EXHIBIT H

ORS 197 - ADDITIONAL TESTIMONY

TESTIMONEY RECEIVED

FEBRUARY 8, 2022 – FEBRUARY 15, 2022

Amy Kreimeier, Senior Planner
City of Forest Grove
RE: comments on Parkview Terrace
City of Forest Grove
1924 Council Street
PO Box 326 Forest Grove, OR 97116

File 311-21-000042-PLNG: Establishment of Parkview Terrace, 165-lot Planned Residential Development

Greetings,

This letter is to follow up on my testimony at the Planning Commission meeting held on February 7, 2022. The concerns, comments, recommendations and questions provide more detail as well as Development Code citations for greater clarity. Code sections are in Blue, developer responses are italicized, followed by my comments, questions, and recommendations for each section.

Before I jump into the development code, just a couple of observations on process. Thanks for the opportunity to testify, I think the Chair and staff did a great job in creating a platform for public comment and input. When I read the agenda, it stated a desire to limit public comments to approximately 3 minutes for *non agenda item topics*, this led me to assume that *agenda item related* comments were not time constrained so long as comments were not repetitive and were tied to development code requirements. This did not seem to be the case last night. I understand the need to move the meeting along, and can appreciate that the Commission is volunteer based and have other things to address in their lives, but was surprised to hear that our agenda item related comments were to be constrained. Perhaps future agendas could prepare community for that constrained time to testify by additional instructions in the "Public Hearing" section of the agenda. Chair Ruder did a great job facilitating the hearing by the way.

A few other general comments regarding the hearing, and the dev code. It seems the City's development code is lacking when it comes to view protection. Same with preserving "look and feel" of immediate surrounding heavily impacted neighbors such as ourselves (which I understand with an eye towards future development of my parcel). The City should aggressively affect a speed limit change working with Washington County for Thatcher Road. The City should aggressively come up with a solution for safe passage from the west side of Thatcher to the east side at Nichols Lane. The speed limit, pedestrian crossing, and sidewalk to nowhere issue is unacceptable and literally puts people in danger of getting killed, and now adding 160 homes worth of new people to that mix. This should be done in concert with the Parkview Terrace PD… not down the road after those homes are occupied. Saying "well it's a county road so our hands are tied" is not an acceptable response. The City of Forest Grove can work collaboratively with Washington County, and the developer, to address these concerns, if they are willing to.

Parkview Terrace Comments Related to Development Code:

NATURAL RESOURCES Goal 9.1: Minimize development impacts on natural resources. Policy 9.1.1: Strive to preserve tree stands over one acre to the maximum extent possible.

Developer Response: *"Parkview Terrace is intentionally designed to work with the natural resources on site and preserve existing trees as open space for residents to enjoy. More specifically, a tract of trees is preserved adjacent to Thatcher Park (north of the site), bolstering the natural area for the community. Further, another tract larger than an acre is preserved in the northwest corner, near heavily wooded rear yards of adjacent sites. Retaining these areas will allow the existing ecosystems and wildlife to thrive as they are, while providing an enjoyable landscape for the community."*

Comment: I appreciate that the developer is planning to retain the approximately six large trees located in lots 119 and 120 near Thatcher Rd as well as the two stands of trees in the NW open space areas.

Concerns: I do not believe that it is accurate or honest to think that the two open spaces in the NW corner West of Thatcher woods can be considered accessible to or benefit the vast majority of the residents of this planned development. In fact those tracts appear to only benefit 10 lots. Tract D only benefits the future residents adjacent the open space, same with Tract E. I do not believe that location of Tract D serves the broader community, let alone the majority of residents that will reside in Parkview Terrace. A centrally located open space and park perhaps at Misty Lane and Glade, or where the current old orchards sits along Butte Dr, with accessible playground similar to Abby and Anna's yard would better serve the residents and the neighboring community. Imagine a disabled person, without a vehicle, trying to access Tract D. Imagine children living in the duplexes being able to take advantage of those open spaces… it really isn't realistic due to distance and topography of the site. Imagine any residents other than those adjacent to it accessing Tract D. They have to park in a cul-de-sac, then walk through what would look to them like a private driveway, to access a stand of trees. Is that really providing an enjoyable landscape for the community or an open space for residents to enjoy? This is an equity issue. Having large lots, with larger homes, higher up the hill than the denser housing options at lower price points, continues a long tradition of dividing richer from poorer, reinforcing societal divisions along class, ableness, and unfortunately racial lines.

Per the City: Equity is a core value at the City. In 2017, City Council declared the City "an inclusive community for all persons, regardless of race, color, national origin, immigration or refugee status, religion, sex, gender identity (including gender expression), sexual orientation, mental and physical ability, veteran status, or age."

This year, the Council reaffirmed their commitment by passing as Goal 1: "Support diversity, equity, and inclusion in the delivery of City services and operations" as a top priority.

I do not believe the proposed design of Parkview Terrace is consistent with City DEI values.

Question: Is Tract D buildable? Or is the slope and prior landslide area impacting Tract D?

17.3.130 RESIDENTIAL DEVELOPMENT STANDARDS A. Residential Densities. The City of Forest Grove regulates residential development primarily by density rather than minimum lot size. Density is calculated based on net site area. Within the density limits of each of the five residential zones, a variety of housing types and lot sizes are permitted. This approach allows more sites to be developed with the flexibility of a Planned Development.

Concenrs: while the plan has good diversity of lot size and house size, the large lots and presumably larger more expensive houses are located in the upper NW part of the development… per comments above this creates "haves up on the hill and have less folks" down by Thatcher. Distribution of large and smaller lots across the development area would create more diversity within the site, and encourage more interaction between neighbors with different socioeconomic backgrounds and perhaps encourage less division in our community. The development lack ANY low income accessible housing further exacerbating socioeconomic

Recommendation: Decline incentive density, redistribute lot size and housing types to promote equitable mix across the development. Flexibility of PD gives Planning Commission flexibility to shape a more equitable and accessible neighborhood for future FG residents consistent with City values and vision.

17.3.130
B. Calculating Potential Densities:
3. The Incentive Density provides the opportunity for a density bonus to reward design features, amenities, and/or other improvements which can be shown to increase the value of the residential development for neighborhood residents and the general public and/or provide affordable housing. Incentive Density is only allowed as part of a Planned Development (see Article 4, Section 17.4.200).

Concerns: This PD does not include any design features that increase the value of residential development for neighborhood residents aside from sidewalk connectivity down Watercrest to connect with Thatcher and Gales Creek intersection improvements. No viable and accessible open spaces, no park features, NO affordable housing. Proximity to Thatcher Park and Thatcher Woods is nice, but that comes at zero investment of the development, while other developments have been required to put additional open space and parks in which are even closer to Thatcher Park than Parkview Terrace (Oak Hills Park as one example). While the Density Incentive is allowed, it should be utilized as a reward for "amenities and or improvements" that do not exist in the current PD plan.

Recommendation: deny Incentive Density, require accessible open space central to development, require connectivity to Nichols/Thatcher intersection (developer should explore purchase of triangle lot at corner of Thatcher and Watercrest which is not owner occupied) which they told me they had not attempted to do. This would allow for the Thatcher sidewalk to nowhere to connect to Nichols, and provide access to HS and neighborhoods to East and Downtown via a cross walk. This also benefits traffic and speed concerns on Thatcher.

17.3.130

E. Incentive Density Planned Developments may request a density bonus up to a maximum of the Incentive Density shown in Table 3-3 and shall be based on the following discretionary criteria:
1. The availability and accessibility of public transportation, and/or connectivity improvements likely to result in reduced vehicular use;

Developer Response: *"The completion of the sidewalk infrastructure along Watercrest Road will provide a means of safe pedestrian connectivity for transit users. Furthermore, the pedestrian infrastructure improvements to NW Thatcher Road, as well as the internal pedestrian network within Parkview Terrace, will provide connectivity for future residents to access nearby facilities, such as Forest Grove High School and the existing trails and playgrounds within Thatcher City Park to the north. "*

Concerns: The PD creates a sidewalk to nowhere along the west side of Thatcher Road, with no safe passage across Thatcher anywhere along the development. This does not "provide connectivity for future residents" to access Forest Grove High School, Harvey Clarke Elementary, nor down town by bicycle, by foot, by wheelchair, scooter, or skateboard.

Recommendations: Deny Density Incentive as the intent of the code is not met.

17.3.130
E. Incentive Density Planned Developments may request a density bonus up to a maximum of the Incentive Density shown in Table 3-3 and shall be based on the following discretionary criteria:
3. How well common recreational areas are integrated into the design of the residential development, such that there is the maximum number of physical connections to lots and units, and visual connections to future dwelling sites;

Developer Response: *Parkview Terrace does not include formal recreational areas. However, the project abuts an existing 16-acre public neighborhood park, Thatcher City Park, and the 10-acre Thatcher Woods site directly to the north. Future pedestrian access is planned along A Avenue and C Avenue, which will connect to the extensive amenities described above. The Thatcher City Park and Woods site will be accessible by all 164 planned lots withinParkview Terrace through use of local streets, sidewalks, and pedestrian accessways throughout the neighborhood. The completion of Parkview Terrace will also provide connections to existing residential neighborhoods to the south and east with the completion of the NW Thatcher Road and Watercrest Road sidewalk and road infrastructure connecting to the community.*

Concerns: Claiming connectivity to Thatcher Park and Woods does not constitute the developer adding value to the community through their PD. They are attempting to increase density based on an existing resource in the community paid for by other funding sources, not improving existing conditions in any way. *"…will also provide connections to existing residential neighborhoods to the south and east"* is factually inaccurate. The PD does not connect to any existing pedestrian/bicycle/wheelchair or mobility device facilities to the neighborhoods to the East, the High School, Harvey Clarke, nor downtown. Again the PD is attempting to benefit through existing or planned community resources (Thatcher Park and Woods, and improvements to Thatcher/Gales Creek w/o actually providing any additional connectivity.

Recommendation: Deny density incentive. Obligate developer to exhaust all efforts to provide safe passage across Thatcher at Nichols lane to neighborhoods to the East, schools, and downtown.

17.3.130
E. Incentive Density Planned Developments may request a density bonus up to a maximum of the Incentive Density shown in Table 3-3 and shall be based on the following discretionary criteria:
5. Other design features, amenities and/or improvements which can be shown (by use of built examples) to increase the value of the residential development for neighborhood residents and the general public and/or provide more affordable housing.

Concerns: Since there are no amenities in the PD such as parks, pedestrian/bicycle/mobility device connectivity, other than connectivity to existing community resources at Thatcher Park AND there is no affordable housing, the standard is not met.

Recommendation: Deny density incentive. Obligate affordable housing into mix of housing types and distribute evenly across site including in the "highlands".

14.4.200 Purpose The purpose of the Planned Development (PD) provisions is to provide greater flexibility in the development of land for residential, commercial or industrial purposes than allowed by the conventional standards of the Development Code. For residential sites over two acres that have an average slope greater than 20%, development is allowed only through approval of a planned development (see § 17.3.130, Table 3-4). A PD is not intended to be simply a means of avoiding normal Development Code requirements. The PD provisions are intended to: A. Promote flexibility and innovation in site design and permit diversity in the location of structures in order to preserve natural features and view corridors;

Concerns: While this is not exactly an issue for me (I have no mountain views), the developer did not address "preserve … view corridors" in their response. View preservation was discussed in the hearing though and is a concern to some neighboring residents esp. the resident west of lots 64-69. My views to the north and west across an open farm field will obviously be highly impacted. Putting two houses on 119 and 120 will radically alter my view corridor, especially if those lots are infilled to Butte Dr grade which is the current plan. Lots 119 and 120 if built with 2.5 story or 35' high houses would significantly impact my view corridor, and would be inconsistent with existing housing along my side of Thatcher (tax lots 4700 and 4800 in particular.

Recommendation: Obligate developer to limit height of houses built on lots 64-69 so that view corridor is preserved. Obligate developer to make lots 119 and 120 open space and or recreation space or at least make it a single custom "estate" lot to preserve look and feel of existing housing along west side of Thatcher.

14.4.200 Planned Developments 14.4.200 Purpose The purpose of the Planned Development (PD) provisions is to provide greater flexibility in the development of land for residential, commercial or industrial purposes than allowed by the conventional standards of the Development Code. For residential sites over two acres that have an average slope greater than 20%, development is allowed only through approval of a planned development (see § 17.3.130, Table 3-4). A PD is not intended to be simply a means of avoiding normal Development Code requirements. The PD provisions are intended to: E. Encourage the provision of open space and recreational facilities in a generally central location and within reasonable walking distance of all living units in residential planned developments;

Developer Response: *The Applicant has no control over the location of natural resources. As shown on the Preliminary Plans (Exhibit A), open space and tree preservation are provided on-site where existing natural resources are present. An existing neighborhood park site and future school site border the planned PD to the north and can provide additional opportunities for open space and recreational facilities within walking and bicycling distance. Access ways are planned within Tract F and G to encourage and facilitate pedestrian movement to these areas.*

Concerns: The PD does not include any new open space that is within reasonable walking distance of all living units. Thatcher Park and Woods is a pre existing community resource and does not free the developer from making new investments in community resources such as open space and recreational facilities accessible to all. Standard not met.

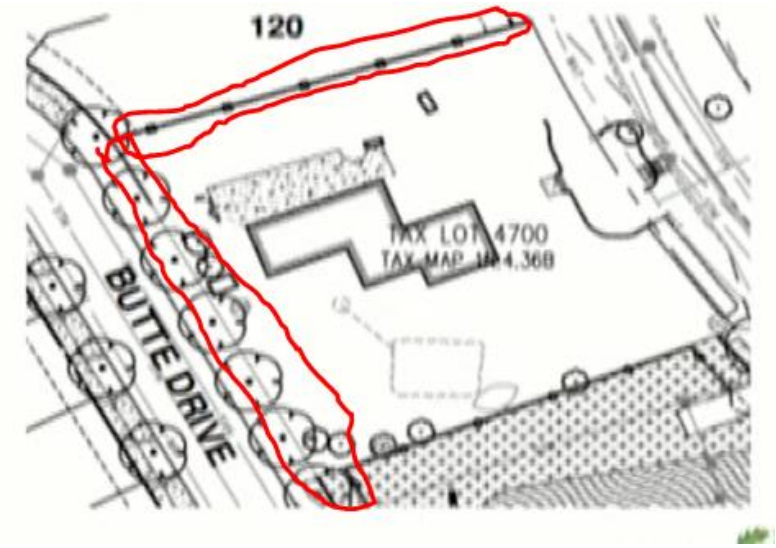
Recommendation: Obligate developer to provide open space and recreational facilities accessible to all (including disabled and senior citizens) that are centrally located with the PD (see prior comments on location).

This concludes my development code/application specific comments, concerns, recommendations and questions.

I do have a few very specific comments/questions related to my tax lot 4700.

