits must first be obtained
15. The applicant shall pay \$19,839.51 to Gramor Development as part of an improvement done in the year 2000. This "payback" was established at the time of the improvements and should be known to the current owner or the owner who had the property at the time the work was done.
 - a. Tax lot 1900 shall be responsible for \$8364.29
 - b. Tax lot 1901 shall be responsible for \$2934.84
 - c. Tax lot 2000 shall be responsible for \$8540.38
16. Any requests for deviation for the above requirements shall be submitted in writing to the Authority Having Jurisdiction for review.
17. Any on-site sewage disposal systems shall be abandoned in conformance with DEQ and Clackamas County requirements, any site domestic or irrigation wells shall also be properly abandoned.
18. No certificate of occupancy shall be issued until all conditions of approval have been met.
19. The partition shall be surveyed and monumented in accordance with Oregon law, and such survey shall be filed with the City Recorder and the County Surveyor within one year from the date the application is approved.
20. The applicant shall supply four copies of the plat, two of which are for the City Record and two for the County Surveyor and County Assessor. The applicant will be responsible for the delivery of these documents.
21. The applicant shall provide proof of recording to the City of Molalla Planning Department.
22. Any roof mounted equipment, including communication equipment, must be screened from view from adjacent public streets with the exception of solar heating panels.

23. Because the refuse and recycling facility does not indicate a proposed height, Staff is requesting as a condition of approval that the screening walls of this facility be 6 feet in height.
24. New development shall be served by public utilities including water, sanitary sewer, and storm water and will be subject to all charges and regulations of the City of Molalla. Water and sewer hookup allocations will be assigned on a first come first serve basis and will be assigned at the time building permits are applied for. In the event of a moratorium on development, the approval period for the final plat will be extended by the period for such a moratorium.
25. Delete this is a repeat of #36
26. This proposal requires installation of new public improvements. All public improvements shall:
 - a. Conform to the latest "City of Molalla Public Works Design Standards and latest municipal code.
 - b. Require completion of a sidewalk and driveway permit where applicable prior to beginning construction.
 - c. Be designed by a professional engineer registered in the State of Oregon. The developer shall provide engineering drawings to the City for final review and acceptance.
27. A permanent striping plan shall be included in the public improvement plan review submittal.
28. Water service fees are required prior to service connection. Any new water meter service must be installed by the City.
29. Engineered public improvement water plan and profile drawings must be submitted for approval in accordance with Molalla design standards.
30. Sanitary sewer service fees are required prior to service connection.
31. Engineered public improvement sanitary sewer plan and profile drawings must be submitted for approval in accordance with Molalla design standards.
32. The drainage system and grading plan shall be designed so as not to adversely impact drainage to or from adjacent properties.
33. Engineered public improvement storm sewer plan and profile drawings must be submitted for approval in accordance with Molalla design standards.
34. Details shall be provided on the public and private plans for any storm water detention or treatment facilities.

35. Obtain approval of all curb ramps from Director of Public Works/City Engineer
36. Utility services shall be placed underground. If undergrounding is not feasible the applicant shall be required to place the appropriate wire and materials underground as required for undergrounding. This will allow for undergrounding to occur at such time it is feasible to do so. The applicant shall provide a plan approved by PGE to be included in this file that shows details of what process will be taken along with other fees and procedures to complete the project.
37. All storm water shall be screened and or fenced as required by the Public Works Director/City Engineer at the time of engineering review.
38. All drainage shall be approved by the Public Works Director/City Engineer as part of the engineering review.
39. If any building exceeds 30' in height additional fire requirements will be required. This will require additional consultation with the Fire Department and proof of such consultation submitted with this file.
40. This project shall meet all of the requirements as set by the 2007 Oregon Fire Code, The Oregon Fire Code Metro Code Committees Guide, Molalla Fire District, 2007 International Building Code and the City of Molalla.
41. A full set of working plans for each phase shall be submitted to Molalla Fire for review and approval at least 14 working days prior to construction. These plans shall be to scale and in non-electronic form. These plans shall include but may not be limited to:
 - a. Hydrant locations & FDC Locations
 - b. Turning radii for fire apparatus
 - c. Fire Lanes
 - d. Road widths
 - e. Building height and access points
 - f. General inside layout of each building
 - g. Mechanical rooms
 - h. Alarm panel locations
 - i. Fire Extinguisher locations
 - j. All buildings shall be equipped with a Knox Box. Order forms may be obtained from Molalla Fire District.
42. FDC's, if any, shall be located within 50' of a hydrant and shall be remote from the building. This hydrant shall not be included in the calculations for hydrant spacing and distribution.

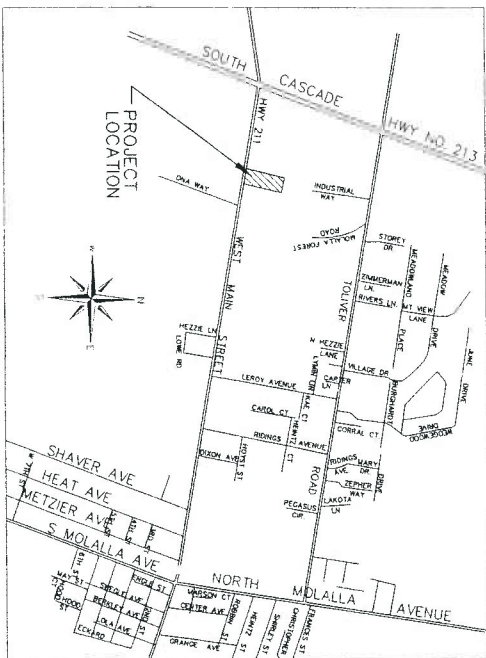
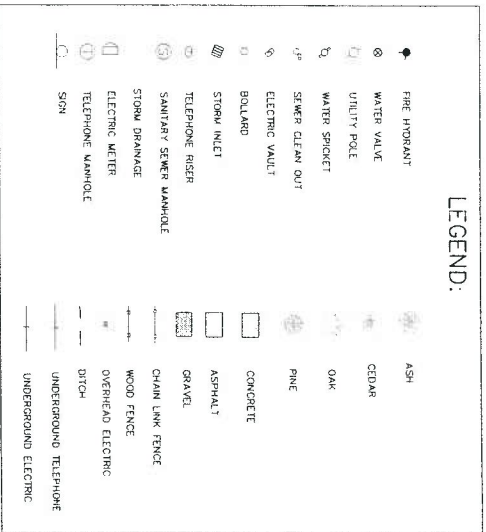
43. All curbed areas within 10' each direction of the center line of a hydrant or FDC shall be painted red and labeled in white with "NO PARKING FIRE LANE" in letters with a stroke width of not less than one inch wide by six inches high at regular spaced intervals. Regular maintenance of these areas shall be required and shall not exceed one year. This maintenance shall be responsibility of the property owner.
44. It is strongly suggested that all buildings are equipped with a monitored automatic fire alarm and sprinkler system.
45. Molalla Fire requires a "Final Walk Through" once all construction is complete for a signature on the Certificate of Occupancy.
46. As a condition of approval, the applicant must ensure that parking is prohibited along any of the less than fully improved street segments.
47. The proposed development shall comply with all relevant criteria of MMC Chapter 21.10: Sprinkling of Certain Buildings and Fire Hydrant Locations
48. The public improvement street plan and profiles should show the full intersection configuration at the highway. ODOT will be involved in the review and approval of these plans.
49. The applicants' have submitted plans to ODOT which are currently under review. Approval of this application is subject to the ODOT approval.
50. Combine with #66 = Provide proof of consultation with the Division of State Lands.
51. Grading and contouring shall not create an adverse impact on neighboring properties and shall be further reviewed by the Planning Department as part of the Grading and Erosion Control permit. A permit shall be required at the time of grading and at the time of building to ensure grading and erosion control measures are being adhered to.
52. Drainage is detailed on sheet 8 of the plans. Detailed engineered drainage plans shall be supplied and reviewed through the City Engineer's review process.
53. After review of the newly planted materials, Staff has deemed that the species are adequate and meet the intent of the landscape code. However, many of the trees have a very tall maturity. For this reason the applicant shall consult with PGE regarding interference from any tree that could potentially conflict with nearby power lines. Proof of such consultation shall be provided with this file. Staff would warn of the climbing capability of the Heater 'Corbett's Red'. While slow, it is still a climber and shall be maintained.
54. The proposed development shall comply with all relevant criteria of MMC Chapter 21.16: Landscaping

55. The proposed development shall comply will all relevant criteria of MMC Chapter 21.90: Trees
56. The applicants shall provide the right-of-way dedication as necessary to accommodate the planned cross section identified in the local Transportation System Plan shall be provided through deed to the Oregon Department of Transportation. The dedication must be to the State of Oregon, Oregon Department of Transportation. The ODOT District contact will assist in coordinating the dedication. ODOT should provide verification to the local jurisdiction that the dedication requirement has been fulfilled. The property owner must be the signatory for the dedication and will be responsible for a certified environmental assessment of the site prior to transfer of property to the Department. As a condition of approval, the applicant shall dedicate 25 feet of the easternmost edge of tax lots 1900 and 1901 for the entire north-south extent of tax lots 1900 and 1901. The applicants' have also agreed to dedicate the southernmost 6 feet of tax lot 1900, 1901 and 2000 to the City for future right-of-way expansion of State Highway 211. According to the OR211/Downtown Streetscape Master Plan, improvement widths are as follows: 16 foot wide median turn lane, 12 foot wide travel lanes, 6 foot wide bicycle lanes, an 8 foot wide buffer/planter strip and a 6-8 foot wide sidewalk. This configuration requires 42 feet on either side of the centerline.
57. Commercial street bordering the east side of the site is identified as a neighborhood street providing future connectivity north. Prior to construction approval being permitted by the city, the applicant shall submit an engineered street plan and profile for review, in accordance with Molalla's design standards and the current transportation system plan (TSP).
58. All right of way necessary to comply with the TSP needs to be dedicated to the city of Molalla as part of the partition process.
59. Required to provide 26 foot wide paved within 20 foot each side of centerline of a hydrant of paved road.
60. Provide access plans for 2 houses and 1 shop to be used for commercial purposes.
61. Provide 11 additional parking spots to meet the requirements of the converted buildings.
62. Provide details of an overhang abutting pedestrian walkways where walkways abut a structure.
63. Provide a pedestrian way to Bear Creek as part of phase II.
64. Because N. Commercial Pkwy. is planned to connect with Industrial Way as a neighborhood street, N. Commercial Pkwy should be renamed to reflect this future connection; S. Industrial Way or Industrial Way S. may be more accommodating to future growth in the area.
65. As a condition of approval, staff is requesting a concept level draft of future phases of development which also provide a rough timeline for the completion of each individual phase. As a condition of approval, each new phase of development will be subject to a Design Review.
66. Wetlands are shown as indicated on the City's wetland inventory map, marks exhibit A. The wetlands are beyond 100 feet from the proposed development. However, details of the wetland area along with a wetland analysis shall be filed with the City.

