Site Plan and Design Review
Staff Report and Recommendation

Community Development Department, Planning Division

REPORT DATE:	November 30, 2020
HEARING DATE:	December 7, 2020
LAND USE REQUEST:	Site plan approval and design review of a proposed 3-building 15-unit townhome complex
FILE NUMBER:	311-20-000163-PLNG
PROJECT NAME:	None
PROPERTY LOCATION:	2828 22nd Avenue
LEGAL DESCRIPTION:	Washington County Tax Lot 1N331DD01700
APPLICANT/OWNER:	State Street Homes 1233 NW Northrup Street #125 Portland, Oregon 97209
COMPREHENSIVE PLAN MAP DESIGNATION:	High Density Residential (HDR)
ZONING MAP DESIGNATION:	Residential Multi-Unit High Density (RMH)
APPLICABLE STANDARDS AND CRITERIA:	City of Forest Grove Development Code §17.2.300 et. seq. *Design Review* §17.2.400 et. seq. *Site Development Review* §17.3.100 - .140 *Residential Zones* §17.5.130 *Trees on Developable Land* §17.7.040 *Fence Standards* §17.7.200 et. seq. *Solid Waste and Recycling* §17.8.000 et. seq. *General Development Standards* City of Forest Grove Design Guideline Handbook Focus Area III *Multi-Unit Residential Focus Area*
REVIEWING STAFF:	James Reitz (AICP) Senior Planner
RECOMMENDATION:	Staff recommends approval with conditions

I. LAND USE HISTORY

The home at 2828 22nd Avenue was constructed in 1947. The site upon which it sits was consolidated with the vacant lot to the south earlier this year.

Because the proposed project would exceed 5 dwelling units, the Design Guidelines require Planning Commission review pursuant to Type III review procedures. Because this activity requires design review, all associated reviews (in this case, site plan approval) are also subject to Planning Commission review, pursuant to DC §17.1.205.

The application was submitted on August 20, 2020. It was deemed complete on October 27, 2020.

Public notice for this application was mailed to property owners and residents within 300 feet of the site on November 16, 2020 as required by DC §17.1.610. Notice of this request was also provided to the Plans Review Board, and published in the *News-Times*.

Comments and conditions received from the Plans Review Board are listed in Exhibits C-F.

As of the writing of this report, no comments have been received from the public.

II. PROJECT DESCRIPTION AND ANALYSIS

1. Description of Proposal: The proposal would result in the construction of 3 buildings housing 15 apartment units of 5 units each.

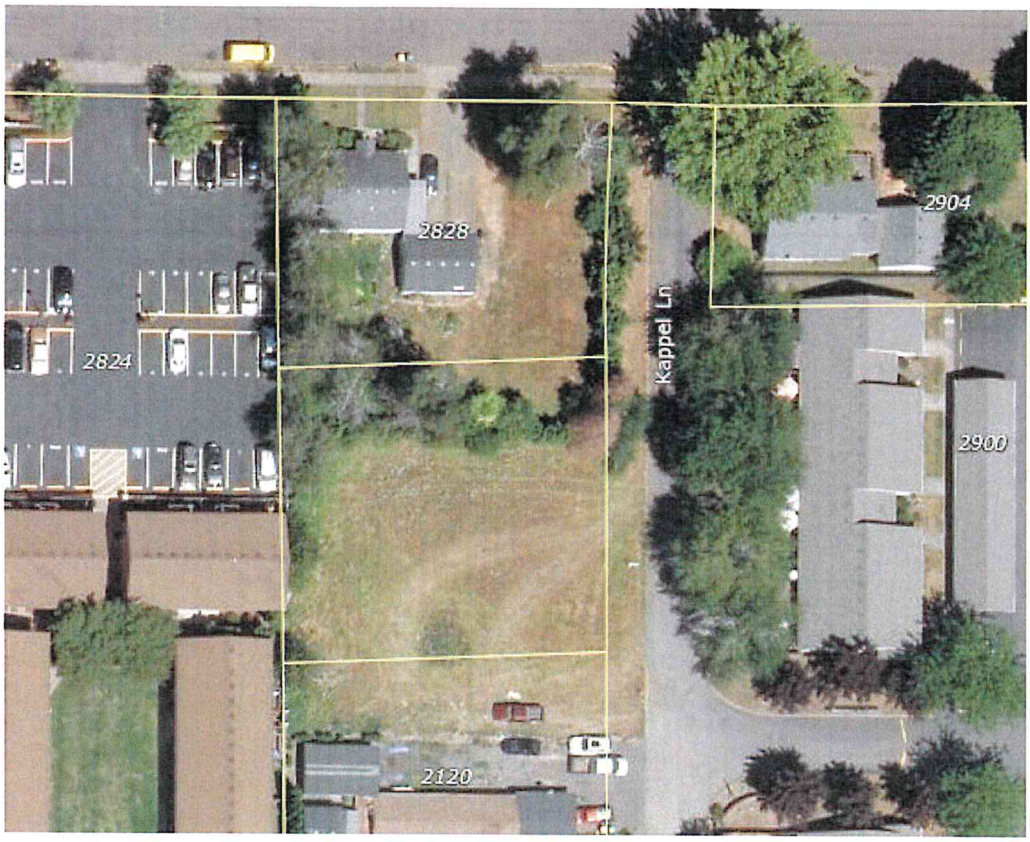
    - Each of the proposed buildings would be two stories in height, and would have hipped roofs.
    - All units would have 3 bedrooms.
    - The parking areas would have a total of 34 on-site parking spaces (an average of 2.27 spaces per unit). Each unit would have a single-car garage.
    - The units in the north building would take access directly from 22nd Avenue. The other buildings would access 22nd Avenue via Kappel Lane, a private driveway.
    - All units would have a patio with direct access to a common yard.

    The site would be completely built-out with this project. The applicant intends to construct the project in a single phase.

2. Site Examination: The site is flat and totals 0.74 acres. It abuts 22nd Avenue, a designated Collector street. It also abuts Kappel Lane, a private driveway. Kappel Lane connects 22nd Avenue and Pacific Avenue, but it is not open to through vehicular traffic.

    The site is occupied by a single-family home, which will be removed. Trees are scattered about the site; they will also be removed. A chain-link fence separates the site from the Willow Park Apartments to the west at 2824 22nd Avenue. There is no fencing extant along the east (Kappel Lane) or south property lines.

    The site is located across the street from Bard Park.



Aerial Photo of Site and Vicinity

3. Existing Comprehensive Plan Designation and Zoning of Site and Area

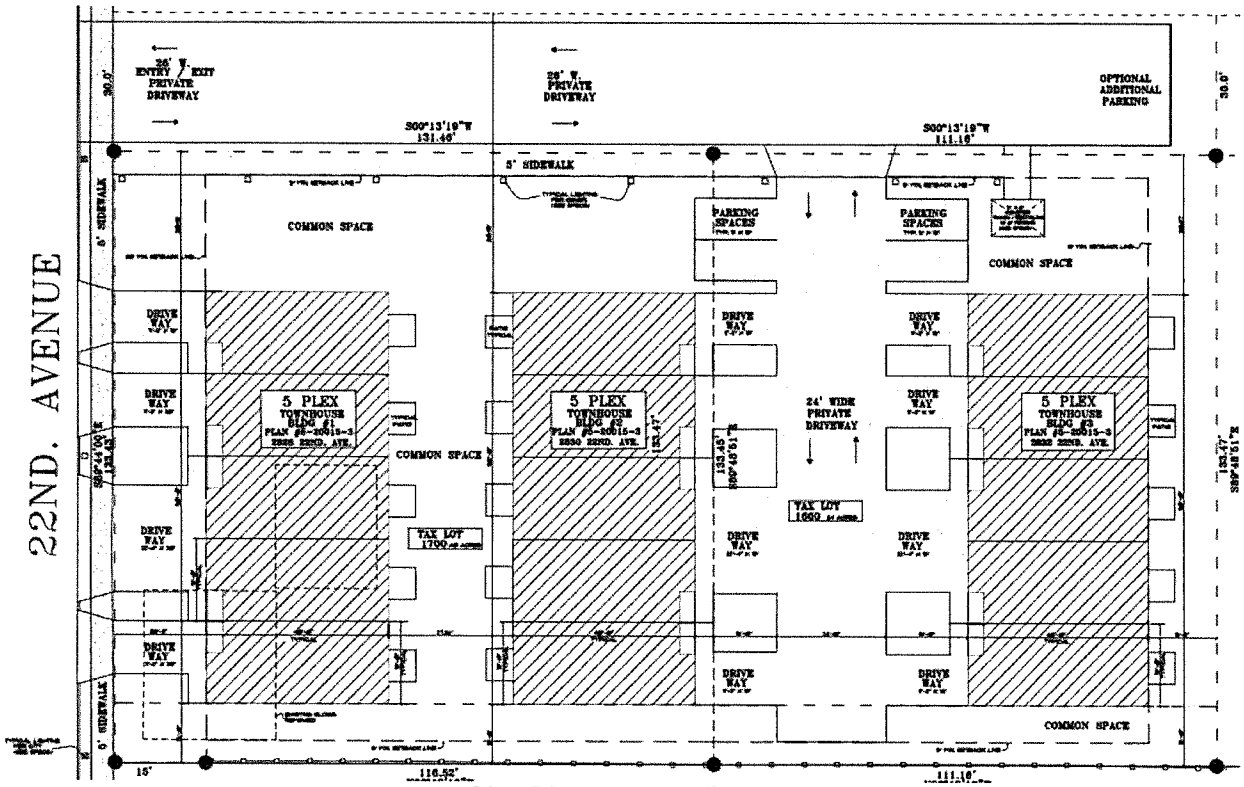
LOCATION	COMPREHENSIVE PLAN DESIGNATION	ZONE DISTRICT	LAND USE
Site	High Density Residential (HDR)	Residential Multi-Family High Density (RMH)	Single-Family Home & Vacant Land
North	Open Space	Residential Multi-Family High Density (RMH)	Bard Park
South	High Density Residential (HDR)	Residential Multi-Family High Density (RMH)	Duplex
East	High Density Residential (HDR)	Residential Multi-Family High Density (RMH)	Harkson Court Apartment Complex
West	High Density Residential (HDR)	Residential Multi-Family High Density (RMH)	Willow Park Apartment Complex

4. Site Design: The site plan consists of 3 buildings, each of which would have 5 units. The north building would have individual driveways taking access from 22nd Avenue, while the other buildings would be accessed via Kappel Lane.

   The north building would be set back 20 feet from the 22nd Avenue right-of-way, the minimum required for a garage setback. The east side yard setbacks (adjacent to Kappel Lane) would be 30 feet, while the west yard setback would be 13 feet. The rear yard setback would be 20 feet.

The area between the north and central building would be landscaped, as would the east and west yards. Access to the central and south building would be provided by a 24-foot-wide driveway off Kappel Lane, with multiple landscape islands provided to differentiate individual unit driveways. A new walkway would be installed along the west edge of Kappel Lane, connecting to the 22nd Avenue sidewalk.

A water quality facility would be located on the east side of the north building, while the trash enclosure is proposed near the east property line near the south building



Site Plan (North ←)

5. Setbacks and Height Requirements:

   - The site is located in the RMH zoning district. Setbacks in this district are front – 14 feet (20 feet for garages); rear – 15 feet; and side yards – at least 5 feet (more if the building eave or gable end is greater than 15 feet in height).
   - The buildings would be setback 20 feet from the 22nd Avenue property line.
   - The side yard setbacks would range from 13 to 30 feet.
   - The rear yard setback (from the southern-most building) would be 20 feet.
   - The height limit in the RMH zoning district is 3 stories or 45 feet. The height of the two-story apartment buildings would be 29 feet at the roof peak.

   Summary and Conclusion: As the height of the proposed buildings would be less than the maximum allowed, and the proposed setbacks equal or exceed those required in the RMH zoning district, staff concludes that the heights and setbacks are acceptable and no conditions of approval appear to be necessary.

6. Density: The site area is 0.74 acres. In the RMH zoning district, the allowable density is 20.28 dwelling units per acre. With 0.74 acres, the target density is 15 units.

Summary and Conclusion: The applicant proposes to develop the site with 15 units. This criterion is met.

7. Compatibility:

   - The site is located in and bounded by land in the RMH zoning district. It is bounded on the north by 22nd Avenue; on the west and east by apartment complexes (Willow Park and Harkson Court, respectively); and on the south by a duplex. All of the adjoining developments are also located in the RMH zoning district.

   - The buildings would only be 2 stories in height and would have hipped roofs, thus minimizing the shadows cast on-site and onto adjacent yards.

   - Development of the site with an apartment complex might result in off-site noise impacts. However, if any noise issues did arise, Forest Grove Code (FGC) §91.030 et. seq. *Noise Regulations* would regulate the intensity of allowable noise in both daytime and evening hours. §91.034 *Maximum Permissible Sound Levels* caps the allowable volume in Noise Sensitive Areas (i.e., areas within residential and institutional zones) at 60 db during the daytime (7 a.m. to 10 p.m.) and 50 db at night (10 p.m. to 7 a.m.) Because the City has an existing ordinance in place to respond to potential complaints, staff concludes that there should be no significant neighborhood noise compatibility issues.

   - No perimeter fencing is proposed or required by the Development Code. A chain-link fence is extant along the west property line, and a new fence will be installed around the water quality facility. The Planning Commission may want to consider requiring additional fencing, as it has in other apartment projects. A fence along the south property line has been included in staff's recommendation as an **optional condition.**

   - The project will be required to comply with DC §17.8.750 *Lighting Standards for Multi-Unit Development* and DC §17.8.755 *Pedestrian Lighting Standards,* as noted in Exhibit C - *Development Code Standards and Specifications.* Compliance with these provisions should minimize any off-site light splay.