1. **Tree Out Front**: I believe the developer stated that the black walnut tree in front of my parcel on Thatcher which I think is in the ROW will need to be removed for utility work. Please confirm if that is true. I will want to keep the larger diameter logs when the tree is felled, they can be cut into 4' sections and set aside on my property during tree removal. Will there be any other disruptions to the front of my house along Thatcher? Please detail those if so.

2. **Fencing**: Thank you for the condition of fencing along my north and west property lines. The plan section shown in the public hearing on 2-7-22 shows a wood fence with masonry columns along my north property line (which I appreciate and is better than just a wood fence). There is no indication of what type of fence will be along the west property line and I hope it matches the north one (wood with masonry columns). Also, I have previously requested that the new fence along the west property line be place at street grade, and not at my lot grade (this is something that developer mentioned that they would have to put in some retaining wall along my west property line for sidewalk etc. I do not want the sidewalk grade to be half way up a 6' fence set at my property grade as all the sidewalk traffic would be able to peer down into my outdoor and indoor living space. See clip below for reference.



3. **Utility connections**: while we have talked about this with the developers, I would like to reiterate and place in the record my desire to connect to the new sanitary sewer line which I believe will be placed under Thatcher or alternatively under Butte Dr. Please note that developer said they create a t to tap into and that connection to my system costs would be my obligation which I expect. I just want to make sure that ends up in the final engineering plans. While easier to connect to Butte Dr, Thatcher is downhill so that may be the preferred direction. Please advise.

4. **Grading on 119 and 120**: As I've stated previously, I think lots 119 and 120 should be open space, or at a minimum combined into an estate lot (which would help with the inequity issue of large lots up the hill, and little lots the lower you go). The plan shows grading for 119 and 120 up to Butte grade which would really overshadow my lot, and even more so significantly overshadow lot 4800 to the north which is already 6 feet or more below the existing 119 and 120 lot grades. This grading plan would constitute a taking of my and my neighbors land value, and impact our ability to sell our homes in the future at fair market prices. My recommendation again: open space, recreational space, or at a minimum custom estate lot combining 119 and 120, and NO grade increase in this portion. If a single larger home is built there, it can work with existing grade.

This concludes my comments, concerns, recommendations, and questions. I look forward to your feedback.

Thank you!

Dan Blue
Resident, 2035 Thacher Rd.
Forest Grove, Oregon 97116
danbblue@gmail.com
503-285-6900

Amy Kreimeier

From: Joshua Grabner <joshuagrabner@gmail.com>
Sent: Wednesday, February 9, 2022 2:41 PM
To: Amy Kreimeier
Subject: Parkview Terrace Subdivision Planned Development Comments

Amy,
Writing in for Comment on the Project ID:311-210000042-PLNG. I am hoping Email will Work if not please let me know and I can Drop off a Physical Copy.

I'm Located at 1840 Thatcher RD, Forest Grove OR(Tax Lot 11200).

With all the comments on Thatcher Rd Safety During the Meeting, I would like to Recommend a 3 way Stop made at the New Road Connecting to Thatcher. I understand that Thatcher is under County Control but this would slow down Traffic and if nothing else reduce possible accidents.

I am not opposed to this new Development but I have few Concerns

1. Looking at the Plans of the Development it has a 15' wall proposed to bring up the lower level of the Current Field to Level out the Slope of Thatcher. This would put a 15' with a 30+' house directly in front of the properties on Thatcher. This does not seem to
fit in with the Rest of the Thatcher and would stick out as you drive down thatcher and have houses towering over the Road. This View would not be great from my Houses Location and I don't think fit in the Forest Grove Landscape.

2. This may not be something the Planning Commission can answer due to not being in control of Thatcher RD but is a Concern. Will Sewer Be run down Thatcher and Current Residents be given access to Connect?

On another Note Will the County be having any type of Community Meeting in the Future for Development of Thatcher and Possible that would further effect current Residents.

Thank you for your Time,
Joshua & Davina Grabner

Amy Kreimeier

From: LORREN FLETCHER <lorren.fletcher@comcast.net>
Sent: Tuesday, February 15, 2022 10:08 AM
To: Amy Kreimeier
Subject: Comments on proposed Parkview Terrace development

Mr. & Mrs. Lorren N. Fletcher

518 Sky Lane – Forest Grove, OR 97116-1134

Home: 503-357-3470 Mobile: 503-358-0349

February 14, 2022

To: Forest Grove Planning Commission

I have several concerns and some possible solutions regarding the Parkview Terrace development adjacent to Watercrest Road.

First of all, I am NOT against development in Forest Grove. My main concern is this site is blessed with some magnificent views of the surrounding mountains and it would be nice to see a plan that featured those views.

We have an opportunity to create a neighborhood that we will be proud of in future years but the current layout is not that. For one thing, they are making the same mistake that the original layout of Forest Gale Heights made by ignoring the view and running streets perpendicular to the view instead of terracing them so that views can be maximized. If you're going to call a subdivision Parkview Terrace, then perhaps a layout of terraced streets would take better advantage of the existing beautiful views.

I was surprised when during the public hearing on February 7th , mention was made that certain setbacks from property lines had been reduced which would make for a higher density of housing. If we have setback standards for planning purposes, why shouldn't we adhere to them? I'm sure that the developer would like to have the maximum number of sites in order to provide them with the greatest amount of profit.

The problem with developers who create high density home sites like the proposed one is that once the project is completed, they leave town and the rest of the new residents as well as the existing residents will have to live with what is built afterwards. This is an opportunity to make some changes before any construction begins which will result in an area that the city can be proud of and new homeowners will enjoy living in.

Forest Grove is a wonderful place in which to live. In order to maintain a quality of life, crowding people together is not a good plan. More effort should have been taken to match the character of existing neighborhoods.

I have a proposed solution to the problem of blocking the view of existing property owners. Since there are projected plans for one story, two story, and three story homes, in order to keep those various plans from blocking the view, you could for instance limit the size of the homes most adjacent to the existing home at the top of Watercrest (the Johnston property) to one story homes, Then as you get further down the slope, allow for two story homes, and finally three story homes so that a view would not be impeded. I recommend taking a horizontal line from the yard of the existing home and project it to the East, compare it to the existing topography of the site creating a space between that horizontal line and the various lots down the hill to determine at which point larger homes could be located such that they do not impede the existing views.A topographic map showing the elevation changes could easily determine at which point those height limits could be placed.

Others at the public hearing shared concerns about the impact of traffic from 165 new homes on the existing roads, as well as hazards for pedestrians using Thatcher Road, in addition to adding more possible impacts on the High School, and I share those views.

Have you checked with the School District and Fire Department about the sizes of planned roads to insure safe access for school buses and fire trucks? On the plan, they appear to be not wide enough.

In summary, it's my opinion that there could be a very fine development on this site that would stand the test of time and be one that future generations will enjoy. I would encourage the Planning Commission to consider the suggestions that I have made – now is the time to implement changes.

If no changes are made, I would strongly recommend rejection of this proposal, we can do better than this.

Thank you for the opportunity to express my views.

Lorren N. Fletcher

Comments submitted by:

Phoebe Jared, Student, Forest Grove High School

Hazel Smith, Student Forest Grove High School

With support from: Reilly Loveland, Senior Project Manager, New Buildings Institute

Comments for the Forest Grove Planning Committee on the Parkview Terrace Planned Development

LAND USE REQUEST: A 165-lot Planned Residential Development consisting of 133 single-family detached residential lots, 32 single-family attached residential lots

FILE NUMBER: 311-21-000042-PLNG

Parkview Terrace Planned Development

COMMENTS:

§17.3.100 et. seq. Residential Zones

<u>Re: Density Incentive.</u>

It appears that the applicant is partially receiving this density incentive because the open space acreage is sufficient to the number of homes. However, the applicant is utilizing the existing Thatcher Park greenspace that is not part of this development to seek this incentive. The applicant should be required to provide enough open space within the tract of land proposed for development.

> A solution could be to maintain some or all of the existing stand of trees in the middle of the development that is slated for removal. This would additionally solve an access to open space/greenspace issue that is clear for much of this neighborhood. There is ample access to greenspace for the homes at the top of the hill – the more expensive homes in the NE part of the property. Even with sidewalks and walkways to Thatcher Park, the homes towards the bottom of the hill do not have the same access. If you were to preserve the stand of trees in the middle of the development, there would be more equitable access to open/greenspace, the density incentive would be true to the land area owned by the applicant, and habitat would continue to be preserved.
>
> An additional note about greenspace. Although the tracts in question are not considered to be sensitive habitat, we would like to remind this committee that nature does not play by our rules. With the proximity to the urban growth boundary and other greenways, this area has clearly become a habitat, and is a living greenspace providing heat island reduction properties and clean air for communities. Removal of the additional mature trees to replace with street trees is not a sufficient replacement.

§17.4.200 et. seq. Planned Developments

Re: Solar Access Standards

Approximately 95 lots (58 percent) are shown to have a north-south lot dimension of 90 feet or more and front lot lines oriented within 30 degrees of a true east-west axis. This is below the 80% percent requirement. The applicant sites natural features, road location and easement location as the reason for not achieving the 80% solar orientation standard. We request a visual representation of the lots suitable for solar access to confirm this is the case. The reorientation of several of the homes, especially the homes situation down in the SW corner for example, could achieve these solar standards, but would reduce the number of total homes. This would potentially solve the density issue noted above as well. Solar access is rapidly playing a more important role in our society as it provides access to a less financially volatile utility than grid utilities (especially natural gas) and increases the resiliency of these homes. If solar access is provided, and installed, this community would be significantly more resilient to the impacts of severe weather events as we have seen in the past years. In communities like this, solar generation can be distributed, as opposed to centralized. This means individual buildings can host their own solar systems to meet some or all of their power needs, and the remaining power can be distributed or shared. See more on solar resiliency as homes from the U.S. Department of Energy. It is extremely important that this exemption not be allowed, and that these homes be oriented properly for solar access.

§17.8.600 et. seq. Public Improvements

Re: Traffic Signals

It is mentioned in the Land Use Plan that "The location of traffic signals shall be noted on approved street plans. Where a proposed street intersection will result in an immediate need for a traffic signal, a signal meeting approved specifications shall be installed. The cost shall be included as a condition of development." The response from the applicant is that "Traffic signals are not warranted or required. This criterion does not apply." However, "Stop signs and other signs may be required.".

It was mentioned during the planning meeting that traffic mitigation is outside the purview of the applicant and is not a comment that aligns with the criteria above. However, given the section in the Land Use Plan regarding traffic signals above, this does not seem to be true. It was mentioned multiple times during the Planning Meeting on 2/7/2022, and we would like to mention it again here that both Thatcher and Watercrest road traffic patterns are extremely unsafe. The addition of sidewalks to the areas adjacent to the development will not slow the traffic coming down the hill, or along Thatcher. Additional safety measures need to be implemented, especially given the positive mention in the Land Use Application about the proximity to the high school. The applicant needs to either install traffic signals as mentioned in the Land Use Plan or work with the County to add measures such as traffic lights, sidewalks and barriers beyond the development, additional signage, and even the lowering of the speed limit in these areas. This will not be a safe area for pedestrians outside of the development itself without this traffic mitigation. We request additional attention to this issue and an amended Transportation Study. At this time, the Transportation Study just mentions that both intersections in question were found to meet and exceed the minimum sight distance requirement. The community

disagrees with this and the report that signal warrants are not projected to be met at the applicable study intersections under the Buildout Year 2024 condition.

Additional Comments:

- During the Planning Committee session on February 7, 2022. It was mentioned by someone during the public comment period that there is a clear equity issue with the larger homes at the top of the hill, and the denser smaller homes (more "affordable" homes) at the bottom. The Applicant responded saying that with the topography the homes must be placed this way and that these townhome style homes need to be on the less sloped surfaces, while the larger homes and land plots have more flexibility to be on the steeper topography. This is an untrue statement as there are many examples throughout Oregon and the U.S. that refute this. One would only need to look at San Francisco, Seattle, and Portland to see that townhome style residences are being built on steeper slopes. If this were truly an issue, there would be mention in the plans of the consideration of this housing needing to be put on level ground to avoid having to deal with steep slope setbacks or other slope related issues.

- During the same Planning Committee session, the applicant stated that this development would contribute to finding a solution for the current housing crisis. However, within the same statement, the applicant also stated that this development would not include low-income housing. It is common knowledge that those most impacted by housing crises are low-income households, so these statements are contradictory.

- Whilst it is stated that the current greenspace isn't a sensitive habitat, there are still multiple animals making homes and traveling through the area. This includes, but isn't limited to, deer, raccoons, coyotes, bobcats, and many avian and rodent species. Not only does the current development plan not allow for adequate space for these species, it also inherently poses risks and creates danger for the wildlife. The "pest" control methods used to keep rodents and other small animals from creating homes within developments are not, by most people's standards, ethical or harmless. By ignoring the inherent needs and requirements of habitat for wildlife, the applicant and subsequent proposed development endangers the animals already making their homes in this area.

- The proposed development will impose increased student density at the Forest Grove High School, that the school cannot handle. This issue has already showed itself with the current student population, and an additional 165 families moving into the nearby area will not help. Forest Grove High School has already had to shut down once this school year due to COVID-19, and an influx of students will not help. Otherwise, the building itself simply does not have space for more students, in any aspect. There is a lack of teachers, parking space, and classrooms, and additional students will not help.

We understand that given the zoning of this specific site for residential development it is likely a development will move forward. Given this, we urge you to set a state and national example by

involving the community (and us submitting these comments) to make this planned community beneficial for everyone. We suggest hosting additional planning meetings with us and to truly listen to what we have to say. With this community being so connected to the agricultural areas and natural areas, we value land preservation and animal habitat. Please work with us to preserve as much of this as possible. It will be a benefit to your development and our community as a whole.

February 15, 2022

VIA EMAIL

Mr. Phil Ruder, Chair
Forest Grove Planning Commission
Community Auditorium
1915 Main Street
Forest Grove, OR 97116

RE: Parkview Terrace Planned Development Application (Casefile No. 311-21-000042-PLNG); Applicant's Response to Public Testimony at the Planning Commission Hearing

Dear Chair Ruder and Planning Commission Members:

AKS Engineering and Forestry, LLC ("AKS") represents the Applicant for the Parkview Terrace Planned Development Application (Casefile No. 311-21-000042-PLNG). On Monday, February 7, 2022, the Planning Commission held a public hearing on the application. There were public comments received during the meeting and a request to leave the public record open for additional testimony per ORS 197. This letter provides additional testimony for the Applicant in response to public testimony. We have summarized the comments received by topic area and provided the Applicant's response to each.