67. Delete this is a repeat of # 1
68. If sign plans change, a new review shall be required.
69. No change in plans shall occur without going through a new Design Review process unless approved by the Planning Director to be a minor change.
70. No information has been supplied detailing the irrigation system. A condition of approval will be placed on the file requiring details of the irrigation plan.
71. The applicant will be required to provide a detailed outdoor lighting plan for approval by the Planning Department.
72. A lighting plan shall be required.
73. Staff is requiring that these detention ponds be moved further south of Bear Creek to allow future development of planned trail facilities along Bear Creek.
74. The proposed development shall comply will all relevant criteria of MMC Chapter 21.18: Disposal of Debris from Construction Sites
75. The proposed development shall comply will all relevant criteria of MMC Chapter 21.20: Address Display Requirements
76. The proposed development shall comply will all relevant criteria of MMC Chapter 21.80: Dark Skies

SITE IMPROVEMENT PLANS - FOUNTAIN VALLEY CENTER PHASE I

CITY OF MOLALLA, OREGON



ABBREVIATIONS

ARWA	AMERICAN RUBBER WORKS ASSOC.	E	ELECTRICAL
AWWA	AMERICAN WATER WORKS ASSOC.	EL	ELECTRICAL
AW	AMERICAN WATER WORKS ASSOC.	EN	ENLARGED IRON PIPE
CL	CAST IRON PIPE	C	CORROSION RESISTANT POLYVINYL CHLORIDE PIPE
C.M.P.	CORROGATED METAL PIPE	PVC	POLYVINYL CHLORIDE PIPE
D.I.	DUCTILE IRON PIPE	R/W	RIGHT-OF-WAY
D/W	DRIVEWAY	SS	SANITARY SEWER
OE	OVERHEAD ELECTRICAL	STA	STATION

LEGAL DESCRIPTION

TAX LOT 1900 & 1901, ASSESSOR'S MAP 5, 2E, 7A, SITUATED IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF MOLALLA, CLACKAMAS COUNTY, OREGON.
(LOCATED IN TRACT 35, "THE SHAVER PLACE", CLACKAMAS COUNTY PLAT NO. 360)

ATTENTION
OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES FROM THE CENTER, OR ANSWERS TO QUESTIONS ABOUT THE RULES BY CALLING (503) 232-1987.

LIST OF DRAWING

SHEET 1	COVER SHEET
SHEET 2	CONSTRUCTION NOTES
SHEET 3	EXISTING CONDITIONS
SHEET 4	PROPOSED SITE PLAN
SHEET 5	GRADING AND EROSION CONTROL PLAN
SHEET 6	EROSION CONTROL DETAILS AND NOTES
SHEET 7	"1200'" NOTES
SHEET 8	PAVING AND STORM DRAINAGE PLAN
SHEET 9	SANITARY SEWER AND WATER PLAN
SHEET 10	LIGHTING AND LANDSCAPING PLAN
SHEET 11	STREET AND STORM DRAINAGE DETAILS
SHEET 12	SANITARY SEWER DETAILS
SHEET 13	WATER DETAILS

NEW BUILDING

A2.1	BUILDING FLOOR PLANS
A2.2	ROOF PLAN
A3.2	BUILDING ELEVATIONS

COVER SHEET

EXPIRES 12/31/09
SIGNATURE DATE 7/2/08



7/2/08	1	REVISED PER BUILDING CHANGES
DATE	NO.	REVISION

DRAWN	RHB	DESIGNED	RHB	CHECKED	BWE
SCALE	AS SHOWN	DATE	7/2/08		
PROJECT NO.	EDR-001		08-001(S)-1.DWG		



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SITE IMPROVEMENT PLANS
FOUNTAIN VALLEY CENTER - PHASE I
12911 HWY 211, MOLALLA, OREGON

1
13

CONSTRUCTION NOTES

GENERAL NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF MOLALLA (OR COMMERCIAL LAW).
2. A COPY OF THESE APPROVED PLANS AND DETAILS SHALL BE ON SITE DURING CONSTRUCTION.
3. ANY REVISIONS MADE TO THESE PLANS MUST BE REVIEWED AND APPROVED BY THE ENGINEER AND THE CITY OF MOLALLA.
4. THE CONTRACTOR SHALL HAVE ALL UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL ONE (ONE) 800 NUMBER OR 503-526-7272 FOR THE CITY OF MOLALLA. THE ENGINEER SHALL BE CONTACTED IMMEDIATELY IF ANY CONFLICT EXISTS.
5. THE CONTRACTOR SHALL AT ALL TIMES ABIDE BY APPLICABLE SAFETY RULES OF OSHA.
6. CONTRACTOR TO ENSURE PROTECTION OF ALL TREES LOCATED ON PROPERTY. IF A TREE IS IN DANGER OF BEING REMOVED DURING CONSTRUCTION, CONTRACTOR IS TO NOTIFY THE OWNER OF THE PROPERTY BEFORE PROCEEDING WITH CONSTRUCTION.
7. CONTRACTOR TO PROTECT ADJACENT PROPERTIES FROM RUNOFF GENERATED BY PROPOSED CONSTRUCTION. POLLUTION CONTROL MEASURES SHALL BE INSTALLED AT THE COMMENCED STREET OR DRAINAGE DITCH. DRAINAGE WORK SHALL BE SCHEDULED AWAY FROM STRUCTURES.
8. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF MOLALLA BEGINNING CONSTRUCTION.
9. NOTIFY THE CITY OF MOLALLA AND ODOT A MINIMUM OF 1 WEEK BEFORE CONSTRUCTION.
10. CONTRACTOR TO COMPLY WITH THE CITY OF MOLALLA AND ODOT'S REGULATIONS AND INSPECTION REQUIREMENTS THROUGHOUT THE CONSTRUCTION PROCESS.
11. MARK ENDS OF ALL STUB CUTS AND LATERALS WITH CONTINUOUS PRESSURE TREATED 2"x4" TOP 1/2" TO BE PAINTED WHITE AND STENCILED WITH BLACK "ST" FOR STORM OR "ST" FOR SANITARY AND WITH PIPE SIZE, MATERIAL TYPE, AND PIPE DEPTH. BURY 2"x4" TO 1/2" ON STUB OR LATERAL.
12. SURGRADE AND EARTHWORK CONSTRUCTION TO BE PER OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION - 2002 VERSION (OSCS SECTION 00200 41 ROCK AND OR BASE COURSE COMPACTION TO BE PER OSCS SECTION 0041 11).
13. ALL IN-PLACE DENSITY AND MOISTURE CONTENT TESTING TO BE PER AASHTO T 310.

STORM SEWER NOTES

1. STORM SEWER PIPE SHALL BE CLASS V UNREINFORCED CONCRETE PIPE AS SPECIFIED ON THE PLANS. THE USE OF ANY OTHER TYPE SHALL BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
2. AFTER ALL OTHER UTILITIES ARE INSTALLED AND PRIOR TO ASPHALT WORK, ALL STORM SEWER SHALL BE COVERED WITH 12" CONCRETE PRODUCTS USED TO SEAL THE INSIDE OF THE PIPE ARE NOT TO BE USED TO OBTAIN THE MANHOLE.
3. TRENCHING, BEDDING, AND BACKFILL FOR PIPE SHALL CONFORM TO THE RESPECTIVE STANDARDS OF THE CITY OF MOLALLA AND ODOT. SEE DETAIL ON SHEET 12. USE CLASS "B" BACKFILL FOR PIPE IN LANDSCAPE AREAS WITH LESS THAN 2' COVER.
4. DURING CONSTRUCTION, ALL EXISTING AND NEWLY INSTALLED DRAINAGE STRUCTURES SHALL BE PROTECTED FROM SEDIMENT PER EROSION CONTROL PLANS AND NOTES.
5. GRANULAR BACKFILL IS TO BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY PER AASHTO T 99 AND NATIVE MATERIAL SHALL BE COMPACTED TO 92% OF THE MAXIMUM DRY DENSITY (GRANULAR BACKFILL).
6. ALL BACKFILL IN TRENCHES LOCATED IN AC AREAS IS TO BE CLASS "B" (COMPACTED 3/4"-10 GRANULAR BACKFILL).

SANITARY SEWER NOTES

1. PVC SANITARY LINE SHALL CONFORM TO ASTM 3024 BDR 35.
2. CLEANOUT PIPE FITTINGS AND JOINTS SHALL BE THE SAME SPECIFICATIONS AS FOR THE PIPE.
3. GRANULAR BACKFILL IS TO BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T 99 AND NATIVE MATERIAL SHALL BE COMPACTED TO 92% OF THE MAXIMUM DRY DENSITY OF SURROUNDING SOIL.
4. SANITARY SEWER PIPE AND APPURTENANCES SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE TO APWA REQUIREMENTS AND THE CITY OF MOLALLA.
5. ALL MATERIALS INSTALLATION, TEST AND INSPECTIONS TO BE MADE IN STRICT ACCORDANCE WITH THE CITY OF MOLALLA'S SPECIFICATIONS.
6. ALL TRENCH BACKFILL IN AC AREAS IS TO BE CLASS "B" 3/4" - 0 GRANULAR BACKFILL.

GRADING AND PAVING NOTES

1. IMMEDIATELY FOLLOWING FINISH GRADING OPERATIONS, PROOF ROLL SURGRADE ON NEW PAVED AREA TO ACHIEVE AT LEAST 98% OF THE MAXIMUM DRY DENSITY FOR A 1" DEPTH PER AASHTO T-180. EMBANKMENTS OR FILLS ARE TO BE CONSTRUCTED IN 6" MAXIMUM LIFTS WITH EACH LIFT BEING COMPACTED TO 98% OF MAXIMUM DRY DENSITY PER AASHTO T-180. SEE OSCS SECTION 00200 43 AREA RECEIVING STRUCTURAL FILL ARE TO BE TESTED BY QUALIFIED TEST LAB.
2. AGGREGATE BASE ROCK SHALL BE 3/4"-0 CRUSHED ROCK. AGGREGATE BASE IS TO BE COMPACTED IN 6" MAXIMUM LIFTS TO 98% OF THE MAXIMUM DRY DENSITY PER AASHTO T-180. IN PLACE DENSITY TESTS SHALL BE DONE USING AASHTO T-310. SEE OSCS SECTION 0041 14.
3. THE LIFTS OF ASPHALT CONCRETE ARE TO BE MAINTAINED AT A CERTIFICATE OF COMPLIANCE FROM THE ASPHALT PAVEMENT PLANT. PAVE ONLY DURING DRY WEATHER AND WHEN THE TEMPERATURE IS 40 DEGREES OR HIGHER.
4. INSPECTION OF SURGRADE BASE ROCK, AND A, C, WILL BE MADE BY QUALIFIED INDEPENDENT TEST LAB. THE FINDINGS SHALL BE REPORTED TO THE OWNER.
5. ALL MATERIALS INSTALLATION, TEST AND INSPECTIONS ARE TO BE IN STRICT ACCORDANCE WITH THE CITY OF MOLALLA AND ODOT STANDARDS.
6. EXCAVATE A MINIMUM OF 8" ORGANIC MATERIALS UNDER NEW ROAD AREA.