   - A trash and recycling enclosure is proposed east of the south building. Since it would be readily accessible (being sited adjacent to the main driveway), this location should minimize service vehicle noise. To minimize weather and wildlife intrusions, as well as to provide more visual screening, the enclosure will be roofed.

   Summary and Conclusion: The RMH zoning district allows a range of residential uses and housing types. As multi-unit buildings are a permitted use in the RMH zoning district, and the abutting parcels are developed with a variety of residential uses and housing types, this project would be compatible.

8. Traffic Analysis and Street Improvements: The site abuts both 22nd Avenue and Kappel Lane.

   - 22nd Avenue is a designated Collector street. It is fully improved.

- Kappel Lane is a privately-owned and maintained paved driveway. It serves as access for the Harkson Court apartments, and the residences located at 2104 and 2118-2120 Kappel Lane. It is barricaded to through vehicular traffic. It does not have sidewalks.

  Kappel Lane is actually part of the Harkson Court site; it is not located in its own tract as might normally be expected for a driveway serving multiple parcels. An access and utility easement was recorded in 2008 along its length to ensure that the abutting parcels were guaranteed access and the ability to connect to public utilities.

- According to the ITE *Trip Generation Report 10th Edition*, low rise apartments generate 7.36 Average Daily Trips (ADT) per unit. With 15 units, 110 trips per day would be expected.

  The actual number might be less since the site is a short distance down Kappel Lane from Pacific Avenue, which means the residents would have access to frequent-service transit and thus might drive less than the ITE report forecasts.

Summary and Conclusion: Traffic access and circulation requirements would be met.

9. Sidewalks and Pedestrian Walkways:

   - A sidewalk is present along 22nd Avenue.
   - The north building would have no walkways connecting to the 22nd Avenue sidewalk; residents and visitors would have to use the driveways. DC §17.8.140(A)(1) requires a separate walkway connection. This could be accomplished by installing a walkway adjacent to the driveway using a different paving material. This stipulation has been included in the Development Code conditions listed in Exhibit C.
   - A 5-foot-wide concrete pedestrian walkway is proposed along the west side of Kappel Lane. It will need to be extended to the south property line of the project site so that it may be continued when the adjoining properties redevelop (DC §17.8.140(A)(1)). This stipulation has been included in the Development Code conditions listed in Exhibit C.
   - No walkways are proposed that would connect the central and south buildings with the Kappel Lane walkway, as required by DC §17.8.140(A)(1). While it would be possible to install a walkway abutting each building, that location would compromise resident's privacy. In the alternative, the walkways could abut the drive aisle. In both instances, the central building would need to be shifted northward in order to provide sufficient space, thus reducing the yard width between the north and central buildings. Because the driveway would serve only 10 units and would be a dead end, the Planning Commission may want to consider an alternative approach as discussed under the Design Guidelines section below.

   Summary and Conclusion: Except as noted, the sidewalk and walkway connections would be constructed in compliance with City standards.

10. Parking: DC §17.8.515 Table 8-5 *Parking Requirements* regulates the minimum number of parking stalls required (there are no maximums for residential uses). For multi-unit housing, 1.75 parking spaces are required for each three bedroom unit.

15 three-bedroom units @ 1.75 spaces required per unit = 26 spaces required

Each unit would have an integral garage, for a total of 15 spaces. In addition, there would be a driveway serving each unit of sufficient depth for parking in front of each garage, thus providing an additional 15 spaces. Lastly, 4 spaces are proposed between the central and south buildings. Overall, 34 on-site spaces would be provided, or about 2.27 spaces per unit.

Due to driveway spacing, only 1 on-street space would be available on 22nd Avenue. No parking would be permitted along Kappel Lane.

Summary and Conclusion: As the minimum number of parking spaces required would be exceeded, and there is no maximum limit, no conditions of approval appear necessary.

11. Environmental Quality: There is no City record of any prominent environmental conditions. Runoff from new impervious surfaces would be routed to new on-site water quality facility. Additional landscaping is proposed to be installed (see below) that may improve air quality and reduce glare and heat.

12. Parks and Open Space: Bard Park at 2921 22nd Avenue is located directly across the street from the site.

    DC §17.8.205 requires that all multi-family dwellings with 20 or more units provide a children's play area, surrounded by a fence at least 30 inches high. Because this complex would have fewer than 20 units, these provisions do not apply.

13. Landscaping: Proposed landscaping would be varied and extensive, including 4 tree varieties and 20 varieties of shrubs and groundcovers, as well as turf. Landscaping appears to comply with the provisions of DC §17.8.205 and §17.8.545.

    There are 15 birch and cherry trees on the site. Each has been examined by a certified arborist who has determined that they are all in poor condition or dead. Thus, they are all proposed to be removed.

    Several trees are located off-site but adjacent to the perimeter. Because of their proximity to the property line, tree protection measures are required, pursuant to DC §17.5.115(B), as listed in Exhibit C *Development Code Standards and Specifications.*

14. Public Utilities: The application has been reviewed by the Engineering, Fire, Light and Power, Police, and Public Works departments. All departments have indicated that existing public utilities to serve the site are adequate. Specific comments and conditions from the Engineering, Fire and Light & Power departments are listed in Exhibits D-F. The Police and Public Works departments registered no comments or conditions.

15. Site Development Approval Criteria: DC §17.2.450 *Site Development Review Criteria* are as follows:

    The Planning Commission shall review and approve, conditionally approve, or deny the site development plan based on the following criteria:

A. The site development plan complies with all applicable standards of the base zoning district, any overlay district, and the applicable general development standards of Article 8.

Finding: The minimum and maximum residential density in the RMH zoning district is 16.22 to 20.28 DUA respectively. With 0.74 acres, the allowable density would therefore be between 12 and 15 units. The project would include 15 units thus, the target density would be met.

Finding: Parking would be provided throughout the site, and all of the buildings connected with a pedestrian walkway along Kappel Lane.

Finding: The site is located in the RMH zoning district. Buildings would be set back at least 20 feet from the 22nd Avenue right-of-way line, which would allow for parking in front of the units. The rear yard setback would be 20 feet while the east and west side yard setbacks would be 30 feet and 13 feet respectively. As the proposed building setbacks would equal or exceed the required setbacks, no conditions of approval appear necessary.

Finding: Car park set backs are at least 5 feet from any property line. The site plan indicates compliance with this standard.

Finding: The height limit in the RMH zoning district is 3 stories or 45 feet. The height of the 2-story apartment buildings would be about 29 feet at the roof peak. As the height of the proposed buildings would all be less than the maximum, this criterion is satisfied.

Finding: The project would have 34 off-street spaces, 8 more than the minimum required. There are no maximum limits on parking for residential projects.

Summary and Conclusion: The proposed density, setbacks, building heights, access and parking would all meet or exceed Development Code standards.

B. The site development plan ensures reasonable compatibility with surrounding uses as it relates to the following factors:

1. Building mass and scale do not result in substantial visual and privacy impacts to nearby residential properties; and

   Finding: At their closest points, the buildings would be setback 13 feet from the nearest (west) property line, and the south building would be located 20 feet from the rear property line. No windows are proposed in the west elevations. Due to the greater-than-required building setbacks, and lack of windows in the west elevations, there should be no impact on the privacy of the adjoining properties.

2. Proposed structures, parking lots, outdoor use areas or other site improvements that could cause substantial off-site impacts such as noise, glare and odors are oriented away from nearby residential uses and/or adequately mitigated through other design techniques.

   Finding: As a residential project, off-site noise impacts are not anticipated. Should noise become a complaint issue, the City has in place a noise control ordinance that could be used to abate the nuisance.

Finding: Lighting will be required to comply with the provisions of DC §§17.8.755(C) and (D).

Finding: The trash and recycling enclosure would be located east of the south building. It would be enclosed with a wood fence and roof, thus keeping its contents out of the view of nearby residents.

C. The site development plan preserves or adequately mitigates impacts to unique or distinctive natural features including, but not limited to:

1. Significant on-site vegetation and trees;
2. Prominent topographic features; and
3. Sensitive natural resource areas such as wetlands, creek corridors and riparian areas.

Finding: The site does not have any prominent topographic features, wetlands, creek corridors or riparian areas. Existing on-site trees have been examined by a certified arborist. Due to their condition, all are proposed for removal.

D. The site development plan preserves or adequately mitigates impacts to designated historic resources.

Finding: No designated historic resources are present on or adjacent to the site. This criterion does not apply.

E. The site development plan provides adequate right-of-way and improvements to abutting streets to meet the street standards of the City. This may include, but not be limited to, improvements to the right-of-way, sidewalks, bikeways, and other facilities needed because of anticipated vehicular and pedestrian traffic generation.

Finding: The 22nd Avenue right-of-way is fully improved. No approval conditions are necessary.

F. The site development plan promotes safe, attractive and usable pedestrian facilities that connect building entrances, public sidewalks, bicycle and auto parking spaces, transit facilities, and other parts of a site or abutting properties that may attract pedestrians.

Finding: DC §17.8.115(4) requires a minimum walkway width of four feet. A 5-foot-wide concrete walkway is proposed from 22nd Avenue south along the west side of Kappel Lane which would connect to walkways fronting buildings 2 and 3. Walkways will be required to connect the residences in the north building to the 22nd Avenue sidewalk. This standard is met.

III. DESIGN GUIDELINES

Design Review Criteria: Projects subject to design review shall be evaluated based on the following:

A. The development standards of the applicable zoning district and any overlay district;
B. The general development standards of Article 8.
C. Departures from code requirements may be permitted as part of a Track 2 Design Review Process, when the following criteria are met:

1. The design guidelines contained in the applicable section of the "Design Guideline Handbook" are adequately addressed.
2. The applicant demonstrates that the overall development would result in a development that better meets the intent of the design guidelines than a design that simply meets the Code.

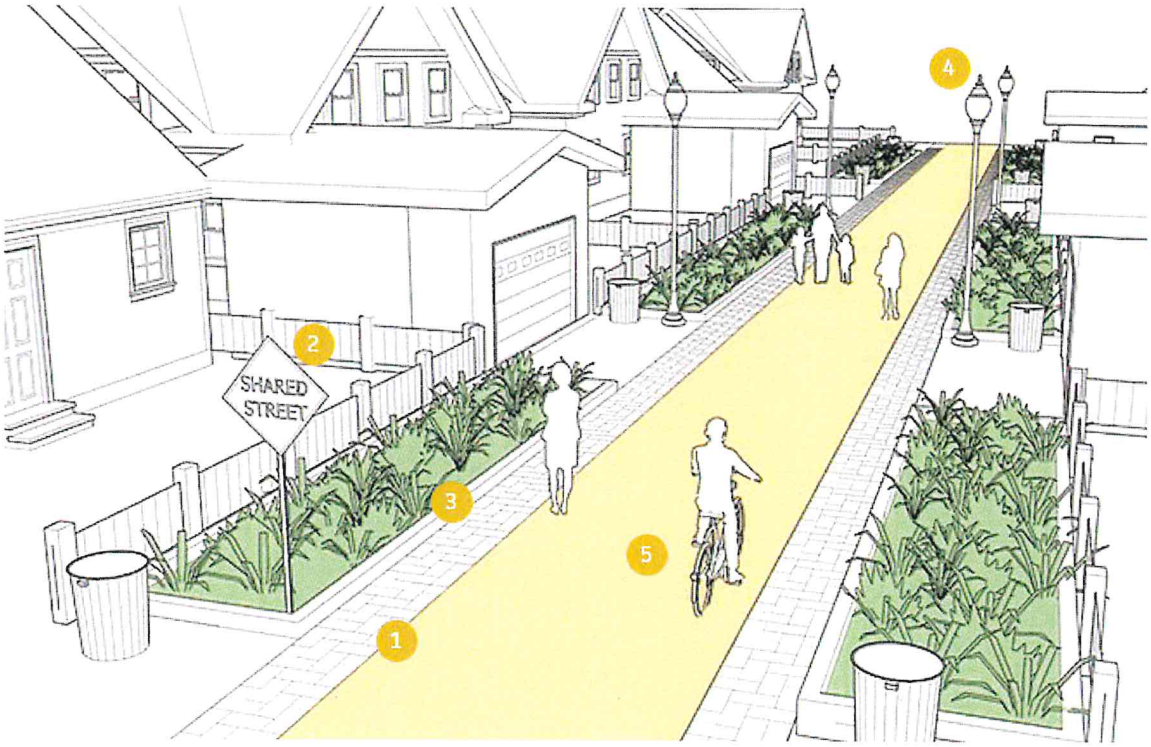
The Design Guideline Handbook Section III *Multi-Unit Residential Design Guidelines* has two options for design review: Track 1 *Development Standards* and Track 2 *Design Guidelines.* The following analyzes the application compared to Track 1 standards unless otherwise noted.

Site – Circulation

- *Continuous pedestrian connections required –*
- *Pathways at least 10 feet from dwellings –*
- *A minimum pathway width of 5 feet –*

As noted above, no walkways are proposed that would connect the central and south buildings with the Kappel Lane walkway, as required by DC §17.8.140(A)(1). While it would be possible to install a walkway abutting and parallel to each building, that would compromise resident's privacy. In the alternative, the walkways could abut the drive aisle. In both instances, the central building would need to be shifted northward in order to provide sufficient driveway and walkway width, thus reducing the yard width between the north and central buildings (although the proposed driveway – at 24 feet wide – could be reduced in width by 4 feet and still comply with the Development Code).