Benefits of a Planned Development

Pursuant to Section 17.4.200, the purpose of a Planned Development (PD) is to provide greater flexibility in the conventional residential standards of the development code to achieve an innovative and site-specific design. The Parkview Terrace PD is thoughtfully designed to ensure community resources are available to complement density. The region is in the midst of a housing crisis, including the availability and affordability of homes. The subject site is an excellent site to accommodate incentive density for the following reasons:

- Housing variety and lot sizes – Future lots are intended for a variety of housing options, including one-and two-story attached, detached, tuck-under, and daylight style homes. The PD allows an increased percentage of attached housing in a suitable area of the City (i.e. available infrastructure extensions, parkland, school amenities, etc.) It is important for the community to have housing stock at a range of price points and income levels.
- Housing placement – The Parkview Terrace PD layout was thoughtfully planned, accounting for site-specific elements. Larger homes can be customized to fit sloped topography and mitigate issues such as singular access; alternatively, higher density is more efficiently sited on flatter ground.
- Transportation improvements – The planned layout incorporates the collector roadway connections shown in the Transportation System Plan and Westside Refinement Plan without exceeding grades of 15%. This element was a design challenge and serves the public by providing needed transportation improvements and additional connectivity to the area, while addressing steep slopes in an efficient manner.

- Pedestrian improvements – Generally, there are no sidewalks in the surrounding neighborhoods. This project will provide sidewalks throughout the development and along Thatcher/Watercrest Roads, and multi-modal connections to Thatcher Park, benefitting the community.
- Future public water treatment tract – The City has limited options to locate a potential water treatment facility expansion in relation to the existing facility. The applicant partnered with the City to provide a tract for public facilities in an optimal location, and minimized future costs associated with a potential expansion through creating a grading design that reduces reservoir dig-out and shoring protection at the cost of increasing grades on the subject site. A tract for future expansion is desired by the City and is a great benefit to the community.
- Tree preservation – The City voiced desires to retain existing trees adjacent to Thatcher Park & Woods and this was achieved and incorporated into the subdivision design. Additionally, tree preservation aids in habitat and wildlife conservation.
- Proximity to existing community resources – The site is located near school amenities and existing parkland. This project provides infrastructure extensions and transportation connections that will benefit the area. Placing an additional public park on the site would not create an efficient land use pattern. The site provides the required open space areas in the form of tree preservation for habitat conservation.
- Open Space – Pursuant to Section 17.4.215(K), 20% of the site's net acreage is required to be reserved as open space, amounting to ±4.6 acres. This application exceeds the Planned Development criteria for open space by providing a total of ±5.08 acres.

Viewsheds

As shown on the Existing Conditions Plan within the application submittal, the topography of the site slopes from the northwest to the southeast portion of the property. As such, the subject site is 'downhill' from many of the property owners' who submitted comments. Due to the low elevation, future homes will generally be situated lower than the existing homes that have current views. Additionally, Parkview Terrace is designed to incorporate large custom lots and open space tracts along the perimeter of the subdivision to help mitigate potential impacts to existing neighbors. The Applicant understands that this does not mean neighboring properties will not be impacted, but existing homes are not wholly blocked. Development of the property for residential uses is as intended in the comprehensive plan and the City does not have provisions for view protection.

Further, the Planning Commission requested further information regarding the viewshed for the existing home on Tax Lot 4600 in relation to future homes to the east. Please see Exhibit A (included herein) which illustrates the existing house on Tax Lot 4600 and an example future home at the maximum 35-foot building height allowed in the R-7 zone (worst case scenario). As shown on Exhibit A, Tax Lot 4600's view to the east will be generally uninhibited. Further, the future home is shown on the highest street grade. Therefore, moving further north, street grades fall, and houses will get lower providing additional relief in terms of views.

Transportation

The land use application included a Transportation Impact Study prepared by Lancaster Mobley Engineering, that demonstrates transportation improvements and mitigations required by the subdivision are provided. As discussed at the Planning Commission hearing, the subject site has provided

improvements to all of the site's frontage along Thatcher and Watercrest Roads. For further details, please see the additional response from Lancaster-Mobley (included herein) addressing public comments relative to transportation concerns.

Concerns were raised about how pedestrians could travel from the proposed project site on the west side of Thatcher Road, east to Nichols Road and the high school. Thatcher Road currently has limited right-of-way that would not accommodate construction of a sidewalk south of the project (off-site). The Applicant has contacted the property owner to the south about dedication of additional right-of-way to allow for this facility and received positive feedback. Exhibit B outlines a proposed design for the sidewalk. This design would be subject to approval by Washington County and sufficient right-of-way dedication by the property owner of Tax Lot 4500. As such, the applicant recommends the addition of the following condition of approval:

> *"The applicant shall construct an offsite 5-foot wide sidewalk improvement along the west side of Thatcher Road up to Nichols Lane, and a street crossing at the intersection of Nichols Lane and Thatcher Road, pending dedication of necessary right-of-way and construction easements by Tax Lot 4500, and approval by Washington County."*

Wildlife and Tree Protection

Concerns were raised regarding the displacement of existing wildlife and intended plans for rodent control. The applicant and staff have both addressed these public comments. Generally, animals will relocate to where they need to be on instinct. Due to the topography on site, wildlife that may potentially be disturbed will likely move downhill toward the existing Thatcher Park woods. As shown on the application materials, Parkview Terrace accommodates tree preservation and provides multiple tracts for open space. The subject site is not identified as a planned area for park acquisition and does not include land identified with sensitive wildlife habitat or wetlands. As such, the applicant has demonstrated compliance with the applicable provisions of Forest Grove development code.

It is our intent to work with the public, City of Forest Grove, and Washington County to address the concerns outlined above during the Parkview Terrace land use process. Thank you for your consideration and please let us know if you have any questions.

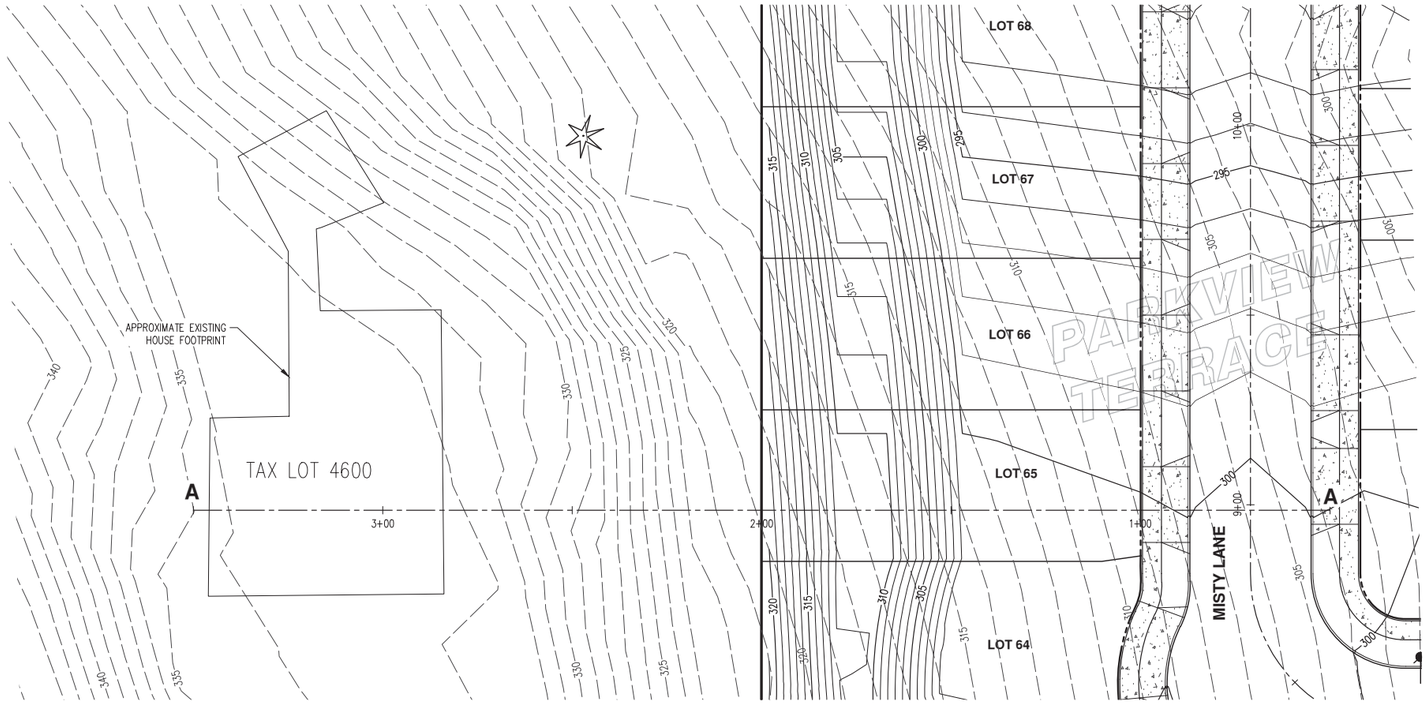
Sincerely,

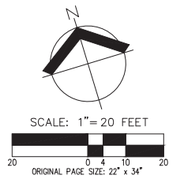
AKS ENGINEERING & FORESTRY, LLC

Mimi Doukas, AICP, RLA
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
(503) 563-6151 | mimid@aks-eng.com

Enclosures:
Exhibit A: Tax Lot 4600 Approximate Viewshed Exhibit
Exhibit B: NW Thatcher Road Path to Nichols Road
Transportation Memorandum (prepared by Lancaster-Mobley)

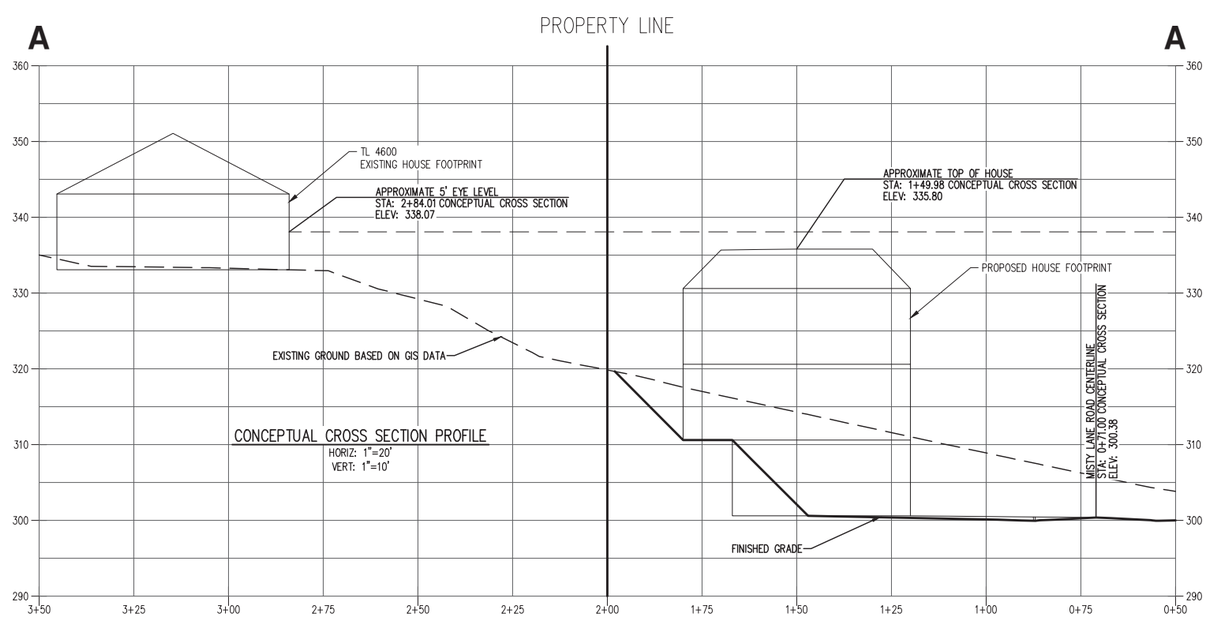
CC:
Amy Kreimeier, Senior Planner





LEGEND

EXISTING GROUND CONTOUR (1 FT)	
EXISTING GROUND CONTOUR (5 FT)	350
FINISHED GRADE CONTOUR (1 FT)	
FINISHED GRADE CONTOUR (5 FT)	350



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TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

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FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