WATER NOTES

1. WATERLINE CONSTRUCTION IN THE RIGHT OF WAY SHALL CONFORM TO THE MOST CURRENT ODOT AND THE CITY OF MOLALLA'S CURRENT CONSTRUCTION SPECIFICATIONS.
2. WATER MAINS SHALL BE PVC CONFORMING TO APWA C900 D-180 DR 18 CLASS 150 JOINTS AND FITTINGS ARE TO BE RESTRAINED TO PREVENT JOINT SEPARATION. CONTACT WATER DEPT FOR ACCEPTABLE PROVIDER LIST AND CONCRETE THRUST BLOCKING REQUIREMENTS. PIPE FITTINGS ARE TO BE DUCTILE IRON (AWWA C-151) AND OF DOMESTIC ORIGIN.
3. WATER MAINS TO HAVE MINIMUM COVER OF 3'.
4. FIRE HYDRANTS, WATER OUTLETS IS TO FACE THE DIRECTION OF ACCESS. FIRE HYDRANTS ARE TO BE INSTALLED PER THE CITY OF MOLALLA'S REQUIREMENTS.
5. FOR PIPE 18 INCHES AND SMALLER, USE CLEAN 3/4" - 0 CRUSHED ROCK FOR PIPE BASE AND PIPE ZONE. BACKFILL ENTIRE TRENCH ABOVE THE PIPE ZONE WITH CLASS 150 MATERIAL 1/2" - 0 GROUND ROCK IN LIFTS NOT EXCEEDING EACH LIFT THICKNESS TO 18" WITH APPROVED PNEUMATIC OR GASLINE POWERED COMPACTION EQUIPMENT.
6. ALL WATERLINES WILL BE PRESSURE TESTED AND DISINFECTED BEFORE CONNECTION TO THE CITY OF MOLALLA'S SYSTEM.
7. ALL MATERIALS, INSTALLATION, TESTS AND COMMINATION TO BE IN STRICT ACCORDANCE WITH THE STANDARDS AND CODES OF THE CITY OF MOLALLA AND THE OREGON STATE HEALTH DIVISION AND ADMINISTRATION RULES CHAPTER 333.
8. THE CONTRACTOR SHALL NOTIFY THE CITY OF MOLALLA WATER DEPARTMENT AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
9. NO CONNECTIONS TO EXISTING WATERLINES SHALL BE MADE PRIOR AUTHORIZATION OF THE WATER DEPARTMENT.
10. NO WATER VALVES SHALL BE OPERATED WITHOUT AUTHORIZATION OF THE CITY OF MOLALLA WATER DEPARTMENT.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE PROPER SEPARATION OF WATERLINES AND SANITARY SEWERS. THE SEPARATION SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND INSURED BY THE OREGON DEPARTMENT OF ENVIRONMENT QUALITY AND STATE DIVISION OF HEALTH.
12. PVC WATERLINES ARE TO BE ASTM D2241 CL 200.
13. SOLID CONNECTIONS SHALL CONFORM TO THE MOST RECENT CITY OF MOLALLA'S STANDARDS.

EROSION CONTROL NOTES

1. ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE CITY OF MOLALLA AND ODOT'S EROSION AND SEDIMENTATION STANDARDS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES. IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
3. THE IMPLEMENTATION OF THE ESC PLAN AND CONSTRUCTION MAINTENANCE MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE ESC PLAN SHALL BE REVIEWED AND APPROVED BY THE LOCAL JURISDICTION AND VEGETATION AND SCALPING IS ESTABLISHED. THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE AFTER THE PROJECT IS APPROVED UNTIL ACCEPTED BY THE CITY OF MOLALLA AND ODOT.
4. THE ESC FACILITIES MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEANING AND GRADING ACTIVITIES AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SOIL LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM, ROADWAY, OR VIOLATE APPLICABLE WATER STANDARDS.
5. THE ESC FACILITIES DESCRIBED ON THIS PLAN ARE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS DURING CONSTRUCTION PERIOD. THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPTECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT LEAVE THE SITE.
6. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THAT THEY ARE FUNCTIONING AT ALL TIMES.
7. AT NO TIME SHALL SEDIMENT BE ALLOWED TO ACCUMULATE MORE THAN 1/2" THE BARRIER HEIGHT. ALL CATCH BASINS AND CURB PANEL DRAIN SYSTEMS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. ALL CATCH BASINS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. ALL CATCH BASINS SHALL NOT FLUSH SEDIMENT UNDER WATER INTO THE DOWNSTREAM SYSTEM.
8. STABILIZED GRAVEL ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION (COMMERCIAL PARKWAY AND HIGHWAY 211 INTERSECTION) AND MAINTAINED FOR THE DURATION OF THE PROJECT.
9. STORM DRAIN INLETS BASINS AND AREA DRAINS SHALL BE PROTECTED UNTIL PAVEMENT SURFACES ARE COMPLETED AND/OR VEGETATION IS RE-ESTABLISHED.
10. PAVEMENT SURFACES AND VEGETATION ARE TO BE PLACED AS RAPIDLY AS POSSIBLE.
11. SEEDING SHALL BE PERFORMED NO LATER THAN SEPTEMBER 1 FOR EACH PHASE OF CONSTRUCTION.
12. IF THERE ARE EXPOSED SOILS OR SOILS NOT FULLY ESTABLISHED FROM OCTOBER 1ST THROUGH APRIL 30TH, THE WET WEATHER EROSION PREVENTION MEASURES WILL BE IN EFFECT.
13. THE CONTRACTOR SHALL REMOVE ESC MEASURES WHEN VEGETATION IS FULLY ESTABLISHED.

WET WEATHER MEASURES

AS THE WET WEATHER APPROACHES MORE EROSION CONTROL MEASURES WILL BE NEEDED TO PREVENT EROSION ON THIS PROJECT. THE WET WEATHER SEASON IS OCTOBER 1ST THROUGH APRIL 30TH.

7/2/08	REVISED PER BUILDING CHANGES	DESIGNED: BHB	CHECKED: BHC
	SCALE: AS SHOWN	DATE: 7/2/08	
	PROJECT NO: E04-001	08-001(52)JWC	
	NO.	REVISION	



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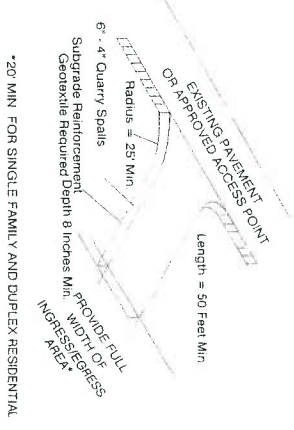
SITE IMPROVEMENT PLANS
 FOUNTAIN VALLEY CENTER - PHASE I
 12911 HWY 211, MOLALLA, OREGON

CONSTRUCTION NOTES

EXPIRES 12/31/09
 SIGNATURE DATE: 7/1/08

CONSTRUCTION NOTES

- 1. METAL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL ON SHEET 3
- 2. INSTALL TEMPORARY STYL FENCE PER DETAIL ON SHEET 3
- 3. EXISTING TREE TO BE REMOVED



*20' MIN FOR SINGLE FAMILY AND DUPLEX RESIDENTIAL

GRAVEL CONSTRUCTION ENTRANCES

1. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS REMAIN CLEAN FOR THE DURATION OF THE PROJECT.
2. ALL VEHICLES LEAVING THE SITE SHALL LEAVE BY DRIVING ACROSS THE GRAVEL CONSTRUCTION ENTRANCES IF GRAVEL ENTRANCE BECOME FILLED WITH MUD AND RENEWED CONSTRUCTION ENTRANCES SHALL BE FOLDED VEHICLE TRACKS SHALL BE PREPARED FROM DIRT BEFORE LEAVING THE SITE.
3. IF ACCESS IS NEEDED FROM A PAVED SURFACE OVER A CURB TO A GRAVEL SITE ENTRANCE A WOODEN BOARD WALKWAY SHALL BE INSTALLED AT ALL SUCH POINTS. NO GRAVEL OR ROAD BASE DAMAGES ALLOWED ON SET TO ALLOW FOOT DRIFTAGE.

GENERAL EROSION CONTROL NOTES:

1. SEE DETAILED EROSION AND SEDIMENT CONTROL NOTES ON SHEET 5
2. THE CONTRACTOR SHALL WATER DOWN TO ELIMINATE FURROWS AND BLOWING DUST ORIGINATING FROM THE SITE. THE STANDARDS IN THE COUNTY'S EROSION CONTROL ORDINANCE ALSO APPLY TO WIND-BORNE SEDIMENTS VISIBLE DUST LEAVING THE SITE SHALL BE CONSIDERED A VIOLATION OF THE EROSION CONTROL STANDARDS

TOTAL AREA DISTURBED (GRADING)	UNITS: ± ACRES
CUT	GRADING QUANTITIES
FILL	
NET CUT	



GRADING AND EROSION CONTROL

SCALE: 1" = 30'

GRADING AND EROSION CONTROL PLAN

EXPIRES: 12/31/09
SIGNATURE DATE: 7/2/08



7/2/08	1	REVISED PER BUILDING CHANGES	DRAWN: RAB	DESIGNED: RAB	CHECKED: BME
			SCALE: AS SHOWN	DATE: 7/2/08	
			PROJECT NO: E08-001	08-001(S)-JLW	
DATE	NO	REVISION			

FDG FIRWOOD DESIGN GROUP, LLC
SURVEYING ENGINEERING PLANNING
READY DESIGNERS

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SITE IMPROVEMENT PLANS
FOUNTAIN VALLEY CENTER - PHASE I
12911 HWY 211, MOLALLA, OREGON

PERMIT REGISTRATION INFORMATION

DATE: 6/21/07
 PROJECT NAME: MARTIN'S VIEW ESTATES
 PERMITTED BY: BRUCE BRONSON
 3810 PROCTOR BLVD. SUITE #71
 SANDY, OR 97055
 COMPANY NAME: FIRMWOOD DESIGN GROUP, LLC
 6001 868 9724
 MAILING ADDRESS: 1691 WOODBRIDGE CIRCLE
 PORTLAND, OREGON 97227

NARRATIVE DESCRIPTIONS

EXISTING SITE CONDITIONS

1. 100% 2,000 BUILDING, PASTURE AREAS AND PRIVATE DRIVEWAY

DEVELOPED CONDITIONS

1. 1401 SINGLE FAMILY RESIDENTIAL, SUPERVISOR WITH PUBLIC STREET AND UTILITIES

TABLE FOR THE 2007 CONSTRUCTION SEASON

- * CLAIMING AUGUST 1ST - AUGUST 31ST
- * MASS GRADING AUGUST 31ST - AUGUST 31ST
- * UTILITY INSTALLATION AUGUST 31ST - AUGUST 24TH
- * STREET CONSTRUCTION AUGUST 27TH - SEPTEMBER 14TH
- * FINAL STABILIZATION (SEPTEMBER 17TH - OCTOBER 15TH)
- 2014 SITE AREA = 1359 ACRES
- TOTAL DISTURBED AREA = 2.41 ACRES