Because the driveway would serve only 10 units and would be a dead end, the Planning Commission may want to consider waiving the walkway requirement on both sides of the driveway in favor of a "shared alley" concept, illustrated below.



(1) Different paving (2) Signage (3) Landscaping (4) Lighting (5) Low-speed travel-way

Such a shared driveway/pedestrian space would comply with this recommended Design Guideline*: "Provide comprehensive, pleasant and direct pedestrian pathways linking buildings, open space and parking areas."* As proposed, the driveway has already been designed as a low-speed travel-way with landscaping elements; and because it would serve only 10 units and would be a dead-end, signage is probably not necessary. Only some paving differentiation and pedestrian-scale lighting would be needed.

Staff has included an **optional condition** to construct the driveway as a shared travel-way and pedestrian zone.

Site – Parking

- *Include 18-foot-wide landscape planter bays in parking areas > 10,000 square feet* – The proposed car park and aisles would not exceed 10,000 square feet in area, therefore, this provision does not apply.
- *Sidewalk system shall connect all front doors to the car park* – All units would have a direct connection to the car park.

Site – Pedestrian Environment

- *Residential front doors shall be setback at least 2 feet from the public sidewalk* – All residential front doors would be located more than 10 feet from the public sidewalk.
- *Primary entrance doors shall not be sliding glass, or solid metal without glazing* – Entry doors will be standard doors.
- *Residential porch height < 4 feet* – No porches are proposed.
- *Residences with entry porches: porches shall be not be less than 40 square feet* - No porches are proposed.
- *Residences shall not be < 4 feet below grade* – The new buildings will be erected at grade.

Site – Screening / Service Areas

- *All mechanical equipment shall be screened* – The apartment units will have standard residential-sized appliances located inside. No exterior mechanical equipment is proposed.
- *Service / refuse collection areas shall be not < 20 feet from the right-of-way* – The refuse collection area would be located more than 20 feet from the 22nd Avenue right-of-way.
- *Refuse collection area to be screened from above* – The refuse collection area would be a walled and roofed structure.
- *All rooftop mechanical equipment shall be screened* – None proposed; not applicable.

Site – Landscaping

At least 75% of required landscaped areas shall be planted; at most 25% of required landscaped areas shall be hardscaped – None of the required landscape areas would be hardscaped.

- *Buffering and Screening* – The development site abuts residential properties on three sides (the fourth side being 22nd Avenue). As all are located in the same (RMH) zoning district, no buffering or screening standards apply.

Site – Crime Prevention Through Environmental Design

- *Plant materials by entries shall be < 5 feet in height by the entry* - Complies. Various shrub varieties are proposed near the entries, all of which can be kept pruned to a height of five feet and less.
- *Window areas facing common spaces, paths, and parking areas shall be at least 25 square feet each* – Dimensions of the individual window units vary, and would be located only in the north and south elevations where they would provide views of the common areas between buildings. There would be no windows in the east or west elevations. To provide interior views of the common space on the east side of the buildings, and to provide enhanced security of pedestrians using the walkway along Kappel Lane (as stipulated by DC §17.8.710(A)(1)(d)), windows are required in all habitable rooms facing Kappel Lane. With that stipulation (included in Exhibit C), this criterion would be satisfied.
- *Entries shall be lighted* – All entries would be illuminated.
- *Gated residential areas are prohibited* – None are proposed.
- *Motion-activated lighting by the street is prohibited* – None are proposed.

Site – Open Space

- *At least 25% of the lot (excluding parking areas) shall be landscaped* – The site totals 0.74 acres. Open space and landscaped areas would total over 9,000 square feet, or about 28% of the gross site area. This standard is met.
- *Apartment complexes with six units or more shall provide 100 square feet of recreation space per unit* – No specific Development Code section includes this provision. With 15 units, 1,500 square feet of recreation space would be necessary. The north and central buildings would have access to yards totaling about 5,520-square-feet, while the south building would have access to a 2,935-square-foot yard. The combined recreation space would therefore be 8,455 square feet, which would comply with this guideline.
- *Apartment complexes with 20 or more units shall have a children's play area* – As the complex would have only 15 units, this provision does not apply.
- *At least 50 square feet of private open space shall be provided per unit* – Each unit would have a patio of 70 square feet.

- *Private open space shall be separated from common open space with landscaping, fencing, or grade changes (including balconies)* – Landscaping would be installed between the patios, but they would be open to the adjoining turf areas.

Building – Massing and Form
- *Building dimensions > 150 feet shall have a minimum 3-foot off-set* – Buildings would only be 90 feet long thus, this provision does not apply.
- *Every two dwelling units shall be off-set from the next by at least 4 feet* – The building planes would be uniform, but the building entries would be in-set.
- *All habitable rooms shall have a window facing the car park and common areas* – Windows would face both the car parks and the common areas. With the stipulation to install windows facing Kappel Lane (as required by DC §17.8.710(A)(1)(d)), this guideline would be met.

Building – Compatibility
- *All buildings shall have a defined entry space of at least 16 square feet* – Complies.

Building – Safety
- *Line-of-sight shall be maintained between the building entries and the sidewalk or car park* – Complies.

Building – Privacy
- *Building entries shall be at least 3 feet from sidewalks and walkways* – By using the shared alley concept described above, the distance from all entries to any sidewalk or walkway would be more than 3 feet.
- *Bedroom and bathroom windows shall be off-set at least 4 feet from windows on adjacent buildings (unless privacy glazing is used)* – None of the bathrooms would be situated to align with adjacent unit windows.

Site – Lighting
- *All unit entries and walkways shall be lighted* – All entry areas will be lit.
- *Light poles shall not exceed 18 feet in height* – This standard is required by DC §17.8.750(D) *Lighting Standards for Multi-Unit Development.*
- *Concrete bases shall not exceed 8 inches in height* – This standard is required by DC §17.8.750(D).
- *Cut-off shields shall be installed* – These are required by DC §17.8.750(D).
- *Plastic interior-lighted signs are prohibited* – None are proposed.

Signs –
- *Residential nameplates allowed* – None proposed.

Summary and Conclusions: The design guidelines have been addressed by the application as follows:

1) The facades of the new buildings include building bump-outs and recessed entries which will serve to provide relief and shadow patterns.
2) Exterior building materials would include lap siding, along with trim boards. Masonry trim would be applied to the front facades.
3) Proposed window designs would be coordinated with the building's architecture and - as conditioned - would be sufficient in number to ensure ample visibility of the common areas.

The facades of the new buildings will include architectural detailing which will serve to provide relief and shadow patterns, including sheltered entries and bump-outs. The buildings would

use a variety of quality durable materials including Hardie-Plank siding. The proposed architecture complies with the design guidelines and standards.

IV. ALTERNATIVES

The Planning Commission may approve as submitted, approve with conditions, continue deliberations to a date certain, or deny this request.

V. RECOMMENDATION

Based on the information provided in the application and the findings above, staff recommends approval of the application for site design and design review for the proposed 15-unit apartment complex at 2828 22nd Avenue, with the following conditions:

1. The applicant is bound to the project description and all representations made by the applicant during the application and decision-making proceeding.
2. The applicant shall comply with all applicable City building and development standards, including all dimensional standards and public works specifications.

OPTIONAL CONDITIONS

3. Construct the driveway serving the central and south buildings for use by both vehicles and pedestrians, including pedestrian-scale lighting and pavement to distinguish pedestrian areas from vehicular areas.
4. Install 6-foot-tall wood fence along the south property line.

VI. LIST OF EXHIBITS

The following exhibits were received, marked, and entered into the record as evidence for this application at the time this staff report was written. Exhibits received after the date of this report will be marked beginning with the next consecutive letter and will be entered into the record at the time the public hearing is opened, prior to oral testimony.

Exhibit A Site Plan and Design Review Application Materials

Exhibit B Power Point

Exhibit C Development Code Standards and Specifications

Exhibit D Engineering Department Standards and Specifications

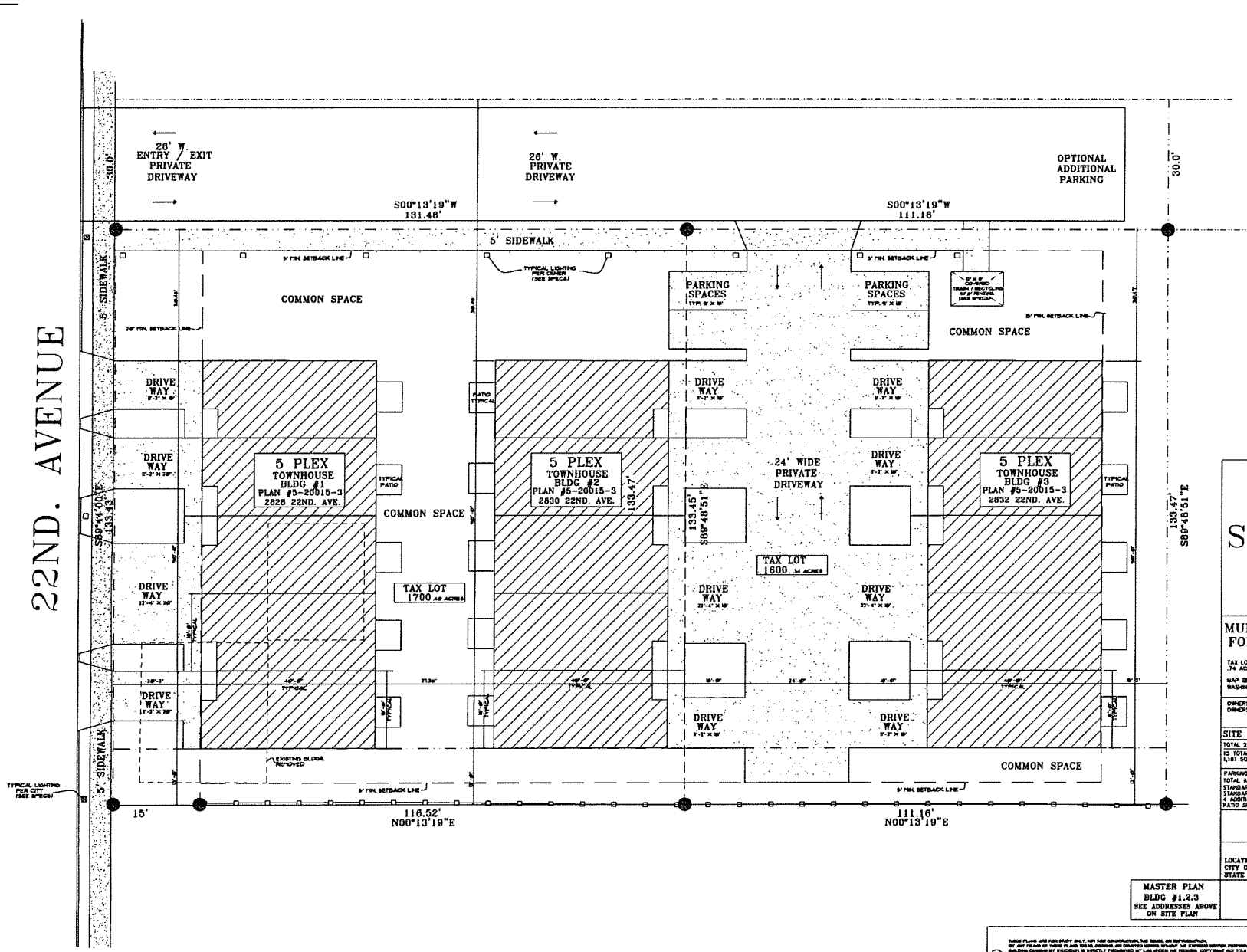
Exhibit E Light & Power Department Standards and Specifications

Exhibit F Fire Department Standards and Specifications

Exhibit G Building Division Standards and Specifications

EXHIBIT A

SITE PLAN AND DESIGN REVIEW
APPLICATION MATERIALS



SITE PLAN

SCALE 1" = 10'-0"

MULTI FAMILY TOWNHOMES
FOREST GROVE, OREGON

TAX LOTS- 1800 AND 1700
.74 ACRES TOTAL AREA WITH BOTH LOTS

MAP 1E 1/4 SE 1/4 SECTION 31 T1N R3W W.M.
WASHINGTON COUNTY , OREGON

OWNERS- STATE STREET HOMES
OWNERS- MARK BILDE & BRANDON GILL
503.363.1529

SITE PLAN NOTES NOTE- SQ. FT NOTED IS APPROX

TOTAL 2 STORY TOWNHOUSE UNITS
13 TOTAL - 3 BDRM UNIT DESIGNS
1,181 SQ. FT. PER UNIT LIVING SPACE- NOT INCLUDING GARAGES

PARKING DETAILS
TOTAL AS SHOWN- 34 SPACES
STANDARD DRIVEWAY SPACES- 9' X 18' - 13 TOTAL
STANDARD GARAGE SPACES- 13 TOTAL
4 ADDITIONAL 9'X18' PARKING SPACES PROVIDED
PATIO SPACES- 70 SQ. FT. EACH- VERIFY