PARKVIEW TERRACE SUBDIVISION

FOREST GROVE OREGON

TAX LOT 3400 TAX MAP 1N4.36

TAX LOT 4600 APPROXIMATE VIEW

DESIGNED BY:	DS
DRAWN BY:	TNS
MANAGED BY:	DS
CHECKED BY:	PAS

DATE: 02/14/2022

REGISTERED PROFESSIONAL ENGINEER OREGON DAVID SIMIC 2016 PRELIMINARY NOT FOR CONSTRUCTION

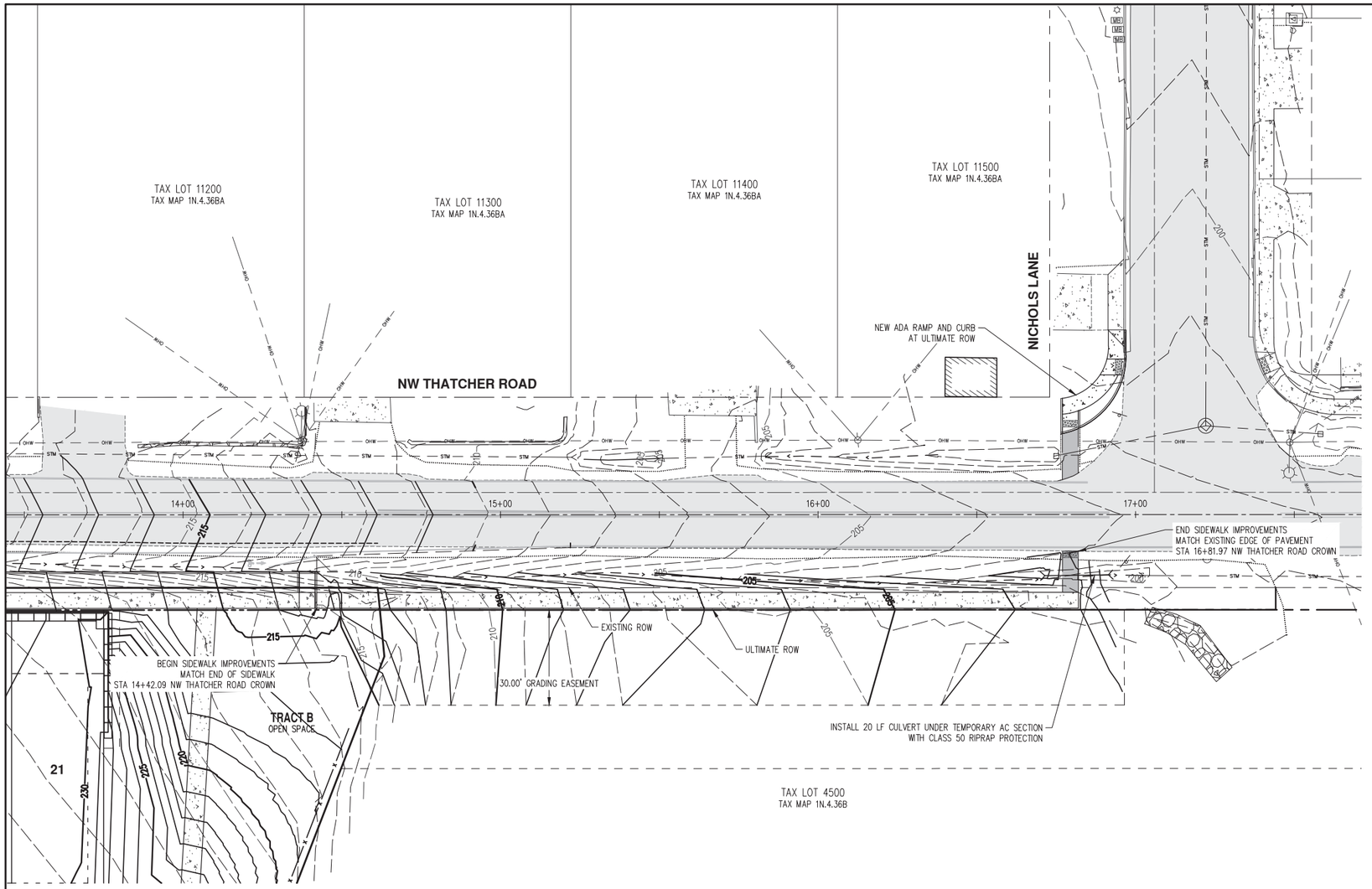
RENEWAL DATE: 6/30/22

REVISIONS

JOB NUMBER
6511

EXHIBIT
A

AKS DRAWING FILE: 6511 NEIGHBOR SIGHT.DWG | LAYOUT: LAYOUT1



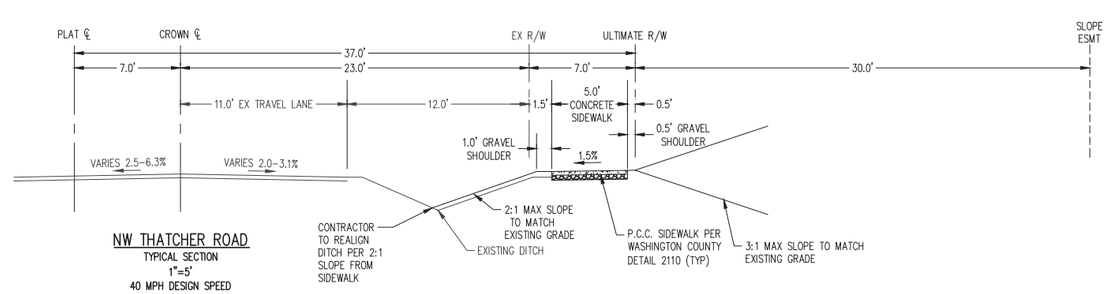
LEGEND

- EXISTING GROUND CONTOUR (1 FT)
- EXISTING GROUND CONTOUR (5 FT) — 200
- FINISHED GRADE CONTOUR (1 FT)
- FINISHED GRADE CONTOUR (5 FT) — 200
- CONCRETE SIDEWALK BY CONTRACTOR
- EXISTING AC PAVEMENT
- PROPOSED AC PAVEMENT

SCALE: 1"= 20 FEET

20 0 4 10 20

ORIGINAL PAGE SIZE: 22" x 34"



NW THATCHER ROAD
TYPICAL SECTION
1"=5'
40 MPH DESIGN SPEED
STA 14+42 – STA 16+82

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FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

PARKVIEW TERRACE SUBDIVISION

FOREST GROVE OREGON

TAX LOT 3400 TAX MAP 1N.4.36

NW THATCHER ROAD PATH TO NICHOLS LANE

DESIGNED BY:	DS
DRAWN BY:	TNS
MANAGED BY:	DS
CHECKED BY:	PAS

DATE: 02/14/2022

REGISTERED PROFESSIONAL ENGINEER
OREGON
JANUARY 18, 2016
DARKO SIMIC
PRELIMINARY NOT FOR CONSTRUCTION

RENEWAL DATE: 6/30/22

REVISIONS

JOB NUMBER
6511

EXHIBIT
B

AKS DRAWING FILE: 6511 PATH TO NICHOLS B.DWG | LAYOUT: LAYOUT1

321 SW 4th Ave., Suite 400
Portland, OR 97204
503.248.0313
lancastermobley.com

Technical Memorandum

To: **Forest Grove Planning Commission**

From: **Todd E. Mobley, PE**

Date: **February 14, 2022**

Subject: **Parkview Terrace – File No. 311-21-000042-PLNG**
Additional Transportation Testimony & Evidence

REGISTERED PROFESSIONAL ENGINEER 54853
OREGON JULY 9, 2001 TODD E. MOBLEY
EXPIRES 12/31/2022

Introduction

This memorandum is written to provide additional testimony and evidence regarding several transportation safety related topics that were discussed at the Planning Commission hearing on Monday, February 7, 2022.

Sight Distance

As discussed in verbal testimony at the hearing and as documented in the Transportation Impact Study[1] (TIS) that is part of the record, Lancaster Mobley staff visited the site and conducted sight distance measurements both at the new street intersection location on Thatcher Road and the existing intersection of Watercrest Road with Thatcher Road.

Per Washington County standards, sight distance requirements are based on the posted speed zone of 40 mph. At both locations, available sight distance is more than the minimum requirement. It should also be noted that intersection sight distance standards were used, which is an operational measure to ensure that drivers can enter Thatcher Road without significantly impacting the flow of traffic. Stopping sight distance is the minimum needed for safe operation, and the available sightlines are well in excess of stopping sight distance

Thatcher Road Speed Zone

The Oregon Department of Transportation (ODOT) regulates posted speeds on all roads in Oregon, regardless of jurisdiction. Changes in speed zones often become appropriate in instances such as this, where a roadway is within a City's Urban Growth Boundary and ongoing development changes the character of the roadway. Often, this is a transition from a higher-speed rural road to a lower-speed urban or suburban road. Projects such as the proposed Parkview Terrace help to contribute the this change in roadway character that can lead to reduced speed limits.

Because Thatcher Road is under the jurisdiction of Washington County, it is the County that must make the formal request to ODOT to conduct a speed zone investigation and a lower speed limit. It is recommended that the City of Forest Grove work with Washington County staff to make this request to ODOT.

It should be noted that House Bill 3055 became effective September 25, 2021 and included provisions to allow ODOT to delegate speed zoning decisions to local agencies. The language of the bill specifically provides that

[1] *Parkview Terrace Subdivision*, Transportation Impact Study, August 31, 2021, by Lancaster Mobley

ability to delegate to Clackamas County, Multnomah County, or a city with jurisdiction over the roadway. Unfortunately, Washington County is not identified as a potential recipient of such delegated authority.

Thatcher Road Pedestrian Crossing

Based on testimony received at the hearing, necessary requirements that would be needed for a safe pedestrian crossing on Thatcher Road were investigated. There are no sidewalks on the east side of Thatcher Road, opposite the site frontage and the new intersection that will be constructed on the site. However, Nichols Lane has sidewalks on its south side and provides a safe pedestrian route to Forest Grove High School and other destinations east of Thatcher Road. A crossing at the intersection of Nichols Lane and Thatcher Road would offer the best route for pedestrians, provided a connection could be provided south of the site.

To determine the appropriate traffic control and pedestrian accommodations for a crossing of Thatcher Road at this location, the 2022 ODOT Traffic Manual was used as a reference. This 2022 update was just released last month and includes a significant amount of new guidance relative to crosswalk treatments at uncontrolled crossings. The manual aims to provide more standardization across the state for crosswalk treatments. The information provided is based on extensive research and addresses a wide cross section of roadway sizes and traffic volumes, making it an appropriate reference for more than just ODOT-controlled state highways.

Figure 1 below shows an excerpt from the manual that provides a decision matrix to guide professionals in recommending appropriate crosswalk treatment.

Figure 1: Excerpt from 2022 ODOT Traffic Manual

Oregon Department of Transportation — **Traffic Manual**

Uncontrolled Marked Crosswalks — **310.3**

Table 310.3-A: Uncontrolled marked crosswalk treatments

Lanes Crossed**	Refuge Island	AADT & Posted Speed***														
		<3000 veh/day			3000-9000 veh/day			9000-12,000 veh/day			12,000-15,000 veh/day			>15,000 veh/day		
		≤30 mph	35 mph	≥40 mph	≤30 mph	35 mph	≥40 mph	≤30 mph	35 mph	≥40 mph	≤30 mph	35 mph	≥40 mph	≤30 mph	35 mph	≥40 mph
1	N/A	A* B C E	A C E G I	Ⓐ C E Ⓖ I	A B C E	A C E G I	Ⓐ C E Ⓖ I	A C E G I	A C E G I	Ⓐ C E Ⓖ I	A C E G I	A C E G I	Ⓐ C E Ⓖ I	A C E G I	Ⓐ C E G I	Ⓐ C E Ⓖ I
2	Yes	A* B C D E	A C E G I	Ⓐ C E Ⓖ I	A B C D E	A C E G I	Ⓐ C E Ⓖ I	A C D E G I	A C E G I	Ⓐ C E Ⓖ I	A C D E G I	A C E G I	Ⓐ C E Ⓖ I	A C D E G I	Ⓐ C E G I	Ⓐ C E Ⓖ I
	No	A* B C D E F	A Ⓒ E F G I	Ⓐ Ⓒ E F Ⓖ I	A B Ⓒ D E F	A Ⓒ E F G I	Ⓐ Ⓒ E F Ⓖ I	A Ⓒ D E F G I	A Ⓒ E F G I	Ⓐ Ⓒ E F Ⓖ I	A Ⓒ D E F G I	A Ⓒ E F G I	Ⓐ Ⓒ E F Ⓖ I	A Ⓒ D E F G I	Ⓐ Ⓒ E F G I	Ⓐ Ⓒ E F Ⓖ I
3	Yes	A B Ⓒ D E G I	A Ⓒ E G I	Ⓐ Ⓒ E Ⓖ I	A B Ⓒ D E G I	A Ⓒ E G I	Ⓐ Ⓒ E Ⓖ I	Ⓐ Ⓒ D E G I	Ⓐ Ⓒ E Ⓖ I	Ⓐ Ⓒ E Ⓖ I	Ⓐ Ⓒ D E G I	Ⓐ Ⓒ E Ⓖ I	Ⓐ Ⓒ E Ⓖ I	Ⓐ Ⓒ D E G I	Ⓐ Ⓒ E G I	Ⓐ Ⓒ E Ⓖ I
	No	A B Ⓒ D E F G I	A Ⓒ E F G I	Ⓐ Ⓒ E F Ⓖ I	A B Ⓒ D E F G I	A Ⓒ E F G I	Ⓐ Ⓒ E F Ⓖ I	Ⓐ Ⓒ D E F G I	Ⓐ Ⓒ E F Ⓖ I	Ⓐ Ⓒ E F I Ⓖ I	Ⓐ Ⓒ D E F G I	Ⓐ Ⓒ E F Ⓖ I	Ⓐ Ⓒ E F I Ⓖ I	Ⓐ Ⓒ D E F G I	Ⓐ Ⓒ E F I G I	Ⓐ Ⓒ E F I Ⓖ I
4	Yes	A Ⓒ D E G H I	A Ⓒ E G H I	Ⓐ Ⓒ E Ⓖ H I	A Ⓒ D E G H I	A Ⓒ E G H I	Ⓐ Ⓒ E Ⓖ H I	Ⓐ Ⓒ D E G H I	Ⓐ Ⓒ E G H I	Ⓐ Ⓒ E Ⓖ H I	Ⓐ Ⓒ D E G H I	Ⓐ Ⓒ E Ⓖ H I	Ⓐ Ⓒ E Ⓖ H I	Ⓐ Ⓒ D E G H I	Ⓐ Ⓒ E G H I	Ⓐ Ⓒ E H I
	No	A Ⓒ E F G H I	Ⓐ Ⓒ E F G H I	Ⓐ Ⓒ E F Ⓖ H I	A Ⓒ E F G H I	Ⓐ Ⓒ E F G H I	Ⓐ Ⓒ E F Ⓖ H I	Ⓐ Ⓒ E F G H I	Ⓐ Ⓒ E F G H I	Ⓐ Ⓒ E F H I Ⓖ H I	Ⓐ Ⓒ E F G H I	Ⓐ Ⓒ E F H I Ⓖ H I	Ⓐ Ⓒ E F H I Ⓖ H I	Ⓐ Ⓒ E F G H I	Ⓐ Ⓒ E F H I G H I	Ⓐ Ⓒ E F H I Ⓖ H I

* Treatment "A" recommended for school crossings and midblock crosswalks.
** Total motor vehicle lanes crossed to complete the crossing, including TWLTL and left/right turn lanes. Bicycle lanes and refuge islands at least 6 feet wide are not lanes crossed. STRE approval required for uncontrolled marked crosswalks across 5+ lanes.
*** See Speed discussion in the Special Considerations subsection. 85th percentile speed may be used instead of the posted speed.

Installation of a treatment(s) at any location is subject to an engineering study that accounts for factors such as sight distance, safety, operations, other field conditions, and local land use.

This table does not apply to temporary marked crosswalks. See the TCP Manual (4) for temporary uncontrolled marked crosswalks.

X = Treatment optional
Ⓧ = Treatment recommended
⊗ = Treatment recommended and should be installed with other identified treatments.

The absence of a letter means the treatment is generally not appropriate, but exceptions may be considered through the engineering study and STRE approval process.

A = Continental-style crosswalk markings, parking restrictions on crosswalk approach (see Table 310.3-B), lighting according to the ODOT Traffic Lighting Design Manual. Crossing warning sign(s) for school crosswalks, midblock crosswalks, or speed ≥30 mph.
B = Raised crosswalk, except on freight routes, emergency response routes, arterial roadways, and snowplow routes.
C = If 2+ lanes in one direction, wide advance stop bar and STOP HERE FOR Pedestrians sign.
D = In-street pedestrian crossing sign (R1-6a). If refuge island present, install on the refuge island.
E = Curb extension
F = Pedestrian refuge island (at least 6 feet wide)
G = Rectangular rapid flashing beacon (RRFB)
H = Reduce number of motor vehicle lanes
I = Traffic signal or pedestrian hybrid beacon (PHB)

Blue = All treatments shown in category optional. Treatment "A" recommended for school and midblock crossings.
Green = Visibility enhancements recommended
Yellow = RRFB treatment recommended
Red = Traffic signal or PHB recommended

January 2022 — 117

In the vicinity of Nichols Lane, Thatcher Road has a posted speed of 40 mph and an average daily traffic volume of approximately 4,500 vehicles per day and has a single lane in each direction, for a total of two lanes crossed. Based on these parameters, the manual, including the decision matrix in Figure 1, recommends the installation of a rectangular rapid-flashing beacon (RRFB) if a pedestrian crossing were established.