SITE SOIL CLASSIFICATION

ON 8% SLOPED SLOPE TO 0 TO 8 PERCENT SLOPES
 ON STEEPER SLOPES HAVE A MODERATE EROSION POTENTIAL. ALL FILL MATERIAL SHALL BE GENERATED ON-SITE FROM GRADING EXCAVATION AND UTILITY TRENCH SPOOLS

RECEIVING WATER BODIES

NOVIA CREEK (DOWN FLOW / OVERLAND FLOW INTO NOVIA CREEK)
 NOVIA CREEK NOT LISTED FOR TURBIDITY OR SEDIMENTATION ON EPA APPROVED OREGON 503(a) LIST

PERMITTEES SITE INSPECTOR: CONTRACTOR

NAME:
 COMPANY/AGENCY:
 PHONE:
 FAX:
 E-MAIL:

INSPECTION FREQUENCY:

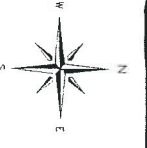
- ONCE PER WEEK ON ACTIVE SITES
 - ONCE EVERY TWO WEEKS ON INACTIVE SITES
 - WITHIN 24 HRS OF A RAIN EVENT
 - DAILY WHEN STORMWATER RUNOFF IS OCCURRING
- HOLD A PRE-CON MEETING OF PROJECT CONSTRUCTION PERSONNEL THAT INCLUDES THE EC INSPECTOR. ALL INSTRUCTIONS MUST BE MADE IN ACCORDANCE WITH DEQ 1200 C PERMIT REQUIREMENTS. PERSONNEL LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ 1200 C PERMIT REQUIREMENTS. CHANGES TO THE APPROVED ESC PLAN MUST BE SUBMITTED TO DEQ IN THE FORM OF AN ACTION PLAN.

ADDITIONAL NOTES

1. THESE PERSON AND PERMIT CONTROL PLANS ASSUME DRY WEATHER CONSTRUCTION. WET WEATHER CONSTRUCTION MEASURES NEED TO BE APPLIED BETWEEN OCTOBER 1ST AND MAY 31ST
2. THE PERMITTEE IS REQUIRED TO MEET ALL THE CONDITIONS OF THE 200C PERMIT. THIS ESC AND GENERAL CONDITIONS HAVE BEEN DEVELOPED TO FACILITATE COMPLIANCE WITH THE 200C PERMIT REQUIREMENTS IN CASES OF DISCREPANCIES OR OMISSIONS WITH REQUIREMENTS SUPERSEDE PERMIT REQUIREMENTS OF THIS PLAN.

STANDARD EROSION AND SEDIMENT CONTROL PLAN DRAWING NOTES:

1. HOLD A PRE-CONSTRUCTION MEETING OF PROJECT CONSTRUCTION PERSONNEL THAT INCLUDES THE INSPECTOR TO DISCUSS EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION LIMITS (SCHEDULE A.3.9 (19))
2. THE ESC MUST BE KEPT ON-SITE AND ALL EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLAN MUST BE INSTALLED IN SUCH A MANNER TO ENSURE THAT SEDIMENT LOADS THAT ENTER SURFACE WATERS OR DRAINAGE SYSTEMS LEADING TO SURFACE WATER, RIVERS OR OTHER PROPERTIES DOES NOT OCCUR (SCHEDULE A.3.4) AND (SCHEDULE B.3.1)
3. THE IMPLEMENTATION OF THE ESC AND CONSTRUCTION MAINTENANCE, REPLACEMENT, AND UPDATING OF THE ESC AND SEDIMENT CONTROL MEASURES IS THE RESPONSIBILITY OF THE PERMIT REGISTRANT UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED BY THE LOCAL GOVERNMENT. THE PERMIT REGISTRANT SHALL BE RESPONSIBLE FOR THE ESC UNTIL THE PERMIT IS TERMINATED (SCHEDULE A.4.1 AND SCHEDULE D.2.1)
4. THE PERMIT REGISTRANT MUST BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH LOCAL, STATE, OR FEDERAL REGULATIONS (SCHEDULE A.5.1 AND SCHEDULE A.6.1)
5. EROSION AND SEDIMENT CONTROL MEASURES INCLUDING PERMITTER SEDIMENT CONTROL, MUST BE IN PLACE BEFORE VEGETATION IS ESTABLISHED AND MUST REMAIN IN PLACE AND BE MAINTAINED, REPAIRED, AND REPLACED AS NECESSARY TO PREVENT EROSION AND SEDIMENTATION. PERMITTER SHALL BE RESPONSIBLE FOR THE ESC UNTIL THE PERMIT IS TERMINATED (SCHEDULE A.7.1 (1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11), (12), (13), (14), (15), (16), (17), (18), (19), (20), (21), (22), (23), (24), (25), (26), (27), (28), (29), (30), (31), (32), (33), (34), (35), (36), (37), (38), (39), (40), (41), (42), (43), (44), (45), (46), (47), (48), (49), (50), (51), (52), (53), (54), (55), (56), (57), (58), (59), (60), (61), (62), (63), (64), (65), (66), (67), (68), (69), (70), (71), (72), (73), (74), (75), (76), (77), (78), (79), (80), (81), (82), (83), (84), (85), (86), (87), (88), (89), (90), (91), (92), (93), (94), (95), (96), (97), (98), (99), (100), (101), (102), (103), (104), (105), (106), (107), (108), (109), (110), (111), (112), (113), (114), (115), (116), (117), (118), (119), (120), (121), (122), (123), (124), (125), (126), (127), (128), (129), (130), (131), (132), (133), (134), (135), (136), (137), (138), (139), (140), (141), (142), (143), (144), (145), 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PAVING AND STORM DRAINAGE PLAN

SCALE: 1" = 30'

AREA TO BE CONSTRUCTED AS PART OF THE PUBLIC IMPROVEMENTS

7/2/08	1	REVISED PER BUILDING CHANGES	DRAWN: RRB	DESIGNED: RRB	CHECKED: BWE
			SCALE: AS SHOWN	DATE: 7/2/08	
DATE	NO.	REVISION	PROJECT NO. E08-001	08-001(5-B) DWG	



FIRWOOD DESIGN GROUP, LLC
 SURVEYING ENGINEERING
 3830 PROJECTION BLVD. SUITE 300
 SAULT OREGON, OREGON 97055
 FAX: 503.868.5188

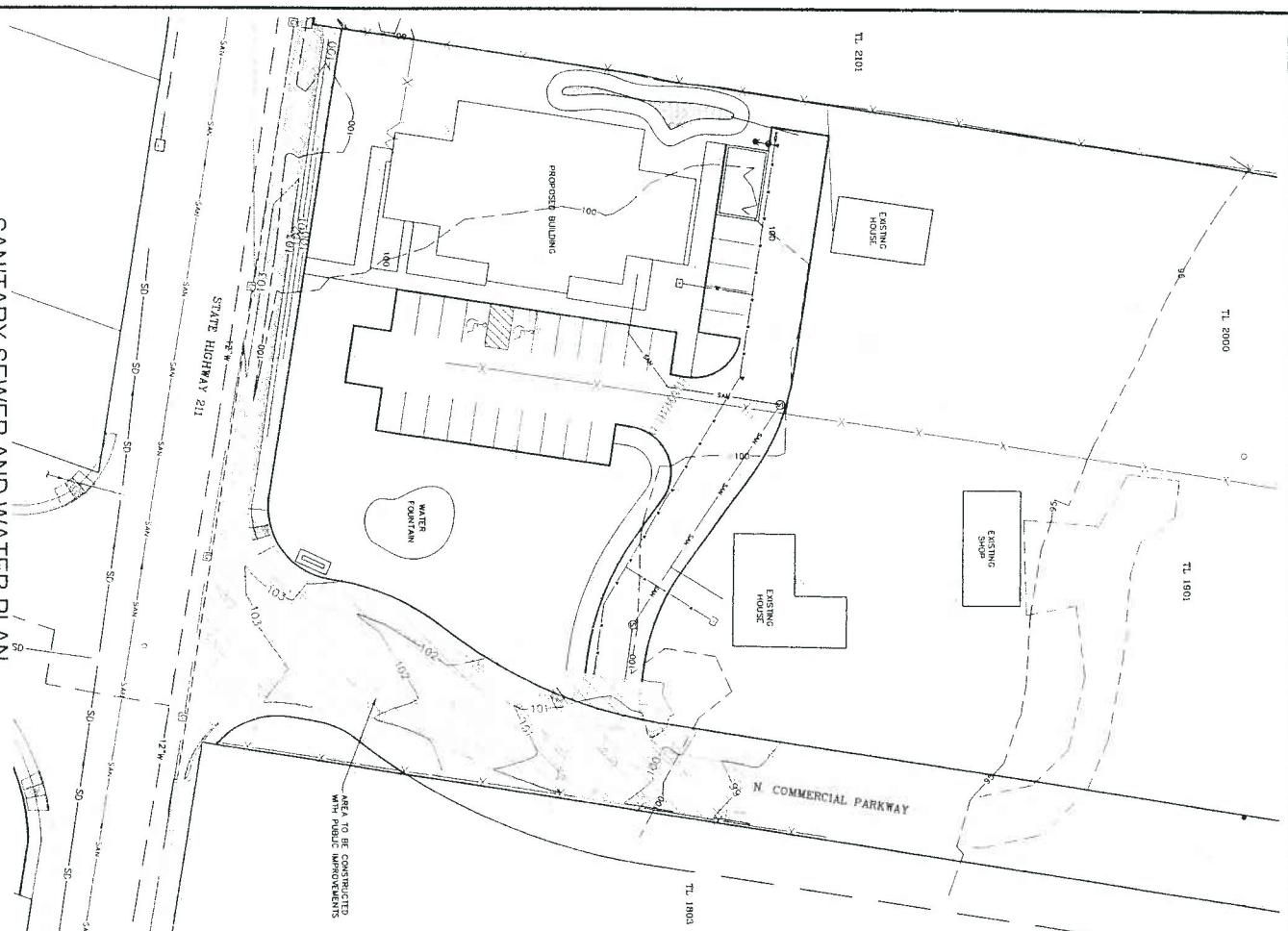
AL BORROMEO, DDS
 1515 W. MAIN STREET, SUITE Q, MOLALLA, OR 97038
 (503) 759-3333

SITE IMPROVEMENT PLANS
 FOUNTAIN VALLEY CENTER - PHASE I
 12911 HWY 211, MOLALLA, OREGON

PAVING AND STORM DRAINAGE

EXPIRES: 12/31/09
 SIGNATURE DATE: *ty/ok*



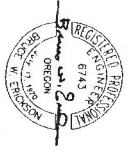


SANITARY SEWER AND WATER PLAN

SCALE: 1"=30'