SITE ADDRESS
LOCATED ON 22ND. AVENUE - TAX LOTS 1800 & 1700
CITY OF FOREST GROVE, COUNTY OF WASHINGTON,
STATE OF OREGON

MASTER PLAN
BLDG #1,2,3
SEE ADDRESSES ABOVE ON SITE PLAN

VERSION #2.2

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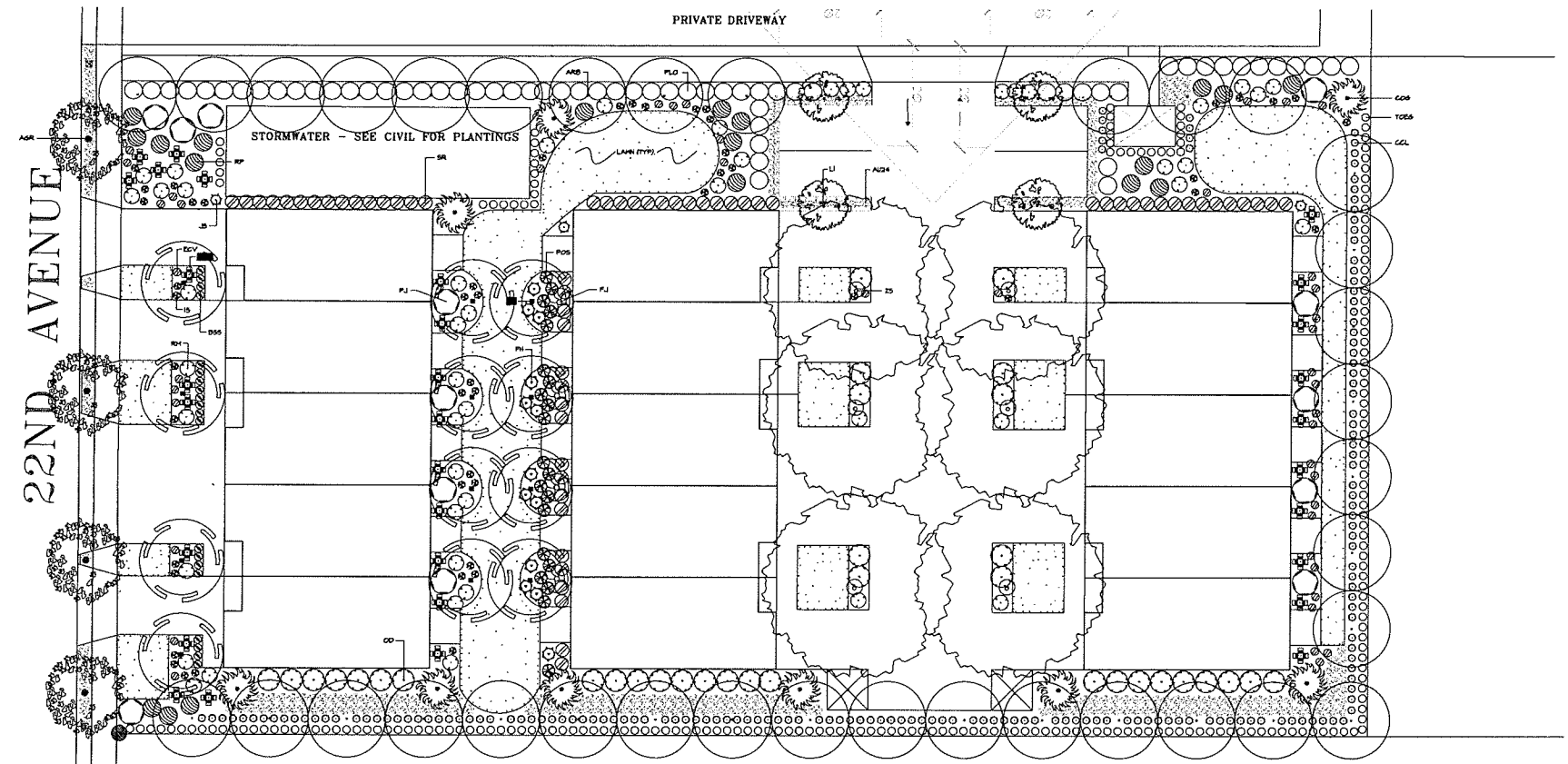
E-Mail- tim@stocktondesign.com
Web Site- www.stocktondesign.com

Building Designs By Stockton LLC.
Ph: 1.800.368.0821

Plan# Forest Grove, OR Townhouses

P1.1



PLANT LEGEND "VERIFY ALL QUANTITIES"

SYM	#	BOTANICAL	COMMON	SIZE
AGR	4	ACER GRISEUM "Street Tree"	PAPERBARK MAPLE	2 IN CAL
ARB	55	ACER RUBRUM 'BOWHALL'	COLUMNAR RED MAPLE	2 IN CAL
AU24	251	ARCTOSTAPHYLOS UVA-URSI-24IN-O.C.	NATIVE KINNIKINNICK	4 IN 24" O.C.
BSS	20	BUXUS S. 'SUFFRUTICOSA'	DWARF ENGLISH BOXWOOD	12 IN - 15 IN
CCL	64	CRYPTOMERIA CURTONIS 'LUCIFER'	CRYPTOMERIA	1 GAL
COS	4	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINOKI CYPRESS	6 FT - 8 FT
ECV	49	ERICA CARNEA 'VIVELLII'	SPRING HEATHER	1 GAL
FH	15	FUSCHIA H. 'SANTA CLAUS'	EVERGREEN FUSCHIA	2 GAL
FJ	4	FATSIA JAPONICA	JAPANESE ARALIA	5 GAL
IS	50	IBERIS SEMPERVIRONS	CANDYTUFF	1 GAL
J5	5	JUNIPERUS C. 'SKYROCKET'	SKYROCKET JUNIPER	5 FT - 6 FT
LI	4	LAGERSTROEMIA INDICA PURPLE MAGIC	PURPLE MAGIC CRAPE MYRTLE	2 IN CAL
OD	55	OSMANTHUS DELAVAYI	DELAVAY OSMANTHUS	2 GAL
PJ	13	PIERIS JAPONICA 'PINK FLAMINGO'	ANDROMEDA	5 GAL
PLO	69	PRUNUS L. 'OTTO-LUYKEN'	OTTO-LUYKEN LAUREL	15-18 IN
POS	31	POLYSTICHUM SETIFERUM	ALASKA LACE FERN	15GAL
RH	48	ROSA MEIDILAND "SCARLET"	SCARLET MEIDILAND ROSE	3 GAL
RP	14	RHODODENDRON 'P.J.M.'	P.J.M. RHODY	3 GAL
RUM	31	RHAPHIOLEPIS U. MINOR 'BALF GREEN	DWARF YEDDO HAWTHORN	3 GAL
SJ	12	STYRAX JAPONICA	JAPANESE SNOWBELL	2 IN CAL
SR	62	SARCOCOCCA RUSCIFOLIA	TALL SARCOCOCCA	3 GAL
TOES	218	THUJA O. 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	4 FT - 5 FT
Z5	6	ZELKOVA SERRATA GREEN VASE	GREEN VASE ZELKOVA	2 IN CAL

L1 PLANTING PLAN

SCALE IN FEET

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 by calling the center (Note: the telephone number for the Oregon Utility Notification Center is (503) 232-1987).

DARRELL MULCH
LANDSCAPE ARCHITECTURE

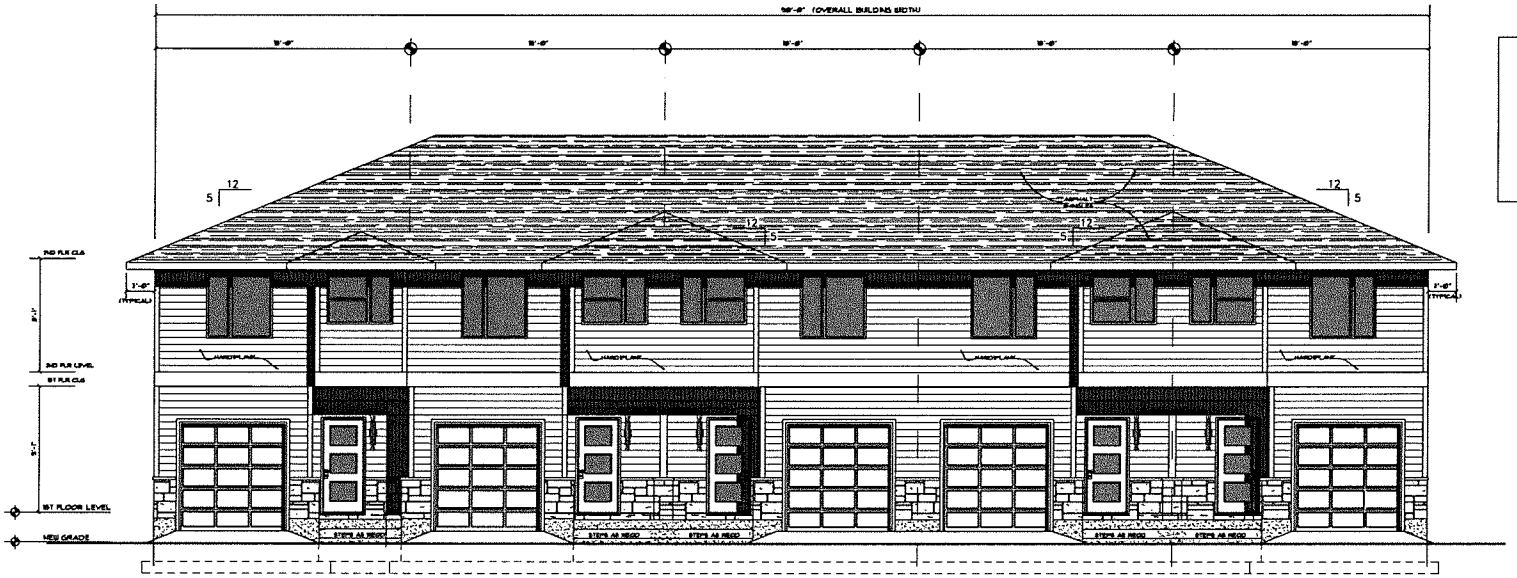
REGISTERED 315 Darrell Mulch OREGON 10-18-93 LANDSCAPE ARCHITECT

FOREST GROVE TOWNHOMES

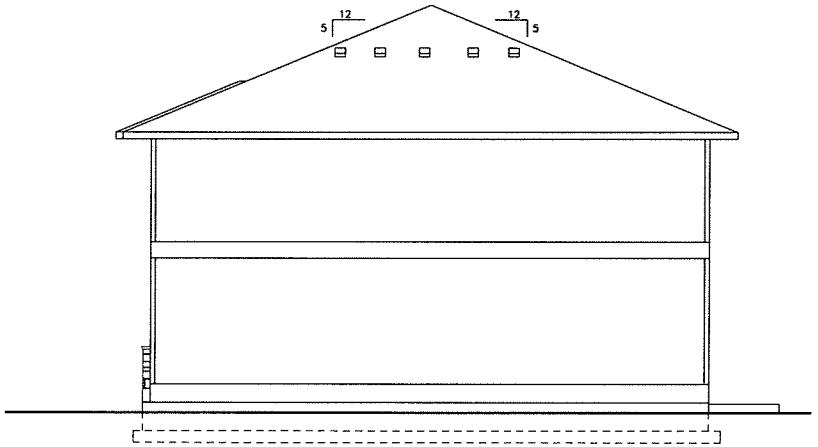
TAX LOT 1600 & 1700 OF T1N, R3W, SECTION 31DD
2828 22ND AVENUE, FOREST GROVE, OREGON 97116
ZONE: RMH

DATE:	10-10-20
PROJECT NO.	X
DESIGNED	DM
DRAWN:	DM
CHECKED	DM
REVISIONS	

SHEET L1 / 2



FRONT ELEVATION
1/4" = 1'-0"



RIGHT SIDE ELEVATION
1/4" = 1'-0"

TYPICAL EXTERIOR MATERIALS:

ARCHITECTURAL
COMP. ROOFING

HARDI-PLANK
HORI. LAP SIDING
8" 5/4 X 4" CORNER TRIM
8" 5/4 X 8" HOR. BELLY BAND TRIM
LIGHT WT. STONE VENEER PER PLAN

G.I. GUTTERS AND DOWNSPOUTS
TO APPROVED STORM WATER

VERIFY W/ OWNER

REV. 09-11-30

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Building Designs
By
Stockton, LLC.
Ph: 1.800.368.0821

Plan #
5-20015-3
5 UNIT RES.