Conclusions

1. Sight distance was measured in the field, both at the location of the new street intersection on Thatcher Road and the existing intersection of Watercrest Road and Thatcher Road. Adequate sight distance is available at both locations.
2. As the character of Thatcher Road changes, it becomes appropriate for the speed zone along the roadway to be reconsidered, and potentially reduced. The construction of the proposed Parkview Terrace will contribute significantly to this change in roadway character that could lead to a reduction in speed. ODOT regulates the speed zoning and Washington County has jurisdiction of Thatcher Road. Therefore, it is recommended that the City of Forest Grove work with Washington County to make a formal request to ODOT to investigate lowering the posted speed.
3. To provide a safe pedestrian crossing on Thatcher Road, it is recommended that a pedestrian route be established south to the intersection with Nichols Lane. A marked pedestrian crossing at this location should be enhanced to include a push-button activate rectangular rapid-flash beacon system.

APPLICANT REBUTTAL

RECEIVED MARCH 2, 2022

March 2, 2022

VIA EMAIL

Mr. Phil Ruder, Chair
Forest Grove Planning Commission
Community Auditorium
1915 Main Street
Forest Grove, OR 97116

RE: Parkview Terrace Planned Development Application (Casefile No. 311-21-000042-PLNG); Applicant's Final Rebuttal

Dear Chair Ruder and Planning Commission Members:

AKS Engineering and Forestry, LLC ("AKS") represents the Applicant for the Parkview Terrace Planned Development Application (Casefile No. 311-21-000042-PLNG). On Monday, February 7, 2022, the Planning Commission held a public hearing on the application, and there was a request to leave the public record open for additional testimony per ORS 197. The Applicant addressed public testimony and submitted an initial response into the record on February 15, 2022.

Several public comments were centered on transportation concerns related to Thatcher Road and the ability for pedestrians to cross safely, particularly to Nichols Lane. Thatcher Road currently has limited right-of-way that would not accommodate construction of a sidewalk south of the project (off-site). As a potential solution, the Applicant has contacted the property owner to the south about his willingness to dedicate additional right-of-way to allow for an offsite sidewalk extension on the west side of Thatcher. The sidewalk design would be subject to approval by Washington County and sufficient right-of-way dedication by the property owner of Tax Lot 4500. As such, the applicant recommends the addition of the following condition of approval:

> *"The applicant shall construct an offsite 5-foot wide sidewalk improvement along the west side of Thatcher Road up to Nichols Lane, and a street crossing at the intersection of Nichols Lane and Thatcher Road, pending dedication of necessary right-of-way and construction easements by Tax Lot 4500, and approval by Washington County."*

With that said, the Applicant understands the concerns raised at the hearing regarding Thatcher Road and will continue to work towards a solution. Additionally, by completing the internal transportation network, extending collector roadways through the site, and providing frontage improvements, the character of this portion of the City is slowly urbanizing as intended by the Comprehensive Plan. This provides further justification for Washington County to reduce speed limits in this area for safety, benefitting existing residents.

As discussed at the Planning Commission public hearing, the Parkview Terrace Planned Development application meets the approval criteria of City of Forest Grove Development Code Section 17.4. Further, the applicant's initial letter (dated February 15) provided a lengthy description of public benefits the project provides, including transportation improvements in compliance with the Transportation System Plan, off-site pedestrian improvements, a tract for a future public water facility, tree preservation, and variety in home design and lot sizes. Less flexibility in the conventional residential development standards

will lead to a more uniform subdivision with little housing variety. The submitted housing elevations demonstrate variation in exterior materials, rooflines, building articulation, a mix of one-and-two story building types, daylight basements, tuck-under garages, attached and detached dwellings. Increased housing variety allows for a range of price points and opportunities for the community, in line with the purpose of a Planned Development. The intentional community design and proximity to Thatcher Park and other available City amenities demonstrates the property is an excellent site to accommodate incentive density and provide needed housing and significant system development charges to the City of Forest Grove.

It is our intent to work with the public, City of Forest Grove, and Washington County to address the concerns outlined above during the Parkview Terrace land use process. Thank you for your consideration and please let us know if you have any questions.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC

Mimi Doukas, AICP, RLA
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
(503) 563-6151 | mimid@aks-eng.com

CC:
Amy Kreimeier, Senior Planner

Planned Residential Development
Staff Report and Recommendation

Community Development Department, Planning Division

REPORT DATE:	January 31, 2022
HEARING DATE:	February 7, 2022
LAND USE REQUEST:	A 165-lot Planned Residential Development consisting of 133 single-family detached residential lots, 32 single-family attached residential lots
FILE NUMBER:	311-21-000042-PLNG
FILE NAME:	Parkview Terrace Planned Development
PROPERTY LOCATION:	700 Block of Watercrest Road Washington County Tax Lot 1N4360003400
OWNER:	Cypress LLC and Scalene LLC 2621 Covey Way Livermore, California 94550
APPLICANT:	Venture Properties, Inc. 4230 Galewood Street, Suite 100 Lake Oswego, Oregon 97035
APPLICANT'S REPRESENTATIVE:	AKS Engineering & Forestry, LLC 12965 SW Herman Road, Suite 101 Tualatin, Oregon 97062
COMPREHENSIVE PLAN MAP DESIGNATION:	Low Density Residential – Standard (LDR-B)
ZONING MAP DESIGNATION:	R-7 Single-Family Residential
APPLICABLE STANDARDS AND CRITERIA:	City of Forest Grove Development Code: §17.3.100 et. seq. *Residential Zones* §17.4.200 et. seq. *Planned Developments* §17.6.095 et. seq. *Subdivisions* §17.8.600 et. seq. *Public Improvements* §17.8.900 et. seq. *Land Division Standards*
REVIEWING STAFF:	Amy Kreimeier, Senior Planner
RECOMMENDATION:	Staff recommends approval with conditions

I. CONTINUANCE

A public hearing was held on the Parkview Terrace planned residential development at the Planning Commission meeting on Monday, February 7th, 2022. At the meeting, the Planning Commission moved to leave the record open for additional written evidence, arguments or testimony to be submitted regarding the application. Additional written evidence, arguments or testimony was submitted between February 8 and February 15, 2022. The City received additional testimony from 5 individuals, including the applicant's representative. Responses to the additional written evidence, arguments or testimony received was accepted from February 16th - 23rd, 2022. No responses were received during that time. In accordance with ORS 197.763, the applicant was provided the opportunity to submit final written arguments in support of the application between February 24th and March 2nd, 2022. All responses received have been attached to this staff report in Exhibit H. The Planning Commission will meet again on the item on March 7, 2022. No additional public comment or testimony will be taken at this meeting.

II. LAND USE HISTORY

Parkview Terrace is a planned residential development proposed for a vacant lot located in the 700 block of Watercrest Road. The project site is located within a portion of the ±590-acre Westside Refinement Plan (WRP) area and within the ±350-acre David Hill Planning Area that was added to the Urban Growth Boundary (UGB) in the 1980s. The site has historically been used for agriculture purposes. The crop has rotated over the years, but the existing orchard has not been maintained.

Pursuant to DC §17.4.215(A), "The development standards of the base zone apply, unless they are superseded by the standards of this section or the PD approval. Exceptions from the standards of the underlying zoning district must be warranted based on the unique design and amenities incorporated into the development plan, and shall have a beneficial effect which could not be achieved using the standards of the underlying zoning district." The City Attorney has advised that planned developments cannot be used to achieve waivers or exceptions from other sections of the Development Code.

Public notice was mailed to property owners and residents within 300 feet of the site on December 13, 2021 for the previous hearing date and on January 18, 2022, as required by Development Code (DC) §17.1.615. Notice was also published in the *News Times* on January 27, 2022. Four written responses from the public have been received at the time of this writing. One was submitted shortly after the applicant's neighborhood meeting in September and three were submitted following the release of public notice. Staff has received numerous calls regarding this application since release of the public notice. Correspondence received to date is included in Exhibit B.

Copies of the application materials were provided to the Plans Review Board, whose standards and specifications are incorporated into Exhibits C-G. Copies of the application materials were also provided to Washington County, since the County has jurisdiction over Thatcher and Watercrest Roads.

II. ANALYSIS

A. DESCRIPTION OF PROPOSAL:

The applicant is proposing to develop a 165-lot subdivision to be constructed in 2 phases.

- Of the 165 lots, 133 would be for single-family detached homes, while 32 lots would be for single-family attached homes.
- Four tracts would be set aside for common open space.
  - Tract A would be located at the projects entrance on Thatcher Rd.
  - Tract B would be located in the southeast corner of the project site, adjacent to Thatcher Rd. A pedestrian pathway would be created on Tract B to provide access between Rosebud Ct. and Thatcher Rd.
  - Tract D, located on the northwest edge of the project site, and Tract E, adjacent to Thatcher Park, would provide open space and natural resource and tree preservation.
  - Additionally, two pedestrian access tracts, tracts F and G, would be located between lots 100-101 and 112-113 to provide a pathway connection into Thatcher Park.
- Tract H would be located at the project's entrance on Thatcher Rd. and would be improved as a stormwater facility.
- Tract C would be created just north of the City's water treatment plant. Per the City's water master plan, this area is needed in order to provide space for the construction of two new reservoirs. The City would acquire this tract.

A planned development is being requested in order to allow for the flexible application of the base zone standards of DC §17.3.120 and §17.3.130:

- Reduced corner lot side yard setbacks (11 feet versus the standard 14 feet).
- Reduced side yard setbacks (5 feet versus increasing the setback based on building height).
- Narrower lot widths (less than 50 feet).
- The 32 single-family attached homes would constitute about 19% of the project versus the allowed 8% (equal to 13 homes).

Parkview Terrace is proposed to be a two-phase project. DC §17.4.220(D) stipulates a time limit for planned developments. The final plat for the final phase must be submitted no more than 4 years from the date of tentative plat approval. If that final plat is not submitted within 4 years, the tentative plat will need to be resubmitted for review against the Development Code criteria in effect at that time. This stipulation is noted in Exhibit C *Development Code Standards and Specifications.*

B. SITE EXAMINATION:

The subdivision site consists of a single parcel and has a gross area of 34.53 acres more or less. The site is relatively flat and generally gains elevation from the south to the north across the property.

C. COMPREHENSIVE PLAN DESIGNATION & ZONING OF SITE & AREA:

LOCATION	COMPREHENSIVE PLAN DESIGNATION	ZONE DISTRICT	LAND USE
Project	Low Density	Single-Family	Agriculture

Site	Residential (LDR B-C)	Residential (R-7)	
North	Low Density Residential (LDR B-C)	Single-Family Residential (R-7 and R-10)	Agriculture Rural Residential
South	Low Density Residential (LDR B-C) and Public	Single-Family Residential (R-7 and R-10)	Single-Family Residential and Water Treatment Plant
East	Low Density Residential (LDR B)	Single-Family Residential (R-7)	Single-Family Residential
West	Low Density Residential (LDR B-C)	Single-Family Residential (R-7)	Single-Family Residential

D. DENSITY:

The proposed project includes 165 single-family units to be constructed on 34.53 gross acres of land. Net area (gross area less rights-of-way dedications and tracts set aside for common usage) would total 23.02 acres.

Development is required to achieve 80% of the target density. The R-7 zoning district has a target density of 6.22 units per net acre, which calculates to 143 units on this site (23.02 x 6.22 = 143.18). With 165 units, the project would exceed the target density. As a planned development, this project is proposing to utilize incentive density. Incentive density provides the opportunity for a density bonus to reward design features, amenities, and/or other improvements which can be shown to increase the value of the residential development for neighborhood residents and the general public and/or provide affordable housing. Incentive density is calculated at 115% of target which is equal to 165 units (23.02 X 7.15 = 164.59).

For subdivisions with 20 or more lots, DC §17.3.120 Table 3-2 Footnote #5 allows up to 8% of the lots to be developed with duplexes or attached single-family homes; in this project, 8% would equal 13 lots. Under the provisions of a planned development, the applicant has proposed 32 lots for attached single-family homes, which would equal about 19% of the total.

E. SITE DESIGN:

The project design is for a single-family subdivision with attached and detached single family homes. Lot areas for detached homes would range from 4,000 to 18,500 square feet, while lot areas for attached homes would range from 2,800 to 4,900 square feet. Lot widths would be 29 feet for the single-family attached lots and range from 40 to over 60 feet for the single-family detached lots. 15 lots are proposed for custom home development and are scattered throughout the site. The lots proposed for attached homes are clustered in the southeast corner of the project site.

PRELIMINARY LOT LAYOUT

LOT SUMMARY TABLE				
HOUSE PLAN	LOT DIMENSION	PHASE 1 UNITS	PHASE 2 UNITS	TOTAL UNITS
CUSTOM DETACHED FRONT LOAD	40' MIN WIDTH	4	11	15
40' WIDE DETACHED FRONT LOAD	80' X 100'	8	2	10
40' WIDE DETACHED FRONT LOAD	50' X 100'	38	27	65
40' WIDE DETACHED FRONT LOAD	40' X 100'	12	31	43
40' WIDE ATTACHED FRONT LOAD	29' X 100'	32	0	32
TOTAL		94	71	165

Driveway widths could be about 50% of the 50-foot-wide lots, 60% of the 40-foot-wide lots, and up to 83% of the 29-foot-wide lots. Such driveways would limit the availability of on-street parking, potentially conflict with the preferred locations for utilities, and would prevent the installation of street trees. For these reasons, staff has included a **condition** to limit each lot's driveway width to not more than 50% of the lot's width for detached home lots (or 30 feet, 25 feet, and 20 feet respectively) and to limit the combined driveway width for attached lots to 30 feet.

DC §17.5.415 requires that at least 80% of the lots in a development meet the solar design standards. To meet this standard 131 of the proposed 165 proposed lots would need to comply. As proposed, only 95 lots, or 58%, meet this requirement. The applicant is requesting a partial exemption to these standards based on existing conditions. The shape of the subject site, presence of steep, sloped topography, compliance with forecasted streets in the Transportation System Plan (TSP), and inability to extend streets from the west side of the site create a constrained geometry that precludes designing a street network that allows for at least 80 percent of lots to meet the solar orientation requirements. The project meets the requirements to qualify for a partial exemption.

F. <u>SETBACKS</u>:

SETBACK	REQUIRED	PROPOSED
Front yard, dwelling	14 feet	14 feet
Front yard, garage	20 feet	20 feet
Rear yard	15 feet	15 feet
Interior side yard	5 feet or 1 foot for each 3 feet of building height	***5 feet***
Corner side yard	14 feet	***11 feet***

The applicant proposes to modify the interior side and corner lot side yard setbacks. Standard side yard setbacks for corner lots are 14 feet. This application proposes an 11-foot setback. Standard side yard setbacks are a

minimum of 5 feet with a potential increase based on building height. This application proposes a 5-foot-setback with no increase based on building height.

G. PARKING:

LAND USE	REQUIRED	PROVIDED
Single Units, Detached	1 space per unit	2 spaces per unit
Single Units, Attached	3 bedroom: 1.75 spaces per unit	2 spaces per unit

Each home in Parkview Terrace is proposed to have a garage for at least one car, and a 20-foot-long driveway. Each lot would therefore have at least two off-street parking spaces. On-street parking would be permitted without restriction on all streets. No parking would be permitted along the access road to lots 82-84. A **condition** has been included to require "No Parking Fire Lane" signs on this access road.