SANITARY SEWER AND WATER

EXPIRES: 12/31/09
SIGNATURE DATE: 7/20/08



7/2/08 1	DESIGNED: RJB	CHECKED: BWC
	DATE: 7/2/08	
	PROJECT NO. 008-001	08-001(C-3)PWS
DATE	INC.	REVISION

AL BORROMEO, DDS
1515 W. MAIN STREET, SUITE Q, MOLALLA, OR 97038
(503) 759-3333

SITE IMPROVEMENT PLANS
FOUNTAIN VALLEY CENTER - PHASE I
12911 HWY 211, MOLALLA, OREGON



LANDSCAPING AND LIGHTING PLAN

SCALE: 1" = 30'

DATE	NO.	REVISION
7/2/08	1	REVISED PER BUILDING CHANGES
		DESIGNED: RAB
		CHECKED: BME
		DATE: 7/2/08
		PROJECT NO. E08-001
		08-001(5)-10(D)MC

FDG FIRMWOOD DESIGN GROUP, LLC
 SURVEYING ENGINEERING PLANNING
 3810 N. COMMERCIAL PARKWAY, SUITE 1
 PORTLAND, OREGON 97218
 TEL: (503) 253-5500

AL BORROMEO, DDS
 1515 W. MAIN STREET, SUITE Q, MOLALLA, OR 97038
 (503) 759-3333

SITE IMPROVEMENT PLANS
 FOUNTAIN VALLEY CENTER - PHASE I
 12911 HWY 211, MOLALLA, OREGON

SEEDING/MULCHING

- ALL AREAS DISTURBED DURING CONSTRUCTION TO BE GRADED TO DRAIN AND COMPACTED TO MINIMUM STANDARDS IMMEDIATELY AFTER INSTALLATION OF UTILITIES OR GRADING.
- RECOMMENDED SEED MIXTURE:

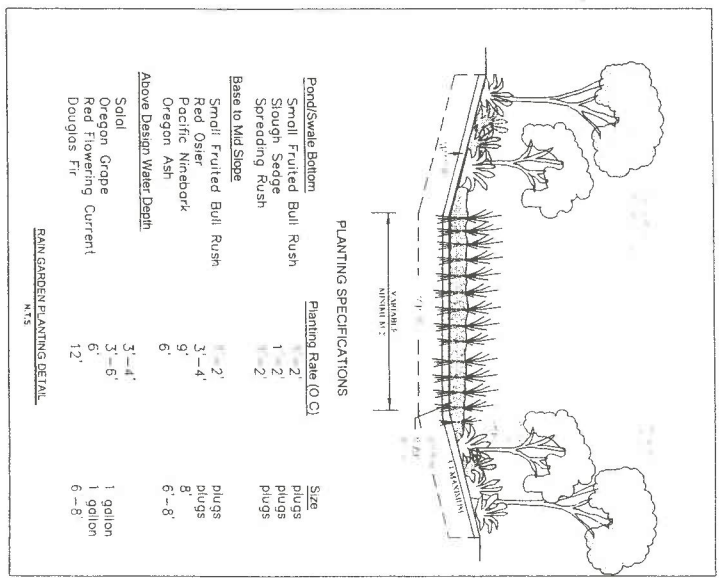
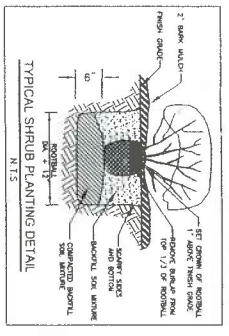
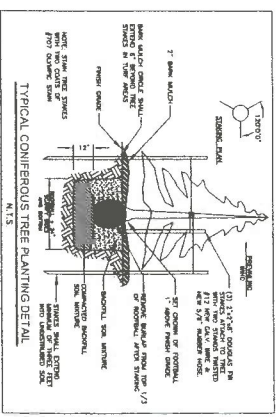
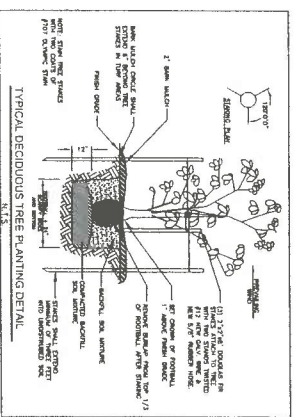
TYPE	PERCENT BY WEIGHT
ELKA DWARF PERENNIAL RYEGRASS	80
CREeping RED FESCUE	20

APPLICATION RATE: 100 POUNDS MINIMUM PER ACRE ANNUAL RYEGRASS RECOMMENDED WHEN RAPID GERMINATION IS REQUIRED.

- FERTILIZER SHALL BE 24-4-21 WITH 50% OF THE NITROGEN DERIVED FROM UREA-FORMALDEHYDE AND APPLIED AT A RATE OF 400 POUNDS PER ACRE.
- SEED AND MULCH AT A RATE OF 2000 LB/AC WITH HEAVY BONDING AGENT OR NETTING AND ANCHORS. MULCH SHALL BE A WOOD CELLULOSE FIBER OR OTHER MATERIAL SUITABLE FOR HYDROMULCHING.
- TEMPORARY PERMANENT HYDROSEEDING OR ACCEPTABLE SEEDING AND MULCHING MUST BE PROVIDED WHENEVER PERENNIAL COVER CANNOT BE ESTABLISHED ON SITES WHICH WILL BE EXPOSED FOR 60 DAYS OR MORE.

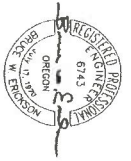
PLANT MATERIAL LEGEND

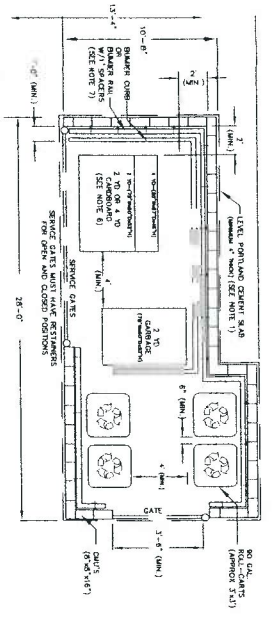
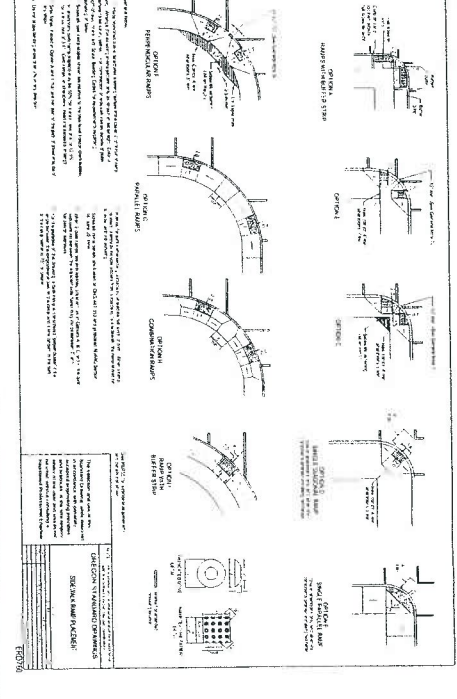
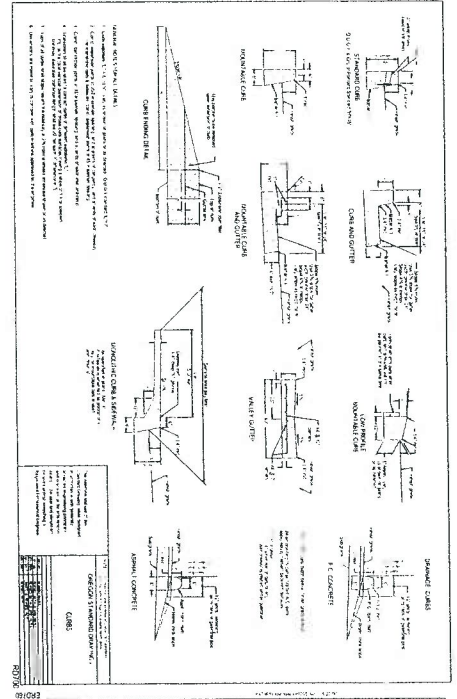
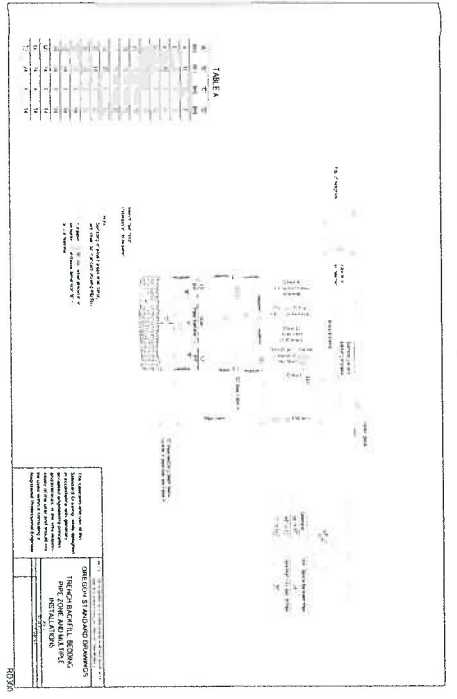
MARK	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
T-1	6	SALEPHINA REAR GUM	QUERCUS KELLOGGII	2"
T-2	5	JAPANESE MAPLE	ACER PALMATUM	2"
T-3	0	GLORY BOWER	GLEBOGONDIUM TRICHODIUM	2"
T-4	3	HINDI FALSE CHINESS FERN	DIAPYCNOPSIS DEUTEREA	1 1/2"
S-1	5	JAMPER WOOD COAST	JUNIPERUS H MEDIA	2-GAL
S-2	6	YELLOW WAVE	HIBERNUM	2-GAL
S-3	2	NANUM TURBURCUM	PHENACIUM	2-GAL
S-4	4	OREGON GRACE HOLE	MAKONIA ADIBETULUM	1-GAL
S-5	7	HEATER CORBETTS NEED	SPERMATOPHYTES TORVING	2-GAL
S-6	80	AMERICAN ABBORTIVE (SALICAZO) (LEARNOLD)	TRIALIA OCCIDENTALIS	2-GAL



LANDSCAPING AND LIGHTING

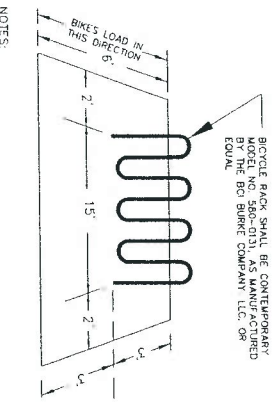
EXPIRES: 12/31/09
 SIGNATURE DATE: 7/2/08





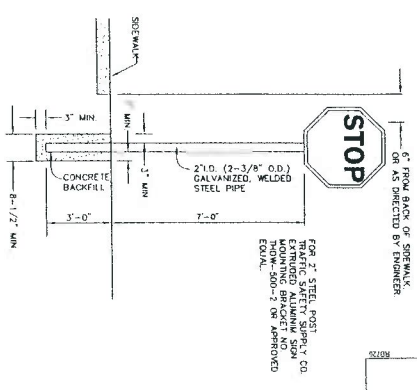
- NOTE:**
1. ALL RECEPICLES SHALL BE ON A LEVEL PORTLAND CEMENT SLAB (MINIMUM 4" THICK) AT A LOCATION COMPATIBLE WITH LOCAL COLLECTION EQUIPMENT.
 2. THE KERFOE AREA MUST BE ACCESSIBLE WITH A 50' CLEARANCE TURNING RADIUS.
 3. VEHICLE ACCESS TO ENCLOSURE SHALL NOT EXCEED A GRADE OF 3%.
 4. THE MINIMUM SAFE VEHICULAR ACCESS TO THE FRONT OF THE SERVICE CONTAINER PAD OR ENCLOSURE SHALL BE A LENGTH OF 45' AND A WIDTH OF 12'.
 5. NO PARKING SIGNS SHALL BE POSTED AND PAINTED ON THE GROUND.
 6. CONTAINERS GREATER THAN TWO CUBIC YARDS IN SIZE SHALL BE PROVIDED WITH A MINIMUM 20' OF UNOBSTRUCTED OVERHEAD OR VERTICAL CLEARANCE FOR SERVICE OR NINE FEET OF UNOBSTRUCTED OVERHEAD OR VERTICAL CLEARANCE FOR SERVICE.
 7. MASONRY TYPE CONSTRUCTION SHALL HAVE A BUFFER CURB OR A BUFFER RAIL.