SITE ADDRESS
LOCATED ON 22ND. AVENUE - TAX LOTS 1800 & 1700
CITY OF FOREST GROVE, COUNTY OF WASHINGTON,
STATE OF OREGON

MASTER PLAN
BLDG #1,2,3

A1.1

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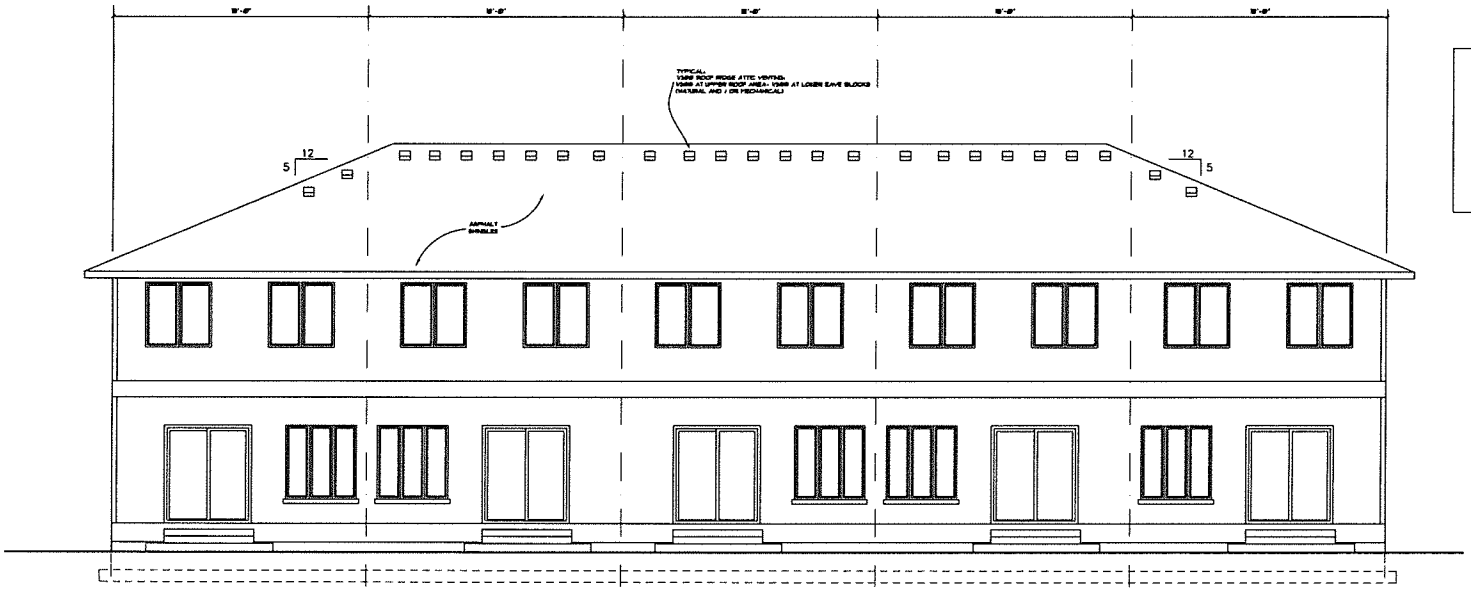


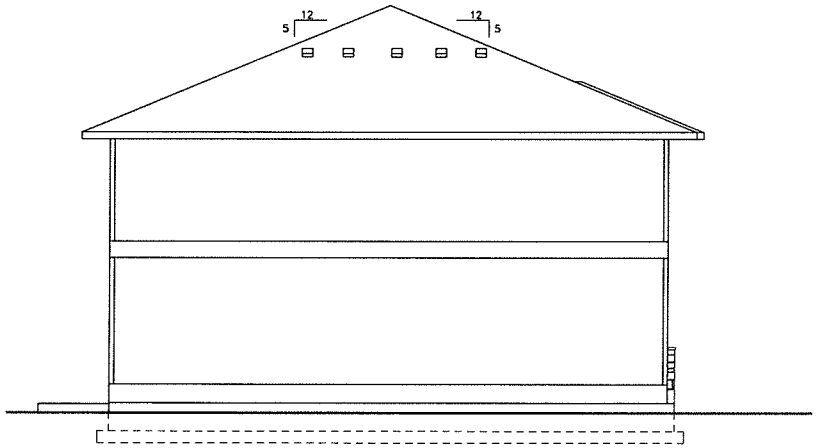
TYPICAL EXTERIOR MATERIALS:

ARCHITECTURAL
COMP. ROOFING

HARDI-PLANK
HORIZ. LAP SIDING
5/4 X 4" CORNER TRIM
5/4 X 10" HORIZ. BELLY BAND TRIM
LIGHT BR. STONE VENEER PER PLAN

GJ GUTTERS AND DOWNSPOUTS
TO APPROVED STORM WATER

VERIFY W/ OWNER



LEFT SIDE ELEVATION
1/4" = 1'-0"

REV. 09-21-20

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By
Stockton LLC.
Ph: 1.800.368.0821

DEVELOPMENT
MASTER SET
CITY OF FOREST GROVE, COUNTY OF WASHINGTON, STATE OF OREGON

SITE ADDRESS
CITY OF FOREST GROVE, COUNTY OF WASHINGTON,

Plan # 5-20015-3
5 UNIT RES.

MASTER PLAN
BLDG #1,2,3

A1.2

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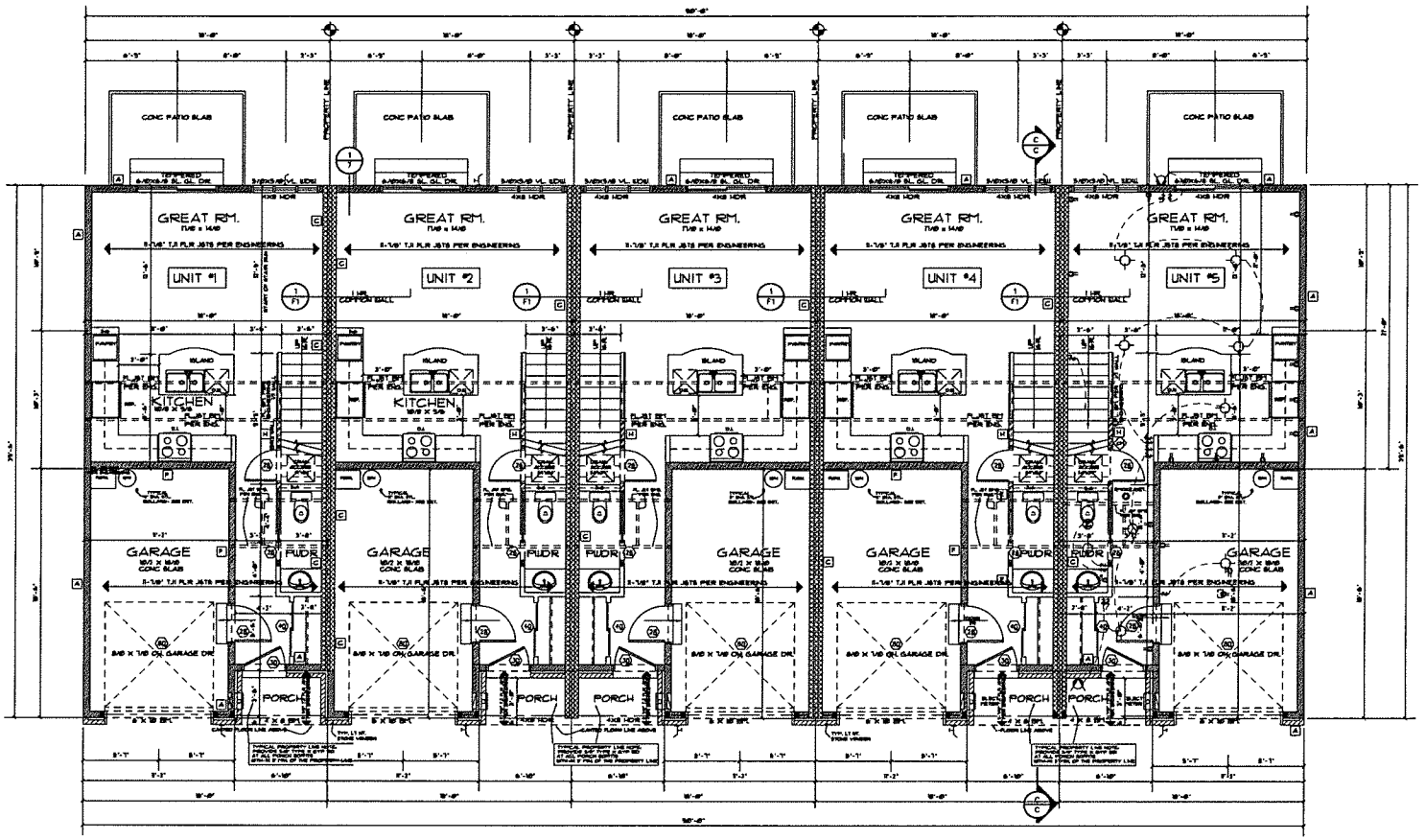

1ST. FLR. PLAN

1/4" = 1'-0"

BLDG LEGEND
R-3 OCCUPANCY - TYPE V-B CONSTRUCTION
1 HR. RATED FIREWALLS AT PROPERTY LINE

TYPICAL UNIT SQ. FT.
UNIT #1,3,4,5 - TOTAL LIVING SPACE SQ FT. PER UNIT
488 SQ. FT 1ST FLR PER UNIT
613 SQ. FT 2ND FLR PER UNIT
1101 SQ FT TOTAL LIVING SPACE PER UNIT
198 SQ. FT GARAGE PER UNIT

STRUCTURAL NOTE - ALL DIMENSIONS TO STUD WALL
EXTERIOR STUDS TO BE 2X6 AT 16" OC W/ 4X10 HDRS
INTERIOR STUDS TO BE 2X4 AT 16" OC W/ 4X10 HDRS
AT BRG WALLS
2X4 HDRS AT NON-BRG WALL OPENINGS
(UNLESS NOTED OTHERWISE)

GENERAL NOTES:
(A) INDICATES 3'-0" X 6'-8" DOOR
(B) INDICATES 3'-0" X 6'-8" DOOR
EXTERIOR DOORS TO BE WD. ARCH. OR METAL W/BLL - INT. DRS TO BE HOLLOW CORE- VERIFY
PROVIDE WATER SUPPLY TO: REF. ICE MAKER DISHWASHER (NOT 1 COLD)
VERIFY ENGINEERED 11" JOIST FLOOR JOIST SYSTEM
SHOP DRAWINGS - INSTALL PER PRIOR DRAWINGS
TYP. COUNTERS TO BE FORMICA - KITCHEN HEIGHT - 36" MAX.-BATHRM'S 32" STANDARD

ENERGY EFFICIENCY NOTES:
ALL WINDOWS TO BE VINYL, @ 36 U VALUE OR BETTER (VERIFY)
VL - VINYL - WD. - WOOD - SL - SLIDER - SH - SINGLE HUNG -- AWN. - AWNING
SEE STATE OF OREGON ORSC - TABLE * MINIMUM
HIGH EFFICIENCY HVAC SYSTEM TO BE USED:
GAS-FIRED FURNACE OR BOILER W/ MINIMUM AFUE, OR 96%, OR
AIR - SOURCE HEAT PUMP WITH MINIMUM HSPF OF 8.5 OR
CLOSED LOOP GROUND SOURCE HEAT PUMP WITH MINIMUM COP OF 3.0
(VERIFY W/ OWNER AND MECH. CONTRACTOR - SEE SHOP DRAWINGS
MANDATORY AIR SEALING OF ALL SHELL COVERINGS AT TOP PLATE AND AIR SEALING CHECKLIST, AND MECHANICAL SHOP, BUILDING VENTILATION SYSTEM WITH RATES MEETING M1503 OR AS/NRSE 512, AND
ALL AIR DUCTS AND AIR HANDLERS CONTAINED WITHIN BUILDING ENVELOPE OR ALL DUCTS SEALED WITH MASTIC

WALL LEGEND
UNLESS NOTED OTHERWISE - U.N.O.
A ENT. WALL 2X6 STUD WALL - R-21
B ENT. WALL ONE HOUR 2X4 STUD WALL -R-15
C ONE HOUR COTTON BALL
D 2X4 EXT. GARAGE WALL - OPT. R-15 INSUL.
E INT. NON-BRG. 2X4 / 2X6 STUD WALL
F INTERIOR 2X6 INSUL. GARAGE WALL - R-21
G INT. 2X4 INSUL. GARAGE WALL - R/SIO R-21
H INTERIOR 2X4 BRG. WALL
BRG POSTS / COLUMN OPTIONS

NOTE: EXHAUST DUCTS SHALL NOT TERMINATE CLOSER THAN 3 FT FROM ANY OPENING INTO THE BUILDING, M1503.3

NOTE: BEDROOM WINDOWS SHALL PROVIDE A MINIMUM OF 20" WIDTH AND 24" HEIGHT WITH MINIMUM OF 5.7 SQ.FT. OPENING FOR EMERGENCY EGRESS, R310

NOTE: TYPICAL ELECTRICAL SEE UNIT #3
NOTE: TYPICAL STRUCTURAL SEE UNIT #3

ELECTRICAL LEGEND:
- 110V WALL OUTLET
- 110V WALL OUTLET- LOCKABLE
- 1/2-LIGHT OUTLET- SWITCHED
- GROUND FAULT INTERRUPT OUTLET
- 110V WATER PROOF OUTLET- GFI
- 220V WALL OUTLET
- TV JACK- CABLE- INTERNET
- HEAT LAMP
- SMOKE DETECTOR, PERMANENTLY WIRED W/ BAT. BACKUP
- 1-WAY SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- RECESSED CAN LIGHT
- LIGHT - VERIFY SPECIFIC DESIGN W/ OWNER
- PHONE JACK
- COMBINATION LIGHT/FAN 5-MIN. AIR EXCH.
- 5-MIN. AIR EXCHANGE FAN
- WALL LIGHT

MISC. LEGEND:
- GARBAGE DISPOSAL
- FROST PROOF HOSE BIBB
- ATTIC ACCESS
- GARAGE DOOR OPENER
- PROVIDE A CARBON MONOXIDE DETECTOR IN EACH UNIT - SHOWN ON PLAN- (OR EQUAL)
- BREAKER PANEL