H. STREETS:

Access to the subdivision would be from one entrance on Thatcher Rd. and two entrances on Watercrest Rd. Glade Ave. would be constructed as a Collector street, and would run nearly the length of the parcel, connecting Thatcher Rd. through to the north boundary of the site. A second short Collector, Butte St., would intersect with Watercrest Rd. All other streets would be designated as Local streets. Full frontage improvements (curb, gutter, parkway with street trees, and sidewalk) would be required in accordance with DC §17.8.610 and §17.8.620.

Homes along streets with only one point of access would be required to be sprinklered (Ruca Ct., Rosebud Ct., and lots 70-74 and 89-102 on Glade Ave.). The applicant is determining the possibility of installing an Emergency Vehicle Access (EVA) Road over Tract A to provide a second point of access for homes along Rosebud Ct. A **condition** has been included to allow for the option to construct this EVA. If constructed, homes along Rosebud Ct. would no longer be required to be sprinklered.

The TSP designates Thatcher Rd as an Arterial street and Watercrest Rd. as a Collector street. Both roads have been constructed as two-lane sections and are maintained by Washington County. Right-of-way would be dedicated to provide for a 37-foot wide half-street width along both road frontages. The County has reviewed the application and has provided conditions which the applicant will be required to comply such as improving the roadway along the Thatcher and Watercrest frontages to County C-1 standards and providing a non-access restriction for all lots and tracts along these roadway frontages. There is a planned 15-foot access easement on Lot 118 to provide access to Tax Lot 4800 upon future redevelopment. This will limit future access onto Thatcher Rd.

I. FENCING:

Because Thatcher Rd. is an Arterial street, the traffic volume and resulting traffic noise will increase as the Westside Planning Area continues to develop. To separate the project site from the street, the applicant proposes to erect a wood fence enhanced with masonry pillars (like in the example below) along both the Thatcher Rd. and Watercrest Rd. frontages.

Wood fencing is less durable than masonry, it requires more maintenance and more frequent replacement, and it's permeable (thus allowing greater noise transmission). Other Forest Grove residential areas abutting major streets have enhanced perimeter treatments, including Canterbury Estates abutting "E" Street, Oak Hill Settlement abutting David Hill Road, and Rose Grove Mobile Home Park on Pacific Avenue. Most recently, the Planning Commission required installation of a masonry wall along the David Hill Road frontage of Farmstead Crossing. To mitigate the impacts on the future residents of Parkview Terrace, staff has included a **condition** to require a masonry wall abutting lots 12-21 adjacent to Thatcher Rd.

Significant trees exist on lots 119 and 120 adjacent to Thatcher Rd. If the required tree protection plan and associated arborist report finds that installation of a masonry wall on lots 119 and 120 would damage the trees critical root zone, a **condition** has been included to allow for the construction of a wood fence enhanced with masonry pillars on these lots.

Following the neighborhood meeting conducted by the applicant, the owner of Tax Lot 4700 submitted comments requesting fencing between Tax Lot 4700 and the planned development (Exhibit B). The application currently proposes a wood fence on the north property line, between Tax Lot 4700 and proposed lot 120, and a chain link fence along the south property line, around the adjacent stormwater facility. No fencing is proposed along the west property line, between Tax Lot 4700 and Butte St. Staff has included a **condition** to install wood fencing between Tax Lot 4700 and Butte St. consistent with that proposed along the northern property line. This wood fence is consistent with the perimeter fencing proposed elsewhere in the PD and typical for rear yards. Fencing around the entire shared property line will clearly address the relationship between the PD and Tax Lot 4700 and differentiate between public and private space per DC §17.4.215.G.4.

J. <u>ARCHITECTURE</u>:

The applicant has provided about 17 samples of various one-, two-, and three-story house plans, for both attached and detached homes (see Exhibit A for

representative examples). Three of the samples provided exceed the height limitations for the R-7 zone and would not be permitted. However, this application does not involve home construction. Compliance with required building height will be reviewed at time of building permit submittal for each proposed unit. The applicant has provided sufficient information demonstrating a variety of housing product types that can be constructed according to City standards.

Most of the sample elevations of homes by Stonebridge Homes have elements of primarily Craftsman-style architecture, with only a few Modern or Traditional styles. Only one architectural style, Modern, was submitted for the single-family attached homes. Architectural details include a variety of siding materials (lap with variable reveal, board and batten, and shingle); masonry trim; slider and double-hung windows. Front doors and garage doors appear representational and would vary depending on the client's choice.

In 2017, the planned development section of the Development Code was rewritten to ensure that a PD provides both a *"variety and mixture of building types and architectural styles",* rather than have similar types and styles clustered together. DC §17.4.215.G now requires *"a variety of architectural styles".* This stipulation has been included in Exhibit C *Development Code Standards and Specifications.* This application does not involve home construction and designs for future homes will not be determined until buyers choose lots and determine what house they want to build. To ensure that a variety of architectural styles is actually provided upon construction, staff is proposing a **condition** that at least 25% of the homes are of a distinctly different architectural style and that they are scattered throughout the project site.

DC §17.8.710.F.3 *Dwelling Diversity Standard* stipulates that *"Front elevations shall not be replicated on adjacent lots nor on lots directly across the street, within any 24-month period or replicated within a subdivision over a 12-month period more than the larger number of a) five times or b) 10% of the total number of subdivision lots. These provisions can be met by having the requirements included in the Conditions, Covenants, and Restrictions of the subdivision. For this section, the definition of replication includes mirrored images (where the main features such as windows, door location, garage location, roof peak, etc. are reversed), and minor trim and paint changes."* To ensure that this code provision will be adhered to as homes are constructed, a **condition** has been proposed to include this requirement in the CC&Rs of the subdivision.

The applicant has proposed an alternative to this requirement which had been previously approved for the Farmstead Crossing planned development. The proposed alternative condition is:

> *Within each block face or nine-lot interval, whichever is less, at least three different combinations of front building elevations shall be present and no two adjacent buildings can repeat the same elevation. Block faces with five or fewer lots shall only be required to provide at least two different combinations of front building elevations. This condition shall be incorporated into the recorded CC&Rs and enforced by the Homeowner's Association.*

This exception to code requirements was not identified in the application narrative and no explanation justifying and substantiating the need for the exception was provided as required per §17.4.215.A. The recent Farmstead

Crossing planned development was approved with the applicants proposed alternative condition, above. Upon further review it appears this request was not identified and no explanation was provided in the Farmstead Crossing application as well. Staff cannot make the determination that there is a substantiated need to justify this request as no explanation was provided.

The Dwelling Diversity Standard was substantially revised to the current language in 2017 by Ordinance 2017-12. The intent of the standard is to increase diversity of design and reduce the number of repeated elevations on the same street. No planned development has been subject to the standard since it was revised. As the code standard has yet to be applied to a planned development, it is unknown whether the proposed alternative condition or the code standard is more successful in achieving the intended diversity.

The proposed alternative condition would reduce the number of repeated elevations on the same block-face and increase diversity as intended in the code, therefore, staff has included it as an **optional alternative condition**. The commission may choose to apply the code standard or the proposed alternative as a condition of approval.

III. REQUIRED APPROVALS AND FINDINGS

DC §17.4.220(C) *Approval Criteria* authorizes the Planning Commission to approve a Planned Development if it finds that all of the following approval criteria are met.

1. The plan fulfills the purpose for PDs stated in DC §17.4.200 (as follows);

   The purpose of the Planned Development (PD) provisions is to provide greater flexibility in the development of land for residential, commercial or industrial purposes than allowed by the conventional standards of the Development Code.

   A PD is not intended to be simply a means of avoiding normal Development Code requirements. The PD provisions are intended to:

   A. Promote flexibility and innovation in site design and permit diversity in the location of structures in order to preserve natural features and view corridors;

   Finding: This planned development has been requested in order to provide for the flexible application of the base zone standards of DC §17.3.120 & DC §17.3.130:

   - Reduced corner lot side yard setbacks (11 feet versus the standard 14 feet).
   - Reduced side yard setbacks (5 feet versus increasing the setback based on building height).
   - Narrower lot widths (less than 50 feet).
   - The 32 single-family attached homes would constitute about 19% of the project versus the allowed 8% (equal to 13 homes).

Finding: DC §17.8.905.E requires a 10-foot-wide public utility easement along all front property lines, and DC §17.4.215.I stipulates that *"No building projections (roofs or foundations) are permitted in the front yard public utility easement required by DC §17.8.905.E.1."* Because of that, the minimum setback would need to be at least 11 feet (assuming a 1-foot eave projection). A **condition** has been included to require an 11-foot setback on corner front/side yards.

Finding: Side yard setbacks are proposed to be 5 feet. The City standard for a side yard is a minimum of 5 feet with a potential increase based on building height. The City has approved a 5-foot-wide setback in several other projects including Farmstead Crossing and Silverstone.

Finding: Electrical meter bases are usually placed on the side wall. The electrical code requires a minimum 3-foot distance from the face of the meter (which projects several inches from the wall face) to the nearest property line. A minimum 5-foot-wide setback would comply with the electrical code. A **condition** has been included to require a minimum 5-foot setback on interior side yards.

Finding: Lot widths range from 29 feet for attached lots and 40 to over 60 feet for detached lots. The variety of lot sizes proposed allow for a greater number of lots to be created and increased housing diversity. With this flexibility in site design the number of attached lots can be increased to near double the amount permitted under base zone standards.

B. *Promote innovative and creative design by providing a variety and mixture of building types and architectural styles;*

Finding: The application proposes a narrow variety of building types: about 81% of the homes would be single-family detached, while the remaining 19% would be single-family attached. 15 lots are proposed for custom home development and are scattered throughout the site. The lots proposed for attached homes are clustered in the southeast corner of the project site.

Finding: The applicant has provided 18 samples of various one-, two-, and three-story house plans, for both attached and detached homes. Architectural details include a variety of siding materials (lap with variable reveal, board and batten, and shingle); stone trim; slider and double-hung windows. Front doors and garage doors appear representational and would vary depending on the client's choice.

Finding: Most of the sample elevations of homes by Stonebridge Homes have elements of primarily Craftsman-style architecture, with only a very few Prairie or Modern styles. Only one architectural style, Modern, was submitted for the single-family attached homes. To ensure that a variety of architectural styles is actually provided upon construction, at least 25% of the homes will be required to be of a distinctly different architecture, scattered throughout the project site.

C. *Promote efficient use of land and facilitate a more economical arrangement of buildings, circulation systems, land uses, and utilities when compared with conventional development patterns;*

Finding: Efficient use of land within the project site would be achieved by incorporating a range of lot sizes, and through the inclusion of 32 single-family attached lots.

Finding: Access to the subdivision would be from one entrance on Thatcher Rd. and two entrances on Watercrest Rd. Glade Ave. would be constructed as a Collector street, and would run nearly the length of the parcel, connecting Thatcher Rd. through to the north boundary of the site. A second short Collector, Butte St., would intersect with Watercrest Rd. All other streets would be designated as Local streets. Full frontage improvements (curb, gutter, parkway with street trees, and sidewalk) would be required.

Finding: Vehicular access from lots and tracts directly onto Thatcher Rd. and Watercrest Rd. would be prohibited. There is a planned 15-foot access easement on Lot 118 to provide access to Tax Lot 4800 upon future redevelopment. This will limit future access onto Thatcher Rd.

Finding: The TSP designates Thatcher Rd. as an Arterial street and Watercrest Rd. as a Collector street. Both roads have been constructed as two-lane sections and are maintained by Washington County. Right-of-way would be dedicated to provide for a 37-foot wide half-street width along both road frontages. The County has reviewed the application and has provided conditions which the applicant will be required to comply such as improving the roadway along the Thatcher and Watercrest frontages to County C-1 standards and providing a non-access restriction for all lots and tracts along these roadway frontages.

D. *Preserve to the greatest extent possible existing landscape features and amenities such as trees, creeks, ponds, floodplains, hills and similar natural assets, and incorporate such features into the design of the PD;*

Finding: Trees are to be preserved in Tracts A, B, D, & E. Tracts D & E have been designed specifically to provide for tree preservation of the existing groves on site.

Finding: The property contains hills with slopes ranging from 10% to more than 35% primarily located in the northwest portion of the site. This includes Tract D which has been set aside for natural resource and tree preservation. The residential lots in this area have been designed as estate lots with ample building area. The existing grade in this portion of the site will provide relief from future homes.

Finding: The subject site does not contain streams, riparian areas, or wetland areas. The project will not impact existing sensitive areas found to the northeast of the property.

E. *To encourage the provision of open space and recreational facilities in a generally central location and within reasonable walking distance of all living units in residential planned developments;*

Finding: Four tracts would be set aside as common open space and are located within reasonable walking distance of all residential lots. Additionally, all homes will be within a short walking distance of Thatcher Park. Two pedestrian access tracts, tracts F and G, would be located between lots 100-101 and 112-113 to provide a pathway connection into Thatcher Park. A pedestrian pathway would also be created on Tract B to provide access between Rosebud Ct. and Thatcher Rd.

F. *Combine and coordinate architectural styles, building forms and building relationships within the PD; and*

Finding: Most of the sample elevations of homes by Stonebridge Homes have elements of primarily Craftsman-style architecture, with only a very few Prairie or Modern styles. Only one architectural style, Modern, was submitted for the single-family attached homes. To ensure that a variety of architectural styles is actually provided upon construction, at least 25% of the homes will be required to be of a distinctly different architecture, scattered throughout the project site.

Finding: DC §17.8.710.F.3 *Dwelling Diversity Standard* stipulates that *"Front elevations shall not be replicated on adjacent lots nor on lots directly across the street, within any 24-month period or replicated within a subdivision over a 12-month period more than the larger number of a) five times or b) 10% of the total number of subdivision lots…For this section, the definition of replication includes mirrored images (where the main features such as windows, door location, garage location, roof peak, etc. are reversed), and minor trim and paint changes."* To ensure that this code provision will be adhered to as homes are constructed, a **condition** has been proposed to include this requirement in the CC&Rs of the subdivision.

The applicant has proposed the following alternative: *Within each block face or nine-lot interval, whichever is less, at least three different combinations of front building elevations shall be present and no two adjacent buildings can repeat the same elevation. Block faces with five or fewer lots shall only be required to provide at least two different combinations of front building elevations. This condition shall be incorporated into the recorded CC&Rs and enforced by the Homeowner's Association.*

The intent of the Dwelling Diversity Standard is to increase diversity of design and reduce the number of repeated elevations on the same street. The applicant's proposed alternative condition would reduce the number of repeated elevations on the same block-face and increase diversity as intended in the code, therefore, staff has included it as an optional alternative condition. The commission may choose to apply the code standard or the proposed alternative as a condition of approval. Compliance with either condition will ensure that architectural styles, building forms, and building relationships are coordinated throughout the PD.