**TYPICAL DETAIL
REFUSE AND RECYCLING FACILITY**
N.T.S.

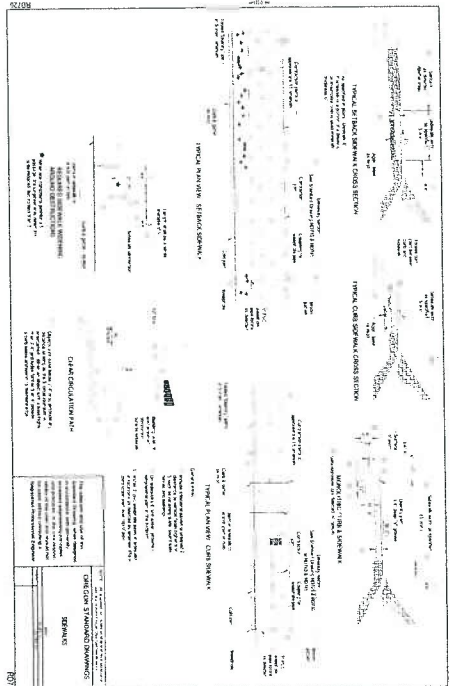


- NOTE:**
1. BICYCLE RACK SHALL HOLD BICYCLES SECURELY BY THE FRAME (NOT JUST A WHEEL) AND ACCOMMODATE HIGH SECURITY U-LOCKED SHOULDER LOCK.
 2. THE RACK SHALL BE SECURELY ANCHORED.
 3. BICYCLE PARKING SHALL ULTIMATELY BE AT LEAST 75% OF BICYCLE PARKING SPACES SHALL BE CONVENIENTLY LOCATED WITHIN 50 FEET FROM THE MAIN ENTRANCE. ALL BICYCLE PARKING SHALL BE LOCKED SO AS NOT TO BE A HAZARD TO PEDESTRIANS.
 4. AN AISLE AT LEAST FIVE FEET WIDE SHALL BE PROVIDED AND MAINTAINED RESERVING SPACE AND OUT OF THE RACKS.
 5. AREAS SET ASIDE FOR REQUIRED BICYCLE PARKING SHALL BE CLEARLY MARKED AND BICYCLE PARKING ONLY, AND SEPARATED FROM MOTOR VEHICLE PARKING BY SUFFICIENT SPACE OR FIXED OBJECTS TO PREVENT DAMAGE TO PARKED BICYCLES.

BICYCLE RACK DETAIL
N.T.S.



TYPICAL SIGN MOUNTING INSTALLATION
N.T.S.



STREET AND STORM DRAINAGE DETAILS
N.T.S.

7/2/08	REVISED PER BUILDING CHANGES	DRWN: RRB	DESIGNED: RRB	CHECKED: BWE
		SCALE: AS SHOWN	DATE: 7/2/08	
		PROJECT NO. E08-001	08-001(S-1) DWG	
DATE	NO.	REVISION		



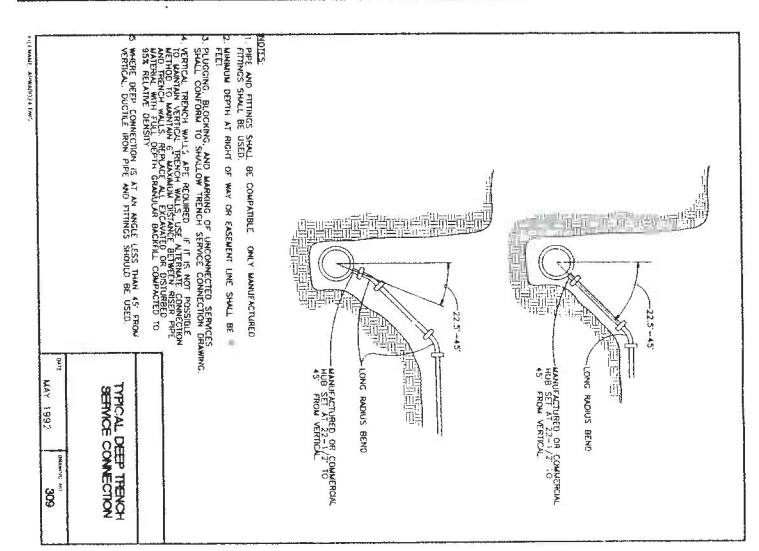
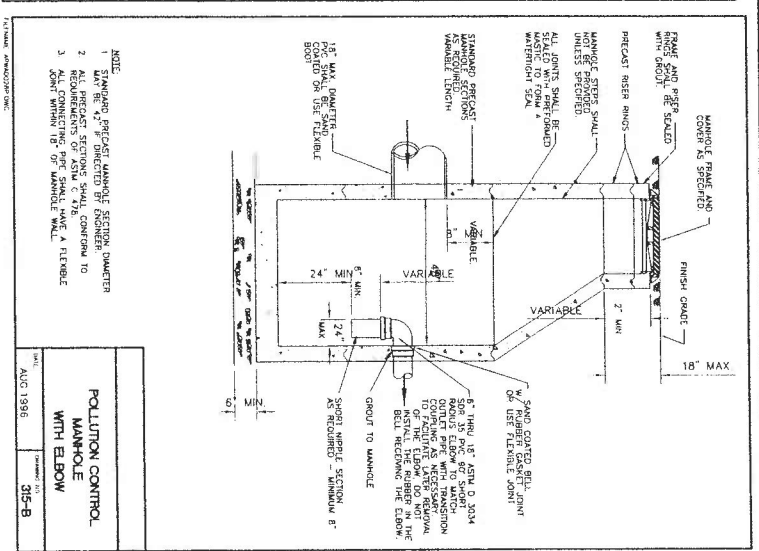
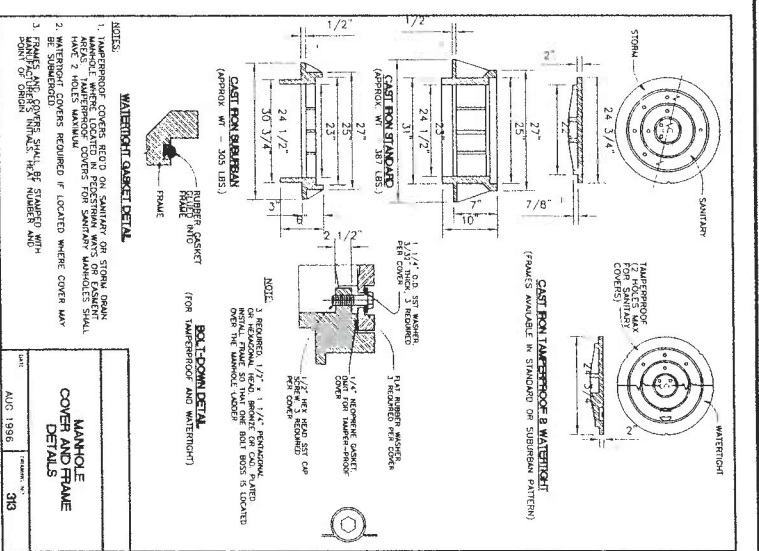
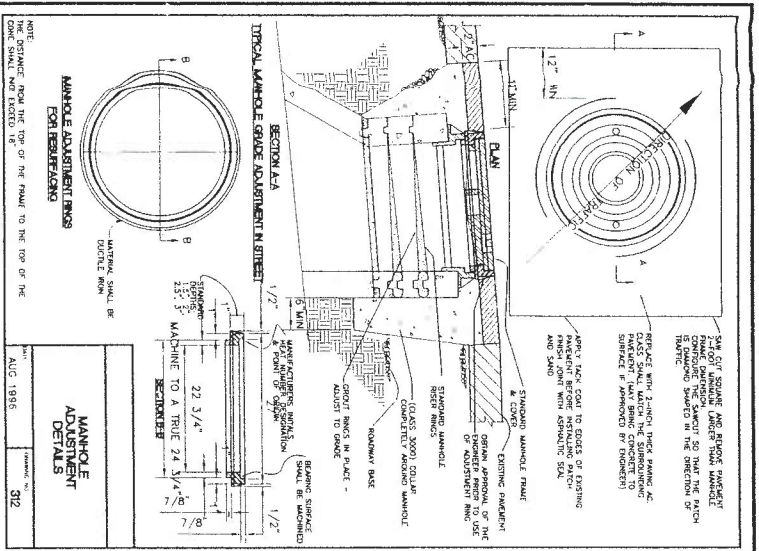
FIRWOOD DESIGN GROUP, LLC
ENGINEERING
PLANNING
ARCHITECTURE AND SITE
DESIGN
1515 W. MAIN STREET SUITE Q, MOLALLA, OR 97038
TEL: (503) 759-3333

AL BORROMEO, DDS
1515 W. MAIN STREET SUITE Q, MOLALLA, OR 97038
(503) 759-3333

SITE IMPROVEMENT PLANS
FOUNTAIN VALLEY CENTER - PHASE I
12911 HWY 211, MOLALLA, OREGON

EXPIRES: 12/31/08
SIGNATURE DATE: 7/2/08





7/2/08 1	REVISED PER BUILDING CHANGES	DESIGNED: RRG	CHECKED: BWC
		SCALE: AS SHOWN	DATE: 7/2/08
		PROJECT NO: E08-001	08-001(S)-2(12)JWS
DATE	NO	REVISION	