SITE ADDRESS
LOCATED ON 22ND. AVENUE - TAX LOTS 1500 & 1700
CITY OF FOREST GROVE, COUNTY OF WASHINGTON, STATE OF OREGON

MASTER PLAN
BLDG #1,2,3

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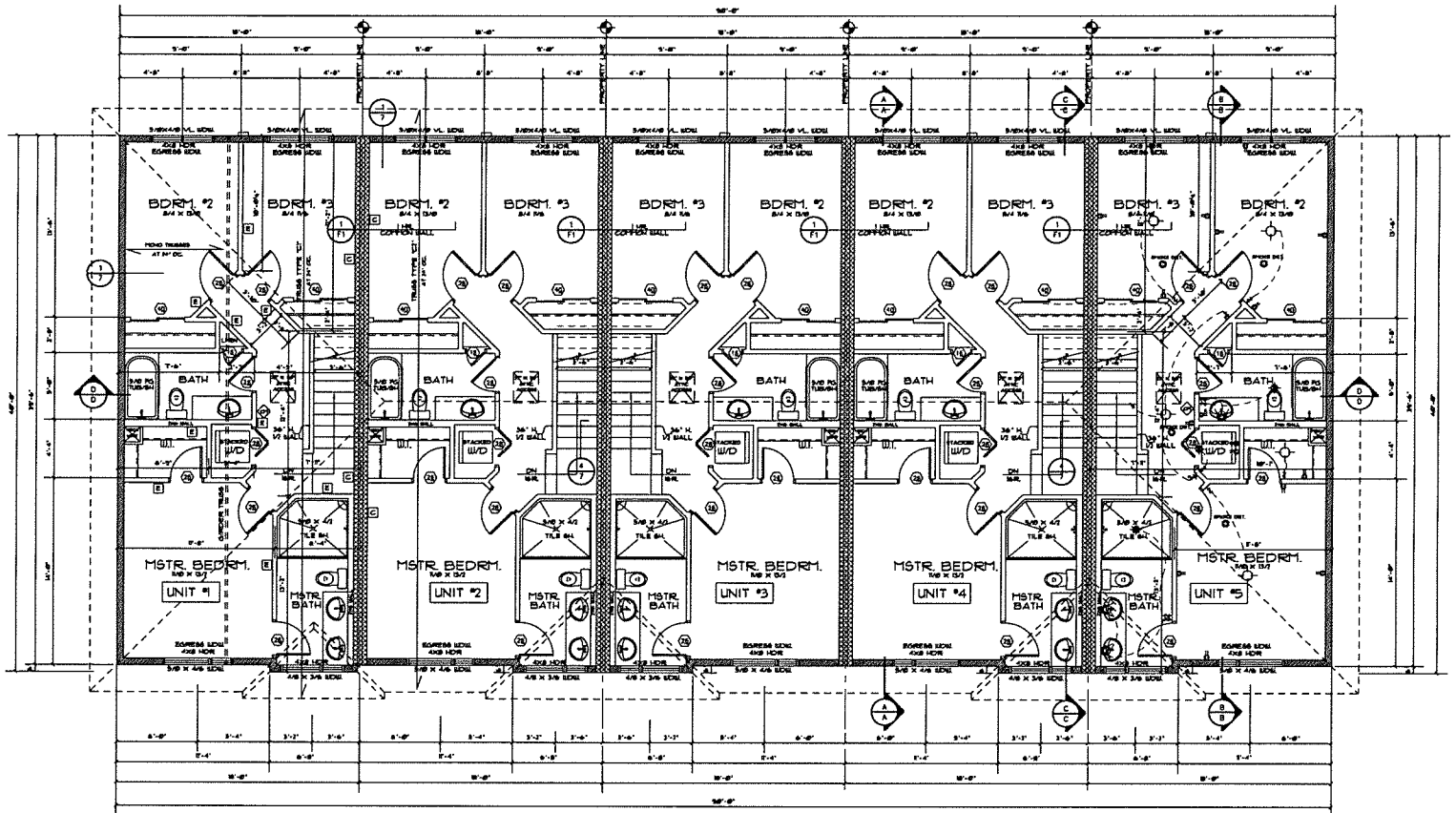
Plan# 5-20015-3
5 UNIT RES.

MD_2020
O- 1S4S-3AE-6821
Dist. TUB

A3.1



1ST. FLR. PLAN

1/4" = 1'-0"

BLDG LEGEND

R-3 OCCUPANCY - TYPE V-B CONSTRUCTION
1 HR COTTION WALLS BETWEEN UNITS

TYPICAL UNIT SQ. FT.

UNIT 1,2,3,4,5- TOTAL LIVING SPACE 612 FT. PER UNIT
468 SQ. FT 1ST FLR PER UNIT
9-13 SQ. FT 2ND FLR PER UNIT
1,161 SQ FT TOTAL LIVING SPACE PER UNIT
195 SQ. FT GARAGE PER UNIT

STRUCTURAL NOTE - ALL DIMENSIONS TO STUD WALL
EXTERIOR STUDS TO BE 2X6 AT 16" OC W/ 4X10 HDRS
INTERIOR STUDS TO BE 2X4 AT 16" OC W/ 4X6 HDRS
AT BRG WALLS
2X4 HDRS AT NON-BRG WALL OPENINGS
(UNLESS NOTED OTHERWISE)

GENERAL NOTES:

(36) INDICATES 3'-0" X 6'-8" DOOR (32) INDICATES 2'-6" X 6'-8" DOOR
EXTERIOR DOORS TO BE ARCH. OR METAL W/BL. - INT. DRS TO BE HOLLOW CORE - VERIFY
DECIDUE MATRL SUPPLY TO: REQ. CS MAKER
SHOP DRAWING: INSTALL PER FROM DRAWING
BARRIER (HOT & COLD)
VERIFY ENGINEERED 'I' JOIST FLOOR JOIST SYSTEM
SHOP DRAWING: INSTALL PER FROM DRAWING
TYPICAL STEP/RISE 7 FOOT HEIGHT - 36" MAX.-EA.-REF: 32" STANDARD

ENERGY EFFICIENCY NOTES:

ALL WINDOWS TO BE VINYL R-NO. U-VALUE TO MEET OR EXCEED REQUIREMENTS
VL- VINYL - REC. - TEMP. - BL. - ELEVS. - SHL. - SLIDER
SEE STATE OF OREGON ORSC - TABLE * N1101.1.1
HIGH EFFICIENCY HVAC SYSTEM TO BE USED.
GAS-FIRED FURNACE OR BOILER W/ MINIMUM AFUE OR 92%, OR
AIR - SOURCE HEAT PUMP WITH MINIMUM HSPF OF 8.5 OR
CLOSED LOOP GROUND SOURCE HEAT PUMP WITH MINIMUM COP OF 3.0
(VERIFY W/ OWNER AND MECH. CONTRACTOR - SEE SHOP DRAWING
MANDATORY AIR SEALING OF ALL SHALL COVERING AT TOP PLATE AND AIR SEALING CHECKLIST, AND MECHANICAL WHOLE BUILDING VENTILATION SYSTEM WITH RATES MEETING M1501 OR
ASHRAE 62.2, AND
ALL AIR DUCTS AND AIR HANDLERS CONTAINED WITHIN BUILDING ENVELOPE OR
ALL DUCTS SEALED WITH MASTIC

WINDOW FALL PROTECTION

WALL LEGEND

UNLESS NOTED OTHERWISE - U.N.O.

- A EXT. WALL 2X6 STUD WALL - R-21
- B EXT. WALL ONE HOUR 2X4 STUD WALL - R-15
- C ONE HOUR COTTION WALL
- D 2X4 EXT. GARAGE WALL - OPT. R-13 WALL
- E INT. NON-BRG. 2X4 / 2X6 STUD WALL
- F INTERIOR 2X6 WALL, GARAGE WALL - R-21
- G INT. 2X4 WALL, GARAGE WALL - RIGID R-21
- H INTERIOR 2X4 BRG. WALL
- BRG POSTS / COLUMN OPTIONS

NOTE: EXHAUST DUCTS SHALL NOT TERMINATE CLOSER THAN 3 FT FROM ANY OPENING INTO THE BUILDING. M1507.3

NOTE: BEDROOM WINDOW SHALL PROVIDE A MINIMUM OF 20" WIDTH AND 24" HEIGHT WITH MINIMUM OF 5.7 SQ.FT. OPENING FOR EMERGENCY EGRESS. R310

NOTE: TYPICAL ELECTRICAL SEE UNIT *5
NOTE: TYPICAL STRUCTURAL SEE UNIT *1
NOTE: TYPICAL WALL LEGEND INFO.- SEE UNIT *1

ELECTRICAL LEGEND:

- 110V WALL OUTLET
- 110V WALL OUTLET- LOCKABLE
- 1/2-LIGHT OUTLET- SWITCHED
- GROUND FAULT INTERRUPT OUTLET
- 110V WATER PROOF OUTLET- GFI
- 220V WALL OUTLET
- TV JACK- CABLE- INTERNET
- HEAT LAMP
- SMOKE DETECTOR, PERMANENTLY WIRED W/ BAT. BACKUP
- 1-WAY SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- RECESSED CAN LIGHT
- LIGHT - VERIFY SPECIFIC DESIGN W/ OWNER
- PHONE JACK
- COMBINATION LIGHT/FAN 9-MIN. AIR EXCH.
- 9-MIN. AIR EXCHANGE FAN
- WALL LIGHT

MISC. LEGEND:

- GARBAGE DISPOSAL
- FROST PROOF HOSE BIBB
- ATTIC ACCESS
- GARAGE DOOR OPENER
- PROVIDE A CARBON MONOXIDE DETECTOR IN EACH UNIT - SHOWN ON PLAN- (ON EACH FLOOR)
- BREAKER PANEL

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SITE ADDRESS

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STATE OF OREGON

MASTER PLAN
BLDG #1,2,3

Building Designs By Stockton LLC.
Ph: 1.800.368.0821
E-Mail: lbs@stocktondesign.com
Web Site- http://www.stocktondesign.com

REV. 09-21-20

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Plan# 5-20015-3
5 UNIT RES.