G. *Provide the applicant with reasonable assurance of ultimate approval before requiring detailed design and engineering, while providing the City*

with assurances that the project will retain the character envisioned at the time of approval.

Finding: With Planning Commission approval of this project, the applicant would be provided reasonable assurance of the ultimate approval of detailed designs and engineering. The City would be assured that the project would retain the character envisioned at the time of approval by the Planning Commission's adoption of the conditions listed below.

2. *The plan meets the submittal requirements of DC §17.4.220(B) Preliminary Plan Review:*

   Finding: The application was reviewed and deemed complete on November 4, 2021. This criterion has been satisfied.

3. *Adequate public services exist or can be provided to serve the proposed PD; and*

   Finding: All public services are adequate and can be extended into the project site, as certified by the City Engineer and Light & Power Director. All public utilities would be constructed to City standards. This criterion is met.

4. *Where a tentative subdivision plat is requested, the requirements of DC Article 8 are met.*

   Finding: The application was reviewed and determined to be complete and in compliance with these Development Code standards on November 4, 2021. This criterion has been satisfied.

IV. SUMMARY

The applicant has requested review of this project as a planned development in order to have flexibility in the application of certain setback standards, minimum lot widths, and to include more attached dwelling units than would be permitted in a standard subdivision. In summary, the results of approving the application as submitted would be:

Attributes

i. Reduced setbacks would allow more efficient use of the land.
ii. Reduced setbacks would result in smaller lots, thus, the applicant may be able to create more lots out of a given area.
iii. Attached housing provides an additional housing choice in an area that has otherwise been developed almost exclusively with detached homes.

Concerns

i. Reduced setbacks mean houses would be closer together, with smaller side yards, less landscaping, and less privacy.
ii. Proposed architecture offers little variety to differentiate this project from any other.

V. ALTERNATIVES

The Planning Commission has the following alternatives:

1. Approve the PRD as proposed.
2. Approve the PRD with conditions.
3. Deny the application, stating reasons for doing so.
4. Continue the matter to a date certain for further consideration.

VI. RECOMMENDATION

Staff finds that the application has adequately demonstrated compliance with the applicable provisions of the Development Code. Based on the above, staff recommends that the Planning Commission approve the application for the Parkview Terrace Planned Development, subject to the following conditions.

VII. PROPOSED CONDITIONS OF APPROVAL

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. The applicant shall continue to comply with all applicable City building and development standards, including all dimensional standards and public works specifications.
4. Corner lot front/side yard setbacks shall be a minimum of 11 feet.
5. Interior side yard setbacks shall be a minimum of 5 feet.
6. Driveway widths shall not exceed 50% of the width of any detached home lot.
7. Combined driveway widths for attached home lots shall not exceed 30 feet.
8. At least 25% of the homes shall be of a distinctly different architecture. These homes shall be scattered throughout the project site. This condition shall be incorporated into the recorded CC&Rs and enforced by the Homeowner's Association.
9. Install a six-foot-tall masonry wall along Thatcher Rd. abutting lots 12-21 and 119-120. The wall shall be installed concurrently with the construction of the Phase 1 public improvements. Following review of the tree protection plan required per Condition 19, if it is determined that installation of a masonry wall on lots 119 and 120 would damage the critical root zone of trees intended for preservation, a wood fence enhanced with masonry pillars may be constructed on lots 119 and 120.
10. Install a wood fence along the property line between the Butte Dr. R.O.W. and Tax Lot 4700 matching that proposed on the northern property line between Tax Lot 4700 and proposed lot 120.
11. A pedestrian pathway and access easement shall be provided over Tract B to connect Thatcher Rd. with Rosebud Ct.
12. Sidewalks shall be installed on both sides of all streets in accordance with DC 17.8.610 and 17.8.620.
13. "No Parking Fire Lane" signs shall be posted along both sides of the access road for lots 81- 84.
14. All homes constructed on lots 70-102 shall be equipped with an approved automatic sprinkler system.

15. All homes constructed on lots 4-35 shall be equipped with an approved automatic sprinkler system or an Emergency Vehicle Access Road (EVA) shall be provided to serve lots 4-35. An EVA shall meet the requirements and standards of City code and shall be subject to the review and approval of the City.
16. A non-access restriction shall be recorded for all lots and tracts along the site's frontage of Thatcher Rd. and Watercrest Rd.
17. The CC&Rs shall include provisions for the continued maintenance of the access road serving lots 81-84.
18. The CC&Rs shall provide adequate provisions including but not limited to funding for the maintenance of the water quality tract. To ensure the funding mechanism is adequate, provide an estimate of the total anticipated maintenance expenses for a ten-year period, and describe how those expenses will be met.
19. Submit a tree protection plan consistent with the provisions of DC §17.5.115 for all trees proposed to be preserved.
20. Submit landscape plans for common open areas, the perimeter of the PD, and other landscaped areas consistent with the provisions of DC §17.4.225.C.5.
21. A final geotechnical report shall be submitted with final engineering plan review demonstrating compliance with DC §17.8.310 for sloped areas at or above 10%.
22. Compliance with the attached Light & Power Department Standards and Special Conditions (Exhibit E).
23. Compliance with the attached Engineering Conditions of Approval dated January 31, 2022 (Exhibit F).
24. Compliance with the attached Washington County Conditions of Approval dated January 6, 2022 (Exhibit G).

25. <u>Dwelling Diversity:</u>

    <u>Proposed Condition:</u> DC §17.8.710.F.3 *Dwelling Diversity Standard* stipulates that *"Front elevations shall not be replicated on adjacent lots nor on lots directly across the street, within any 24-month period or replicated within a subdivision over a 12-month period more than the larger number of a) five times or b) 10% of the total number of subdivision lots… For this section, the definition of replication includes mirrored images (where the main features such as windows, door location, garage location, roof peak, etc. are reversed), and minor trim and paint changes."* To ensure that this code provision will be adhered to as homes are constructed, the requirement shall be included in the CC&Rs of the subdivision.

    OR

    <u>Proposed Alternative Condition</u>: Within each block face or nine-lot interval, whichever is less, at least three different combinations of front building elevations shall be present and no two adjacent buildings can repeat the same elevation. Block faces with five or fewer lots shall only be required to provide at least two different combinations of front building elevations. This condition shall be incorporated into the recorded CC&Rs and enforced by the Homeowner's Association.

VIII. 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 of evidence 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	Application Materials, prepared and submitted by the applicant
Exhibit B	Correspondence Received as of January 28, 2022
Exhibit C	Development Code Standards and Specifications
Exhibit D	Fire Department Standards and Specifications
Exhibit E	Light and Power Department Standards and Special Conditions
Exhibit F	Engineering Department Standards and Special Conditions
Exhibit G	Washington County Conditions of Approval
Exhibit H	Additional Testimony, received between February 8 – March 2, 2022

FOREST GROVE OREGON

A place where families and businesses thrive.

Date: February 28, 2022
To: Planning Commission
From: Dan Riordan, Senior Planner
Re: Work Session: Development Code Amendments Adoption Package

Attached for review and discussion during the Planning Commission work session on March 7th, is the draft Development Code adoption package to implement the Middle Housing Law (HB 2001). The draft amendments draw from the Oregon Administrative Rules for HB 2001 and the Model Code prepared by the Oregon Department of Land Conservation and Development (DLCD). Wording proposed for deletion from the Development Code is shown by strike out text. Wording and graphics proposed for addition to the Development Code is shown by underlined text.

A summary of the draft Development Code changes is provided below:

- Development Code §17.1.225 (Application Contents): Revise wording to remove non-clear and objective wording for a required development transportation study and to describe the methodology. (page 3)

- Development Code §17.2.310 (Design Review Applicability): Revise wording consistent with HB 2001 that approval processes for middle housing must be the same as for single unit detached homes. (page 4 – page 6)

- Development Code §17.2.430 (Site Development Review): Clarify that the site development review process for a single unit detached dwelling also applies to middle housing consistent with HB 2001. Revise wording to remove non-clear and objective wording. (page 7 – page 8)

- Development Code §17.3.010 (Classification of Zones): Consolidate zoning districts. (page 9)

- Development Code §17.3.100 (Residential Zones): Revise to reflect consolidation of zoning districts. (page 10 – page 11)

- Development Code §17.3.120, Table 3-2 (Residential Zones Use Table): Revise table to reflect zoning district consolidation and add middle housing types. Specify that multifamily is five or more units instead of three or more as currently defined). Remove restriction on the number of duplexes within a subdivision consistent with HB 2001. (page 13 – page 16)

- Development Code §17.3.320, Table 3-10 (Commercial and Mixed Use Zone Use Table): Revise table to include middle housing types as permitted uses in the Neighborhood Mixed Use (NMU) zone. (page 17)

- Development Code §17.3.130 (Residential Zone Development Standards): Add wording for floor area ratio and add floor area ratio standards. Add minimum density requirements and delete maximum density requirements. (page 19- page 23)

- Development Code §17.3.130, Table 3-5 (Lot Dimensional Requirements – RL Zone): Add minimum and maximum lot size and lot dimension requirements in the low density residential zone. (page 24)

- Development Code §17.3.130, Table 3-6 (Lot Dimensional Requirements – RM and RH Zone): Add minimum lot size and minimum lot dimensional requirements for the medium and high density residential zones. (page 26)

- Development Code §17.3.130, Table 3-7 (Minimum Setback Requirements): Revise building setback requirements consistent with DLCD model code. (page 27)

- Development Code §17.6.300 (Article 6 – Land Divisions): Add wording for SB 458, Middle Housing Land Divisions. (page 31 – page 32)

- Development Code §17.7.050 (Exceptions to Lot Size, Yards, and Projections): Add wording to prohibit encroachment of projections into or over utility easements. (page 33)

- Development Code §17.8.130 (Widths and Locations of Driveway and Curb Cuts): Add DLCD Model Code wording for middle housing driveway approaches. (page 34)

- Development Code §17.8.710 (Building Design and Development Standards): Revised to include middle housing types and add DLCD Model Code wording. Delete redundant text. (pages 35 - 48)

- Development Code §17.8.515 (Off-street Parking Requirements, Table 8-4 (Parking Requirements): Add wording for minimum required off-street parking for middle housing types and add wording to allow up to 50% credit for on-street parking to satisfy required parking requirements. (pages 49 – 51)

- Development Code §17.8.520 (Reduction or Modification of Off-street Parking Requirement): Revised wording to make multifamily development near frequent transit service eligible for a 10% reduction in the off-street parking requirement. Current the reduction is only allowed for commercial and industrial uses. (page 51)

- Development Code §17.8.905 (Land Division Standards): Revise wording to remove non-clear and objective wording. (pages 52 – 55)

- Development Code §17.12.210 (Meaning of Specific Words and Terms): Revise the definitions section to add middle housing terms from the HB 2001 administrative rules and DLCD Model Code. (pages 56 – 58)

FOREST GROVE OREGON

Planning Commission

HB 2001 Implementation

Work Session

Dan Riordan, Senior Planner

Bryan Pohl, Director of Community Development

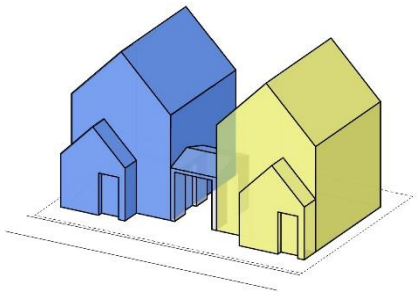
3/7/2022

WORK SESSION PURPOSE

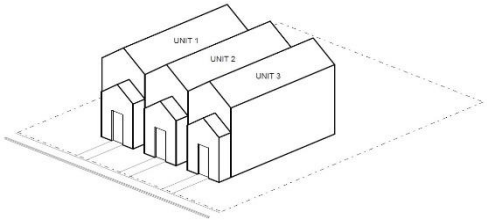
- This work session:
  - Allows for an in-depth look at the draft proposed HB 2001 code amendments ahead of the Commission's March 21st public hearing.
  - Provides an opportunity to ask questions of staff and receive any clarification desired about the code amendments.

HB 2001 OVERVIEW

- Cities affected by HB 2001 are required to amend local codes and allow a variety of housing types in zoning districts that allow single-unit detached homes.



- Housing types that must allowed include:
  - <u>Duplexes</u>
    - Classified as single-unit housing
    - Currently, only allowed in subdivisions with 20 or more units



  - <u>Triplexes</u>
    - Historically classified as multi-unit housing
    - Not currently allowed in in low density residential zones

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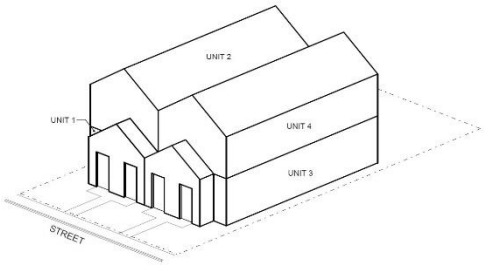
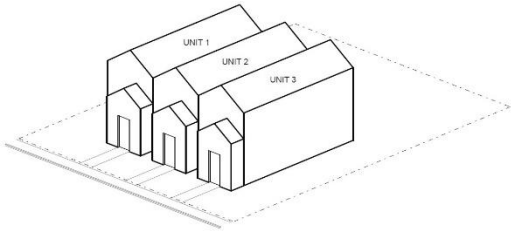
HB 2001 OVERVIEW

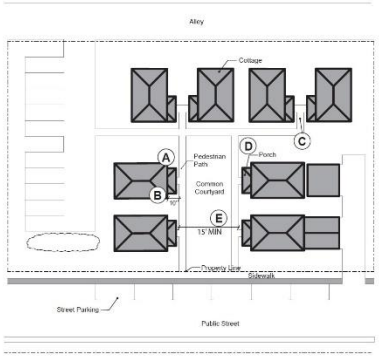
- Quadplexes
  - Historically classified as multi-unit housing
  - Not currently allowed in low density residential zones



- Townhomes/Single-Family Attached Units
  - Historically classified as single-unit housing if on own lot
  - Up to six attached units in a structure on individual lots are allowed in low density zones.



- Cottages and Cottage Clusters
  - Historically classified as condominium or multi-unit housing
  - Could be allowed in low density zones but would require a planned development condominium plat



- **Takeaway: Housing types previously considered as multifamily will now be allowed in areas zoned to allow single-unit homes. The legislative intent is to promote less expensive housing in high opportunity areas and improve equity by expanding housing choices.**

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HB 2001 OVERVIEW

- HB 2001 also prohibits cities from requiring review processes for middle housing that go beyond what's required for single-unit homes.

- Single-unit homes are not required to go through a design review process and notification is not provided to the surrounding area.

- Therefore, applications to build duplexes, triplexes, quadplexes or cottage clusters on individual lots cannot be required to go through a design review process and the City cannot require notice to the surrounding area which is currently required.