FDG FIRWOOD DESIGN GROUP, LLC

REGISTERED PROFESSIONAL ENGINEERING

1515 W MAIN STREET, SUITE G, MOLALLA, OR 97038

TEL: 503 862 3177 FAX: 503 862 3188

AL BORROMEO, DDS

1515 W MAIN STREET, SUITE G, MOLALLA, OR 97038

(503) 759-3333

SANITARY SEWER DETAILS

SITE IMPROVEMENT PLANS

FOUNTAIN VALLEY CENTER - PHASE I

12911 HWY 211, MOLALLA, OREGON

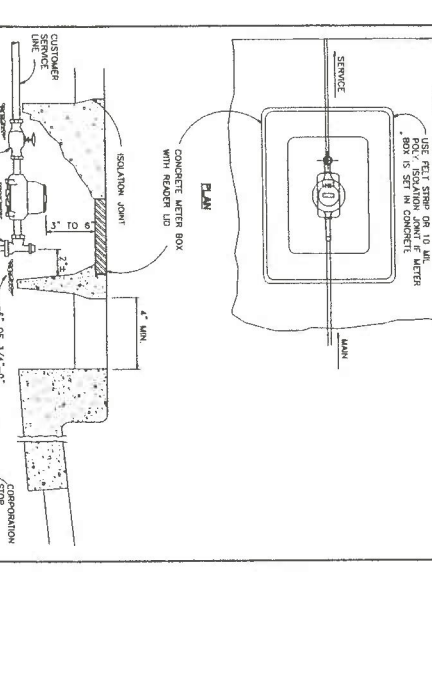
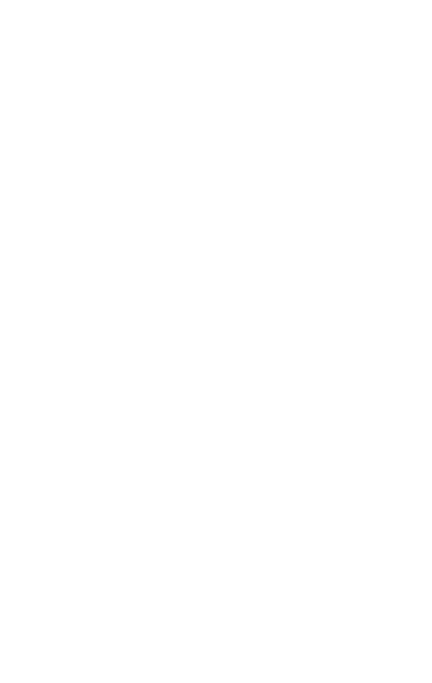
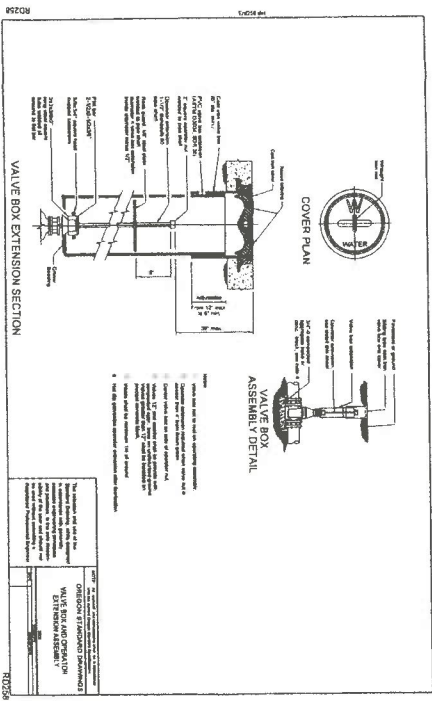
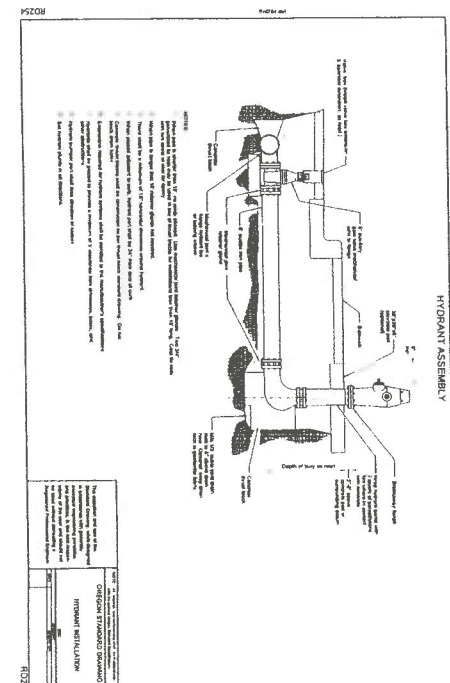
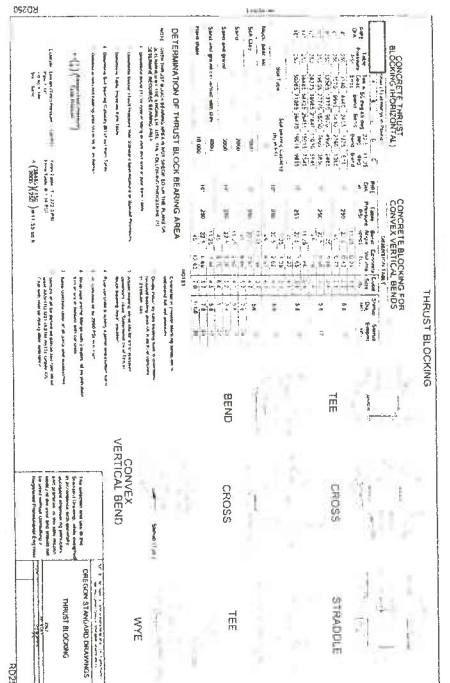
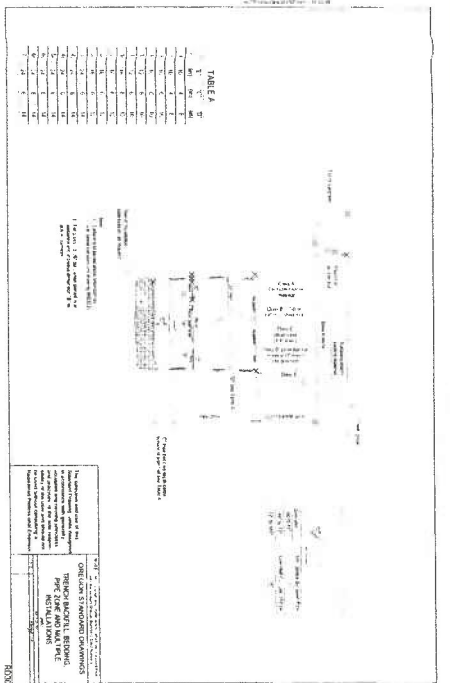
EXPIRES: 12/31/09

SIGNATURE DATE: 7/2/08

12

13





DATE	NO.	REVISION
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		DESIGNED: RRG
		CHECKED: BME
		DATE: 7/2/08
		PROJECT NO: CDB-001
		08-001(3)-13 DWG

FDG

FERWOOD DESIGN GROUP, LLC

SUBDIVISION PLANNING
3020 PROSPECT BLVD. SUITE 1
SANDY, OREGON 97055

PLANNING
805 560 8837
FAX: 503 883-378

AL BORROMEO, DDS

1515 W. MAIN STREET SUITE O, MOLALLA, OR 97038
(503) 759-3333

SITE IMPROVEMENT PLANS

FOUNTAIN VALLEY CENTER - PHASE I
12911 HWY 211, MOLALLA, OREGON

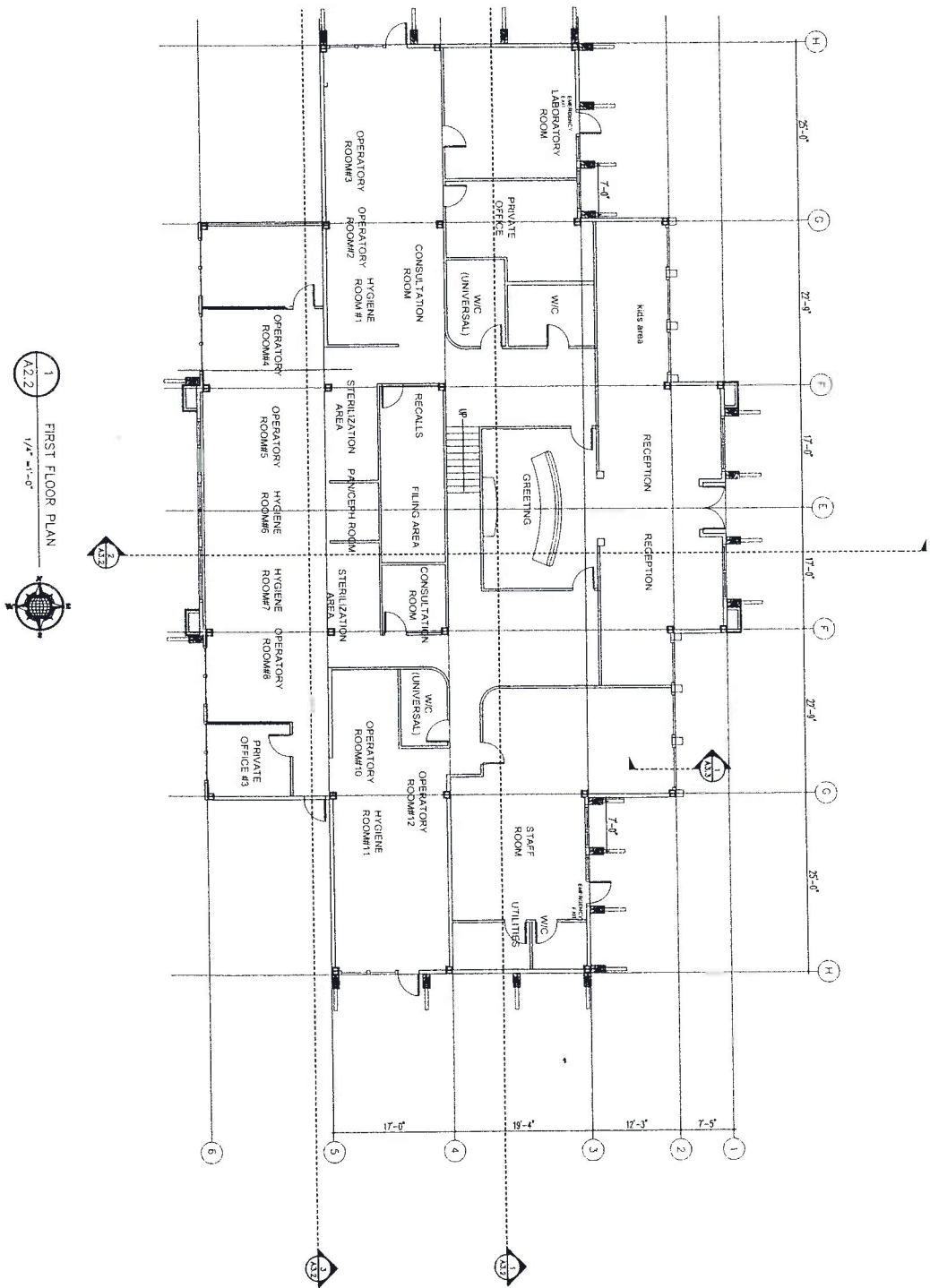
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13