UD 3809
C- 1988-348-0821
Cat. TUB

A4.1

EXHIBIT B

POWER POINT

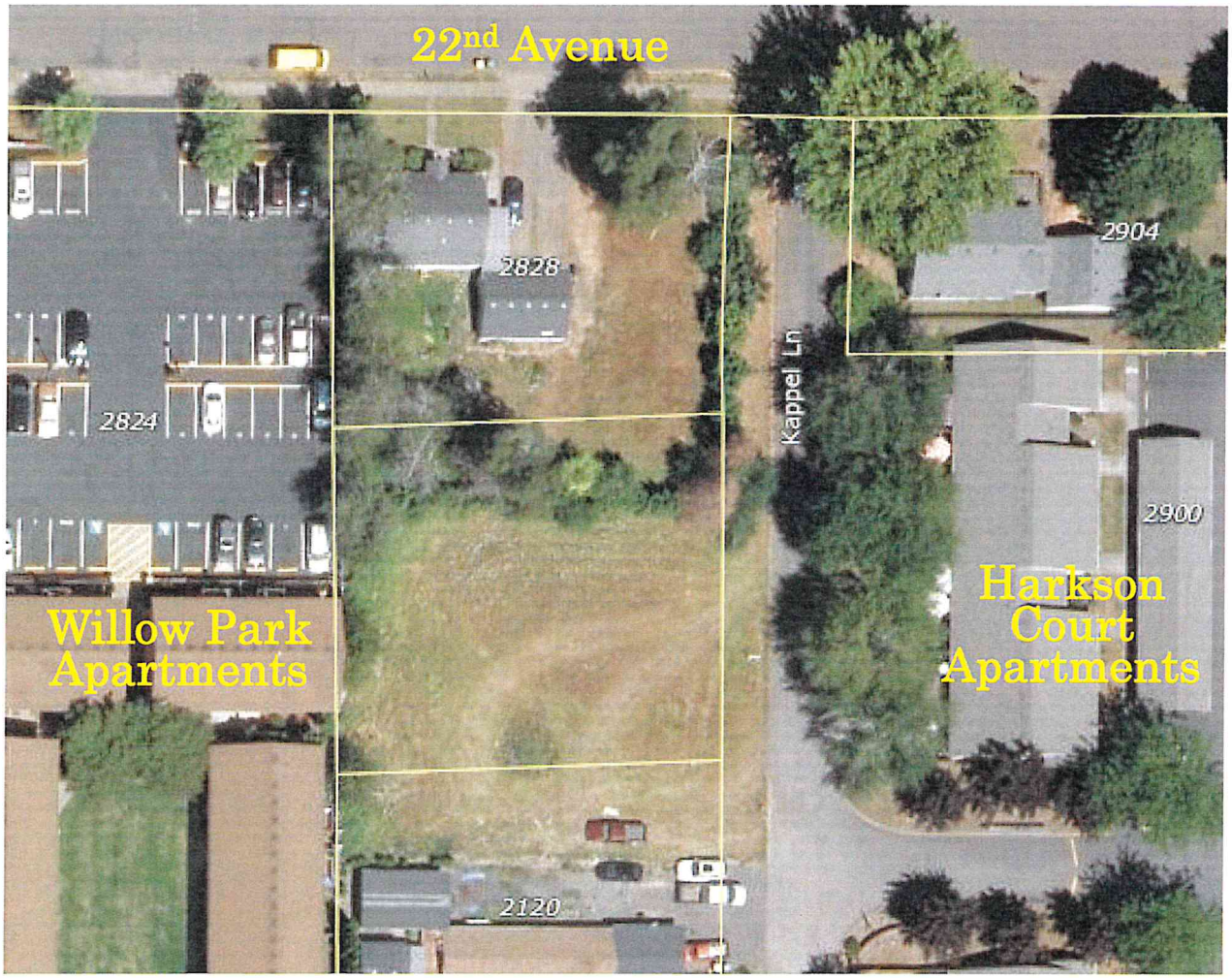
FOREST GROVE OREGON

State Street Homes – 22nd Avenue Apartments Site & Design Review

James Reitz, AICP
Senior Planner

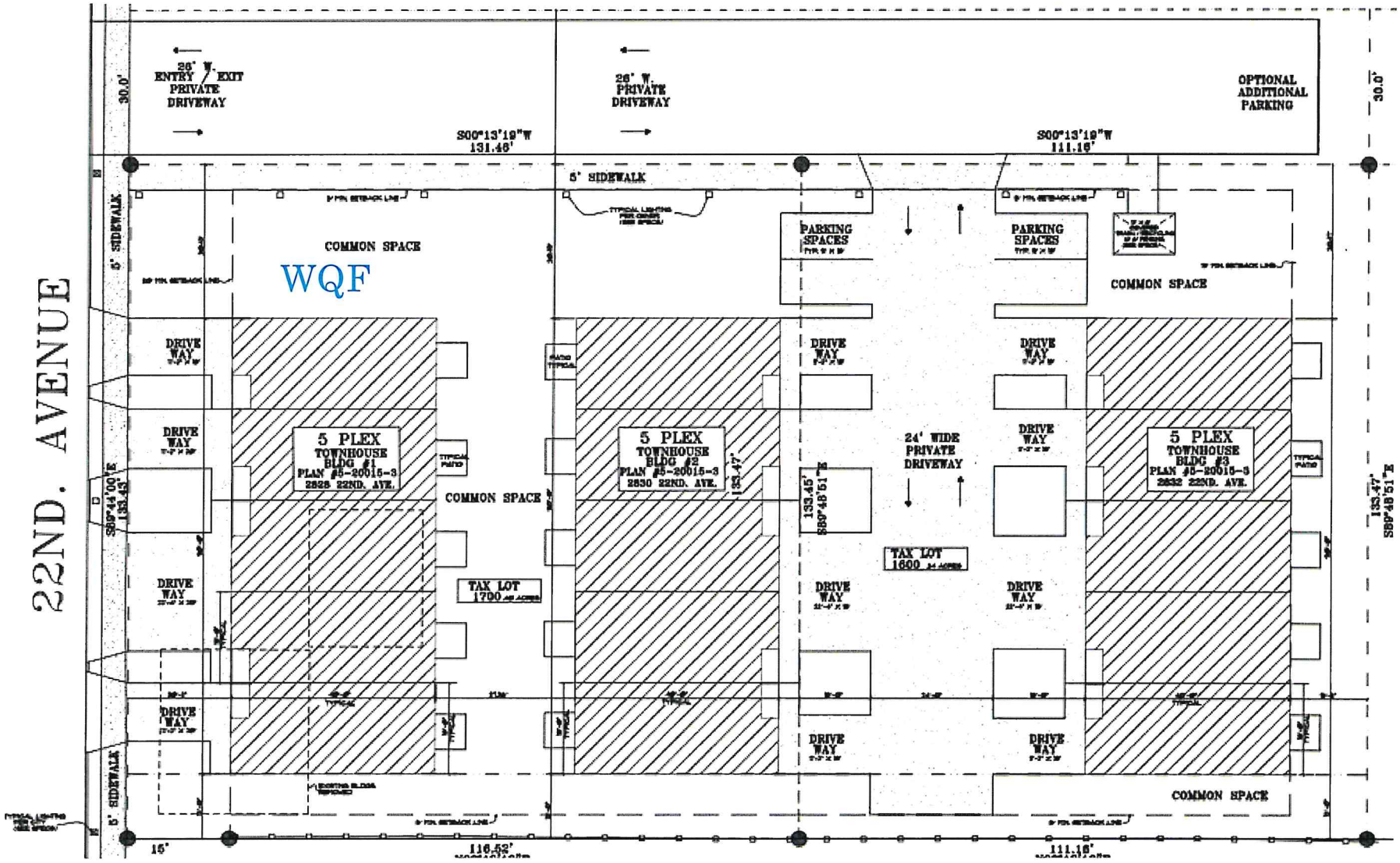
12/07/20

Aerial View – Site & Vicinity



FOREST GROVE OREGON

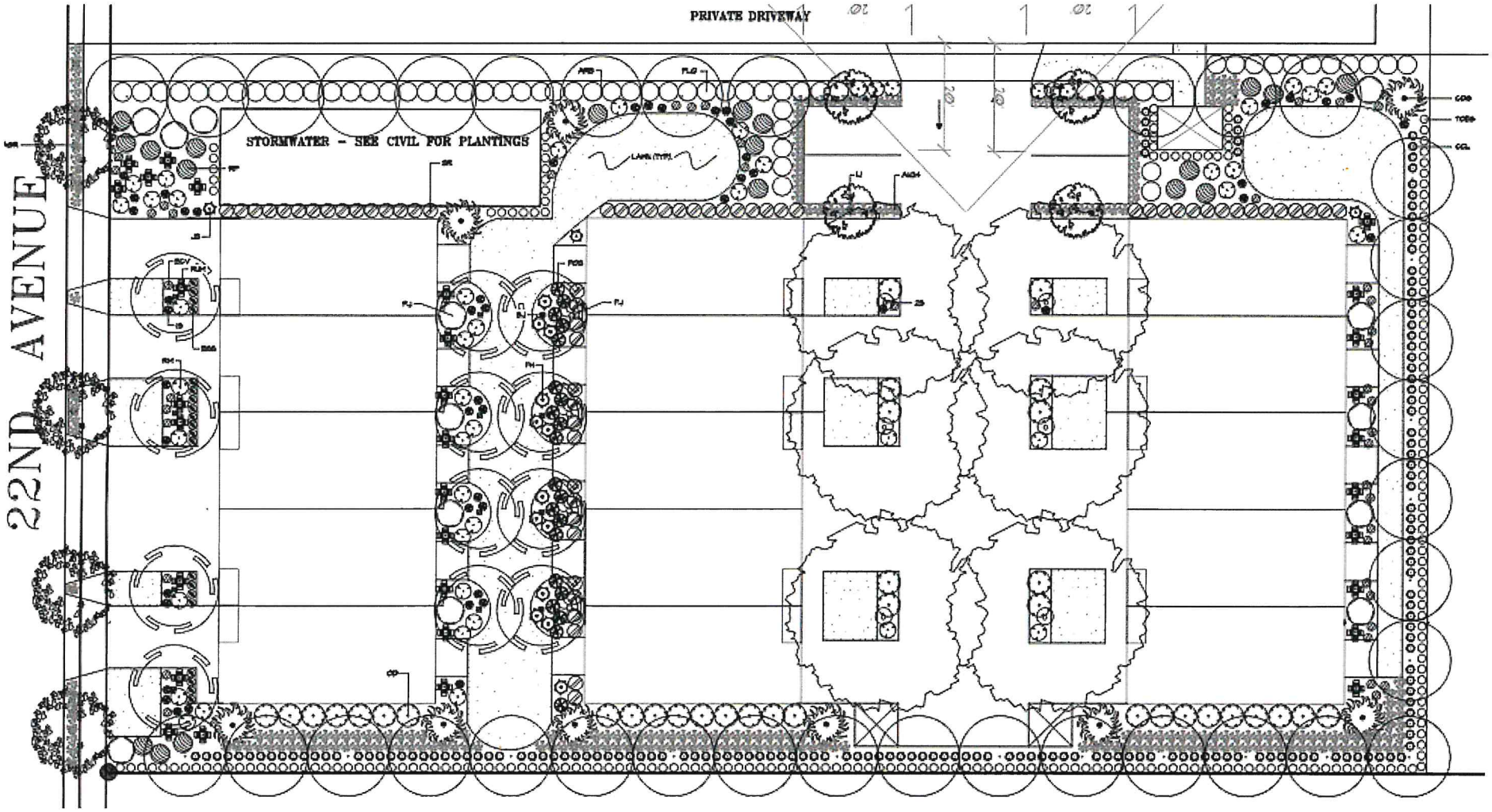
Site Plan



North ←

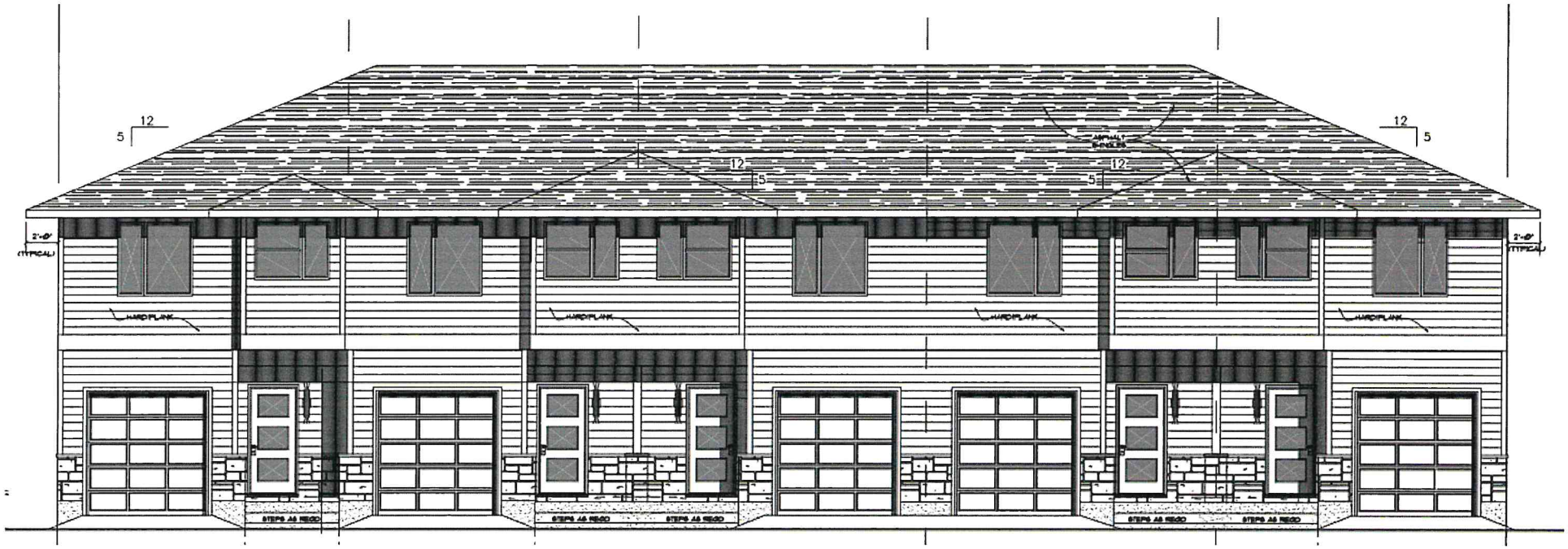
FOREST GROVE OREGON

Landscape Plan



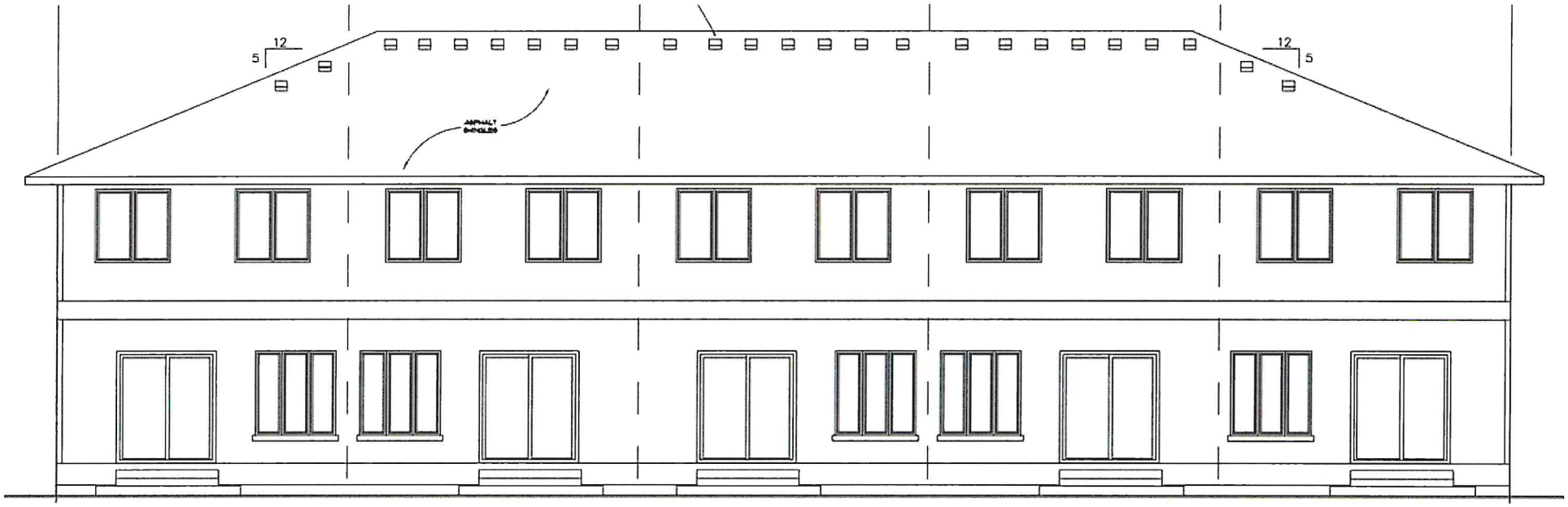
FOREST GROVE OREGON

Front Building Elevation



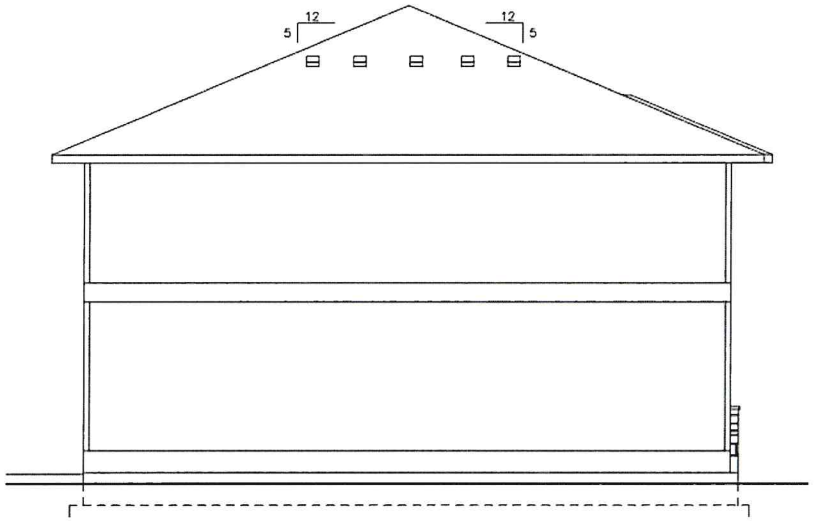
FOREST GROVE OREGON

Rear Building Elevation



FOREST GROVE OREGON

Side Building Elevation



TYPICAL EXTERIOR MATERIALS:

ARCHITECTURAL
COMP. ROOFING

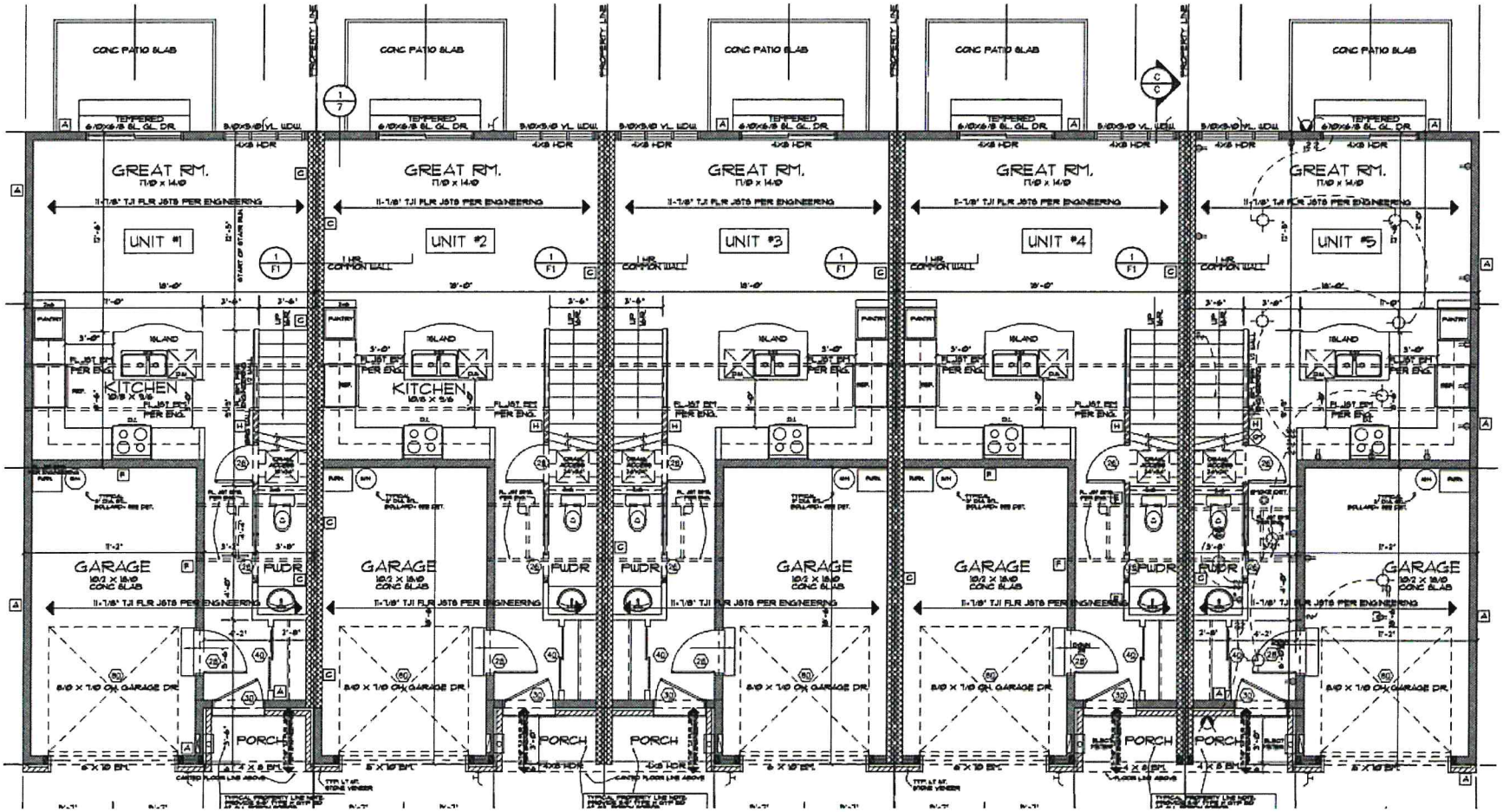
HARDI-PLANK
HOR. LAP SIDING
W/ 5/4 x 4" CORNER TRIM
W/ 5/4 x 10" HOR. BELLY BAND TRIM
LIGHT WT. STONE VENEER PER PLAN

G.I. GUTTERS AND DOWNSPOUTS
TO APPROVED STORM WATER

VERIFY W/ OWNER

FOREST GROVE OREGON

First Floor Plans



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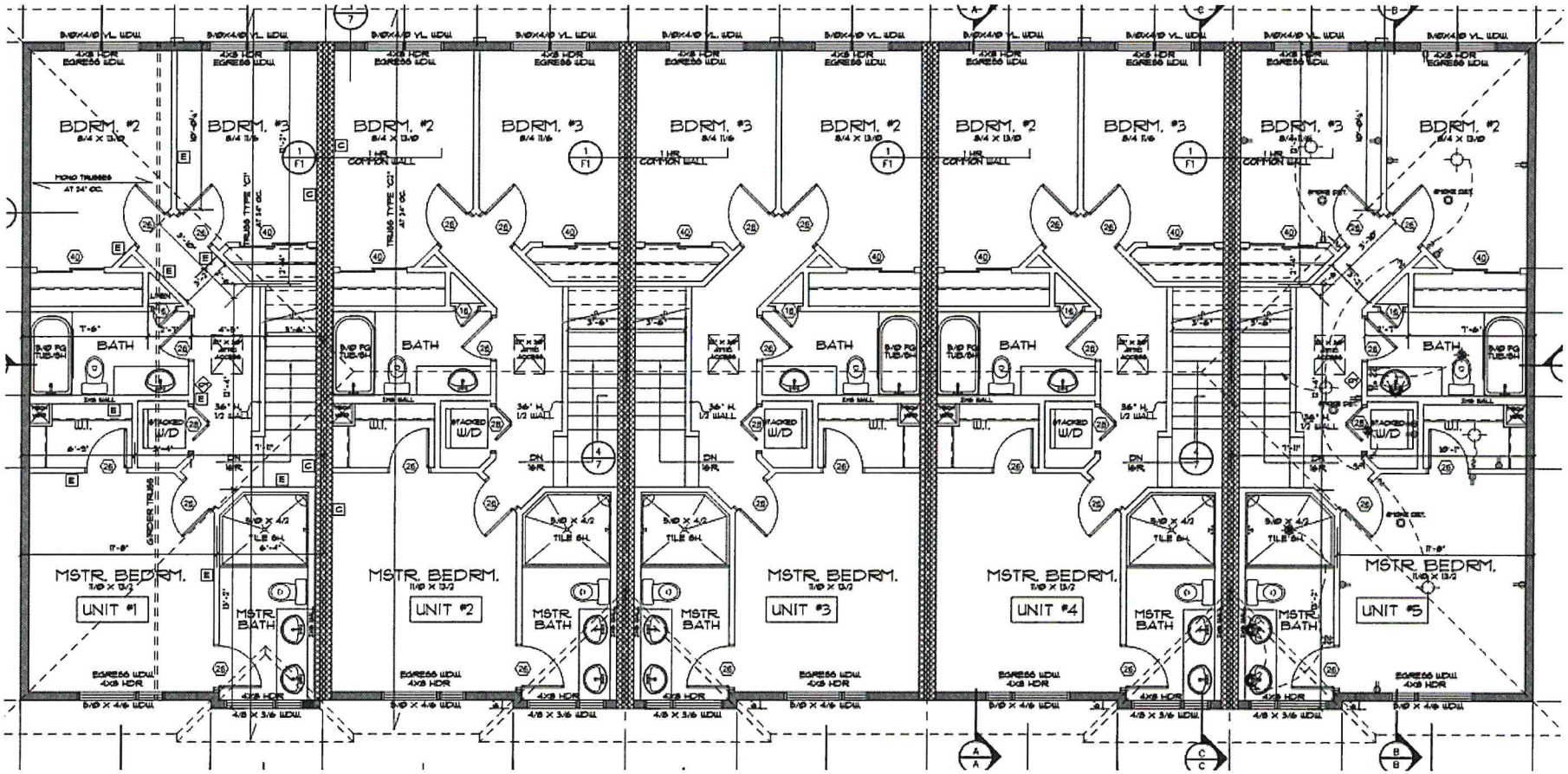
Second Floor Plans



FOREST GROVE OREGON

Recommendation

Staff recommends approval of the site plan and design review permit for the State Street Homes Apartments at 2828 22nd Avenue with these conditions:

1. The applicant is bound to the project description and all representations made by the applicant during the application and decision-making proceeding.
2. The applicant shall comply with all applicable City building and development standards, including all dimensional standards and public works specifications.

OPTIONAL CONDITIONS

A. Construct the driveway serving the central and south buildings for use by both vehicles and pedestrians, including pedestrian-scale lighting and pavement to distinguish pedestrian areas from vehicular areas.
B. Install 6-foot-tall wood fence along the south property line.

Exhibit C - Development Code Standards and Specifications

1. The applicant is bound to the project description and all representations made by the applicant during the application and decision-making proceeding.
2. All plans submitted to date are considered conceptual only. Detailed plans and specifications must be submitted that demonstrate compliance with standards and regulations adopted by the City of Forest Grove and/or all other agencies that have jurisdiction.
3. A tree protection plan for off-site trees near common property lines shall be submitted and shall include the precise location and specifications of protective fencing. No compaction equipment or material storage shall be permitted within tree protection areas. This plan shall be approved by the Community Development Director prior to building permit issuance (DC §17.5.115 *Tree Protection Plan and Protection Requirements).*
4. Separate walkway connections are required from the north building unit entries to the 22nd Avenue sidewalk (DC §17.8.140(A)(1)). This could be accomplished by installing a walkway adjacent to the driveway using a different paving material.
5. Extend the concrete pedestrian walkway along the west side of Kappel Lane to the project's south property line so that it may be further extended when the adjoining properties redevelop (DC §17.8.140(A)(1)).
6. All utility connections shall be underground (DC §17.8.645(A) *Underground Utilities).*
7. The recycling / waste storage facility shall be roofed (DC §17.7.205(C) *Design Standards).*
8. All lighting shall comply with the provisions of DC §17.8.755(C) *Pedestrian Lighting Standards* and §17.8.755(D) *Lighting Standards for Multi-Unit Development.*
9. Install windows in all habitable rooms facing Kappel Lane (DC §17.8.710(A)(1)(d)).
10. If located in the public way, the centralized box unit mailbox shall comply with FGC §90.01 et. seq. *Permitted Uses in the Public Way.* Installation shall occur prior to occupancy of the first unit (DC §17.8.005(A)).

Exhibit D - Engineering Department Standards and Specifications

11. Extend the public storm drainage system on 22nd Avenue from Kingwood Street to the development site (DC §17.8.005 and §17.8.635).
12. Provide to the City a signed *Private Water Quality Facility Maintenance Agreement* (DC §17.8.005 and §17.8.635).

Exhibit E - Light & Power Department Standards and Specifications

13. Provide a 10-foot-wide public utility easement along the north and east property lines for the installation of electrical facilities (DC §17.8.615(A) *Easements).*
14. The developer will be responsible for providing and installing all vaults and conduits.
15. The developer will be responsible for material, labor, and equipment charges associated with the underground primary line extension.
16. A minimum distance of 8 feet shall be maintained between electrical transformers and any combustible structure, overhang, window or door. Consult FGL&P *Electric Service Requirements & Guidelines* §1.09 Clearances from Utility Equipment for additional clearances and information and also National Electric Safety Code (NESC) Rule 012C.

Exhibit F - Fire Department Standards and Specifications

17. Update the adjacent fire hydrants on 22nd Avenue and Kappel Lane with a 4-inch Storz thread cap installed on the large port of each hydrant (FGC §153.07).
18. Individual apartment unit numbers shall be at least 4 inches in height and contrast with the background (FGC §150.098).

Exhibit G - Building Division Standards and Specifications

19. Submit a geo-tech report of the site conditions. All foundations must incorporate geo-tech requirements.
20. Buildings will require either fire sprinklers or 2-hour construction between units, per ORSC R302.2.