WATER DETAILS

EXPIRES: 12/31/09
SIGNATURE DATE: 7/4/08



1
A2.2 FIRST FLOOR PLAN
1/8" = 1'-0"

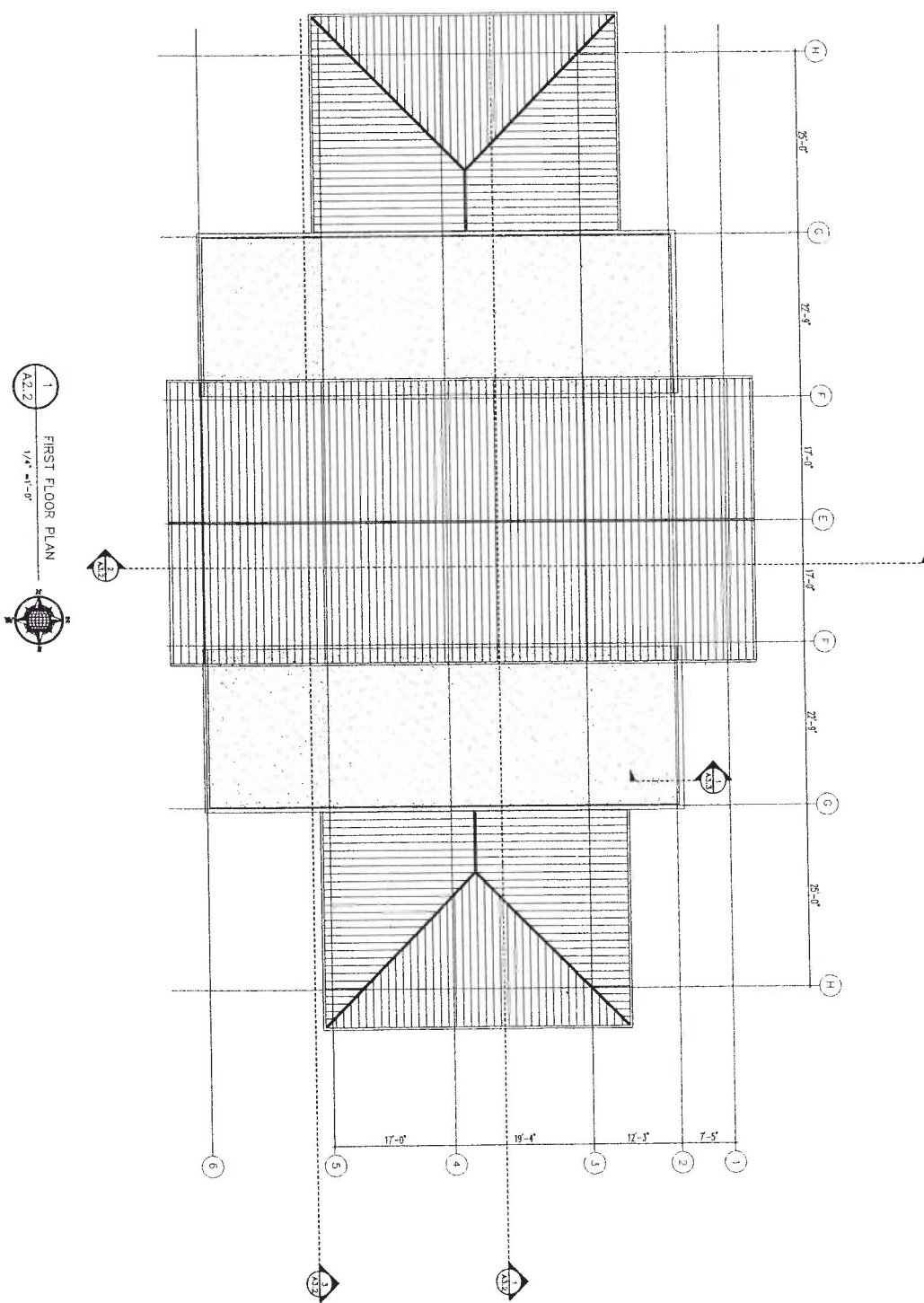
BRIAN A. SYMES ARCHITECT
 2225 N.E. 57 TH AVE.
 PORTLAND, OREGON
 97231 503-289-3375



FOUNTIAN VALLEY DENTAL
 MOLALLA, OREGON

DESCRIPTION:
 503 709 1810
 DATE: 12-06
 SCALE: 1/8" = 1'-0"
 DRAWN BY: BAS
 JOB NO.
 REVISIONS:

A2.2

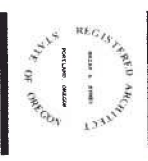


1
A2.2
FIRST FLOOR PLAN
1/8" = 1'-0"

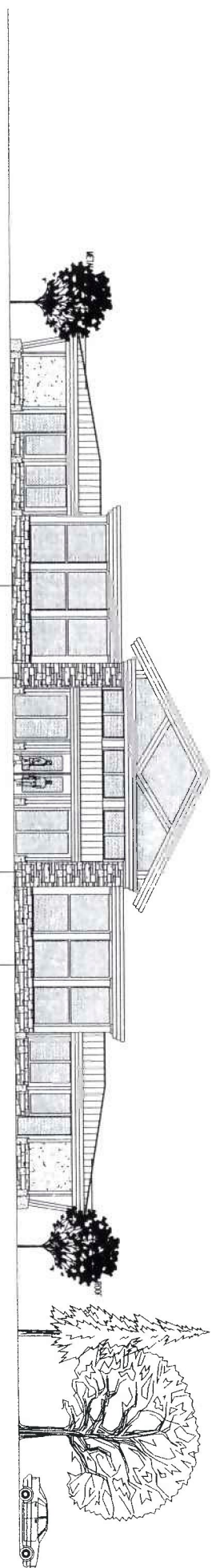
A2.4

DESCRIPTION:
SO3 708 1810
DATE: 12-05
SCALE: 1/8"=1'-0"
DRAWN: BAS
JOB NO.
REVISIONS:

BRIAN A. SYMES ARCHITECT
2225 N.E. 57 TH AVE.
PORTLAND, OREGON
97231 503-289-3375



FOUNTAIN VALLEY DENTAL
MOLALLA, OREGON



1
A3.1

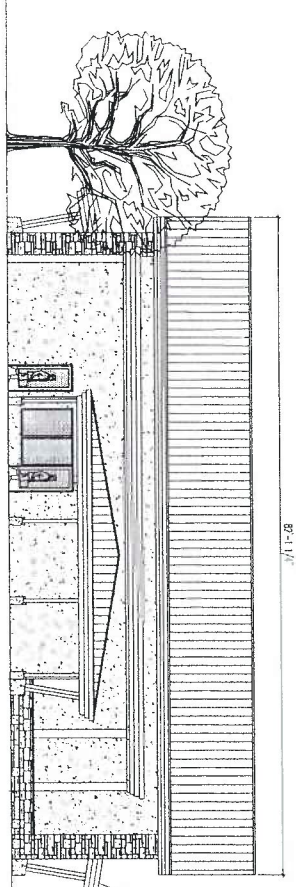
1/4" = 1'-0"

PARKING LOT ELEVATION

1
A3.1

1/4" = 1'-0"

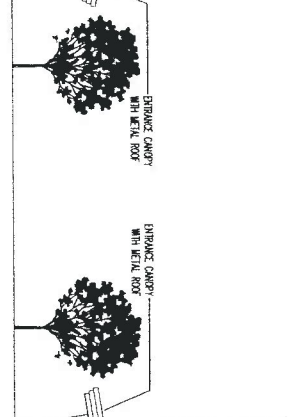
PARKING LOT ELEVATION



2
A3.1

1/4" = 1'-0"

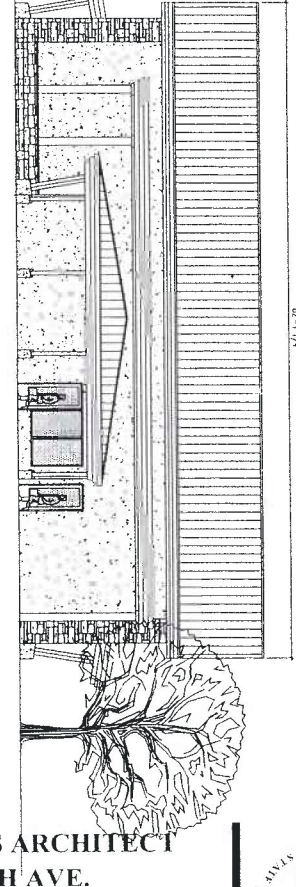
EAST ELEVATION



2
A3.1

1/4" = 1'-0"

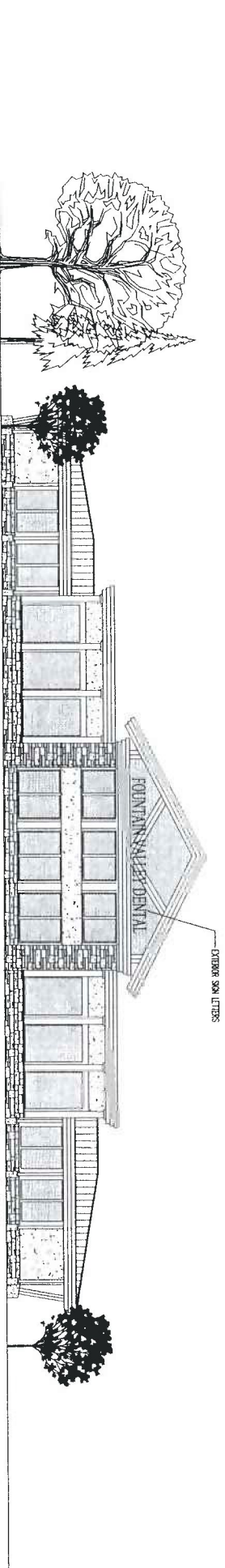
EAST ELEVATION



2
A3.1

1/4" = 1'-0"

EAST ELEVATION



4
A3.1

1/4" = 1'-0"

HIGHWAY 211 ELEVATION

DESCRIPTION

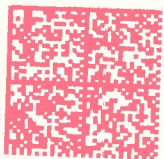
DATE: 5-08
SCALE: 1/8" = 1'-0"
JOB NO: BMS
REVISIONS:

BRIAN A. SYMES ARCHITECT
2225 N.E. 57 TH AVE.
PORTLAND, OREGON
97231 503-289-3375



DR. BORROMEIO CLINIC
FOUNTAIN VALLEY DENTAL
MOLALLA, OREGON

A3.1



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CITY OF MOLALLA

P.O. Box 248
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(503) 829-6855

TO:
Attention: Plan Amendment Specialist
Dept of Land Conservation & Development
635 Capitol Street NE, Suite 150
Salem, OR 97301-2540