- **<u>Takeaway</u>: No required design review for middle housing and no notice.**
- **<u>Takeaway</u>: This is a change to how review of most middle housing has occurred.**

DEVELOPMENT IMPACTS

- HB 2001 will likely increase housing capacity within urban growth boundaries.

- State rules allow for an assumed potential increase in housing capacity of:
  - 1% maximum capacity increase for infill lots and infill areas
  - 3% maximum capacity increase for newly developing "greenfield" areas.

- The City's estimated housing unit capacity from the 2019 HNA is about 3,400 units.
  - 1% increase = 34 additional housing units
  - 3% increase = 102 additional housing units

- **<u>Takeaway</u>: HB 2001 won't result in significant changes to established neighborhoods.**

- **<u>Takeaway</u>: HB 2001 addresses market demands for less expensive homes. However, even with HB 2001 it's expected that most new housing construction will continue to be single-unit detached homes.**

ZONING

- The following City zoning districts are affected by HB 2001:
  - Single-Unit (R-10)
  - Single-Unit (R-7)
  - Single-Unit (R-5)
  - Residential Multifamily Low (RML)
  - Residential Multifamily High (limited to existing lots less than 5,000 sf or in planned developments approved by the Planning Commission or City Council)
  - Neighborhood Mixed Use (NMU)

- **<u>Takeaway</u>: HB 2001 blurs the distinction between the various low density residential zones.**

ZONING

- Consolidate Zoning Districts

TABLE 3-1
Zoning Districts

Zoning District	Map Symbol
Single-Family Residential	~~R-5~~ RL
Single-Family Residential	~~R-7~~
Single-Family Residential	~~R-10~~
Suburban Residential	SR
Multi-Unit (Low) Residential	~~RML~~ RM
Multi-Unit (High) Residential	~~RMH~~ RH
Institutional	INST
Community Commercial	CC
Commercial – Neighborhood	NC
Town Center Core	TCC
Town Center Transition	TCT
Light Industrial	LI
General Industrial	GI
Business Industrial Park	BIP
Overlay District (Article 4)	**Map Symbol**
Master Plan	MP
Planned Development	PD
Mixed Use Planned Development	MUPD

This change results in consolidating the single-family residential districts into one district RL (Residential Low)

This change creates the RM (Multi-Unit Residential Medium) and RH (Multi-Unit High) zoning districts consistent with the Medium Density Residential and High Density Residential Comprehensive Plan Map designations.

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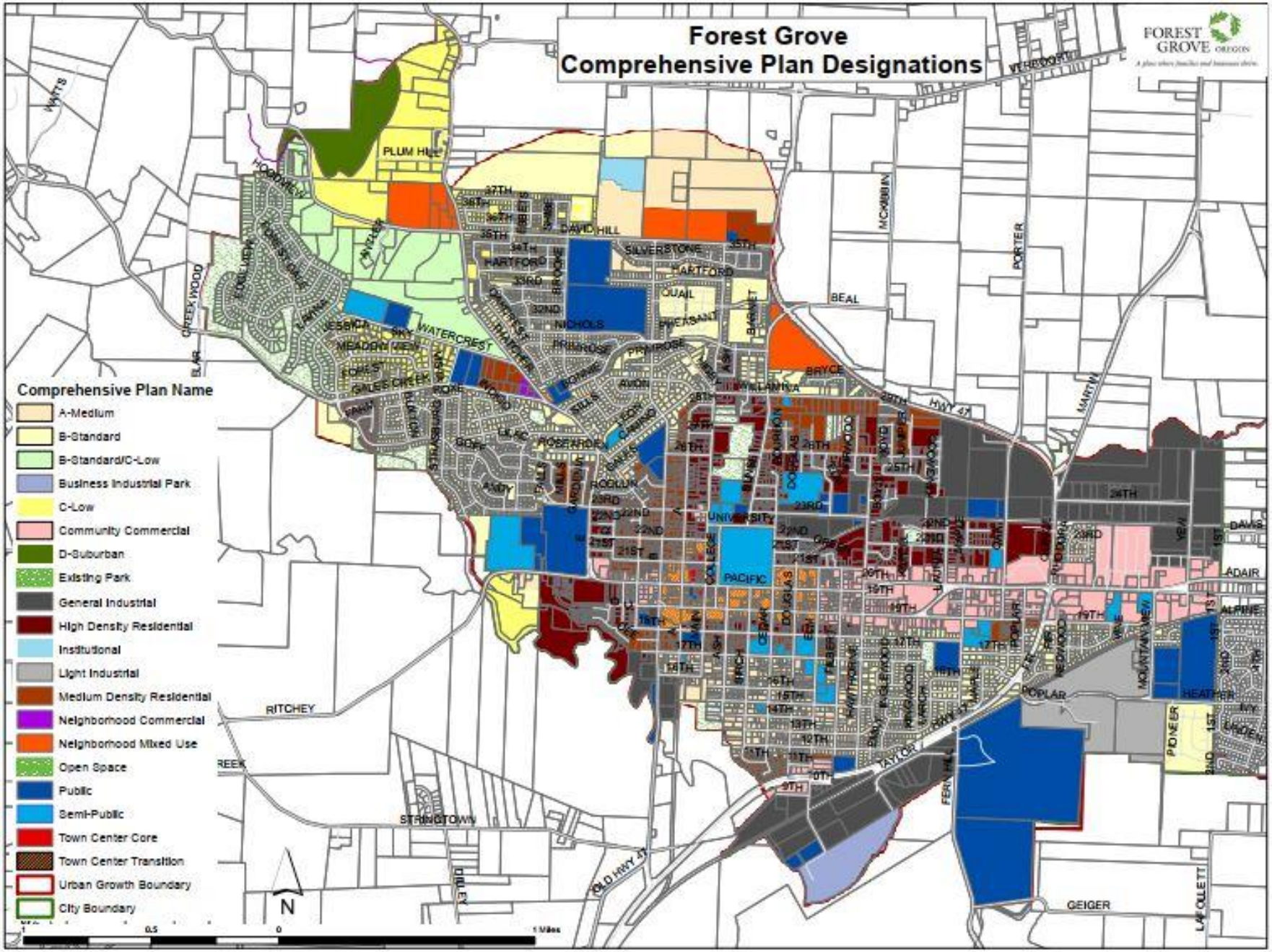
Forest Grove Comprehensive Plan Designations



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ZONING

- Revise Use Table

TABLE 3-2
Residential Zones: Use Table

Revised table to reflect zoning district consolidation and add middle housing types. Accessory dwelling units changed from Limited use to Accessory use. Multifamily is shown as five or more units instead of three or more units as currently defined.

USE CATEGORY	SR	~~R-10~~	~~R-7~~	~~R-5~~ RL	~~RML~~ RM	~~RMH~~ RL
RESIDENTIAL Household Living	P	~~P~~	~~P~~	P	P	P
Group Living	L[1]	~~L[1]~~	~~L[1]~~	L[1]	L[1]	L[1]
Transitional Housing	N	~~N~~	~~N~~	N	C	C
Home Occupation	L[2]	~~L[2]~~	~~L[2]~~	L[2]	L[2]	L[2]
Bed and Breakfast	L[3]	~~L[3]~~	~~L[3]~~	L[3]	L[3]	L[3]
HOUSING TYPES Single Units, Detached	P	~~P~~	~~P~~	P	P	L[4]
Single Units, Attached/Townhouses	L[5]	~~L[5]~~	~~L[5]~~	L[5]	P	P
Accessory Dwelling Units	~~L~~A[6]	~~L[6]~~	~~L[6]~~	A~~L~~[6]	A~~L~~[6]	A~~L~~[6]
Duplexes	L[5]	~~L[5]~~	~~L[5]~~	L[5]	P	P
Triplexes	P			P	P	P
Quadplexes	P			P	P	P
Cottage Clusters	P			P	P	P
Manufactured Homes on Lots	L[7]	~~L[7]~~	~~L[7]~~	L[7]	L[7]	L[7]
Manufactured Home Park	N	~~C~~	~~C~~	C	C	C
Multi-Family Units (five or more units)	N	~~N~~	~~N~~	N	P	P

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CODE PROPOSAL OVERVIEW

- Remove ambiguous wording throughout the Code to make standards as clear and objective as possible.
- Alter the Development Code (Article 3) base zoning and Article 8 (General Development) standards for compliance with the Oregon Administrative Rules.
- Include design standards for townhomes and cottage clusters consistent with the Oregon Model Code.
- Reduce off-street parking requirements consistent with the Oregon Administrative Rules.

CODE PROPOSAL OVERVIEW

- Remove dwelling diversity standard since open to interpretation/not clear and objective.

  Dwelling Diversity Standard. Front elevations shall not be replicated on adjacent lots nor on lots directly across the street, within any 24 month period or replicated within a subdivision over a 12 month period more than the larger number of a) 5 times or b) 10% of the total number of subdivision lots. These provisions can be met by having the requirements included in the Conditions, Covenants, and Restrictions of the subdivision. For this section the definition of replication includes mirrored images (where the main features such as windows, door location, garage location, roof peak, etc. are reversed), and minor trim, and paint changes.

- Update definitions for key terms, middle housing types, and allow for detached duplexes

- Incorporate Senate Bill 458 (2021) requirements for middle housing land divisions.

MODIFY BASE ZONING STANDARDS

- Amend the base zone development standards in Article 3 to comply with the Oregon Administrative Rules
  - Minimum lot sizes by housing type
  - Minimum and maximum development intensity by housing type

TABLE 3-3: Residential Zone Floor Area Ratio and Density Standards

~~Zoning District~~	~~Average Lot Size~~	~~Target~~	~~Minimum~~	~~Incentive*~~
~~SR~~	~~43,560 square feet~~	~~1.00~~	~~0.80~~	~~1.20~~
~~R-10~~	~~10,000 square feet~~	~~4.35~~	~~3.48~~	~~5.22~~
~~R-7~~	~~7,000 square feet~~	~~6.22~~	~~4.98~~	~~7.15~~
~~R-5~~	~~5,000 square feet~~	~~8.71~~	~~6.97~~	~~17.02~~
~~RML~~	~~–~~	~~12.00~~	~~9.60~~	~~13.80~~
~~RMH~~	~~–~~	~~20.28~~	~~16.22~~	~~23.32~~
~~Density = dwelling units / NET ACRE~~ ~~Minimum Density = 80% of Target~~ ~~Incentive Density = 115% of Target except for SR and R-10, which is 120% of Target~~				

~~* Only allowed a part of a Planned Development (see §17.4.200)~~

Zoning District	Minimum FAR	Maximum FAR	Minimum Density	Maximum Density
SR	None	0.4	0.8	N/A
RL	None	0.8	6.22	N/A
RM	0.25	2.0	12.0	N/A
RH	0.50	4.0	20.28	N/A

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MODIFY BASE ZONING STANDARDS

- Amend the base zone development standards in Article 3 to comply with the Oregon Administrative Rules
  - Revise lot dimensional requirements

TABLE 3-5: Lot Dimensional Requirements (~~Low Density Residential~~ RL Zone)[1]

Housing Type	Minimum Lot Size	Maximum Lot Size	Minimum Lot Dimensions [1]	
Single-Family Detached	~~70% of average lot size~~ 3,500 square feet	15,000 square feet	Depth: 75 feet	Width: 50 feet
Manufactured Home	~~70% of average lot size~~ 3,500 square feet	15,000 square feet	Depth: 75 feet	Width: 50 feet
Duplex	~~5,000~~ 3,500 Square Feet	15,000 square feet	Depth: 75 feet	Width: 50 feet
Single-family Attached/Townhouse	~~2,500 Square Feet~~ 1,500 square feet	15,000 square feet	Depth: 75 feet	Width: ~~25 feet~~ Width: 20 feet
Triplex	3,500 square feet	15,000 square feet	Depth: 75 feet	Width: 50 feet
Quadplex	3,500 square feet	15,000 square feet	Depth: 75 feet	Width: 50 feet
Cottage Cluster	7,000 square feet	15,000 square feet	Depth: 75 feet	Width: 50 feet
Other Uses	5,000 Square Feet		Depth: 75 feet	Width: 50 feet

Footnote: [1] Lot width is measured at the front building line.

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MODIFY BASE ZONING STANDARDS

- Amend the base zone development standards in Article 3 to comply with the Oregon Administrative Rules
  - Revise lot dimensional requirements

TABLE 3-6: Lot Dimensional Requirements
~~Moderate-to-High Density Residential~~ RM and RH Zones

Housing Type	Minimum Lot Size	Minimum Lot Dimensions [1]	
Single-family Detached	~~3,500~~ 3,000 Square Feet	Depth: 70 feet	Width: ~~50~~ 35 feet
Manufactured Home	~~3,500~~ 3,000 Square Feet	Depth: 70 feet	Width: ~~50~~ 35 feet
Duplex	~~4,200~~ 3,000 Square Feet	Depth: 70 feet	Width: 60 feet
Single-Family Attached/Townhome	~~2,500~~ 1,500 Square Feet	Depth: 70 feet/65 feet with vehicular access from alley	Width: ~~25~~ 20 feet
~~Single Family Attached (RMH Zone Only)~~	~~2,000 Square Feet~~	~~Depth: 70 feet/ 65 feet [2]~~	~~Width: 20 feet~~
Triplex	5,000 square feet	Depth: 70 feet	Width: 50 feet
Quadplex	7,000 square feet	Depth: 70 feet	Width: 50 feet
Cottage Cluster	5,000 square feet	Depth: 70 feet	Width: 50 feet
Multi-Unit	7,000 Square Feet	Depth: 70 feet	Width: 100 feet
Other Uses	5,000 Square Feet	Depth: 70 feet	Width: 50 feet

Footnotes: [1] Lot width is measured at the front building line.
[2] Depth allowed when vehicular access from a public alley

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MODIFY BASE ZONING STANDARDS

- Amend the base zone development standards in Article 3 to comply with the Oregon Administrative Rules
  - Revise setback requirements

TABLE 3-7: Minimum Setback Requirements

~~Front Yard, Dwelling [1, 2]~~	~~20 feet (possible reduction to 14 feet)~~
~~Front Yard, Garage~~	~~20 feet~~
~~Interior Side Yard [3,4]~~	~~Either 5 feet or 1 foot for each 3 feet of building height, whichever is greater~~
~~Corner Side Yard~~	~~Same as front yard~~
~~Rear Yard [5, 6]~~	~~15 feet or 2 feet for every 3 feet in building height at the eave line, whichever is greater.~~

Setbacks revised consistent with HB 2001 Model Code

Housing Type	Front Yard to Dwelling	Front Yard to Garage/Parking Area	Interior Side Yard	Rear Yard
Single Unit Detached	14 feet	20 feet	5 feet	15 feet
Duplex	14 feet	20 feet	5 feet	15 feet
Single Unit Attached/ Townhouse	10 feet	20 feet	0 feet common wall construction 5 feet exterior wall at end of structure	0 feet adjacent to alley 10 feet no alley
Triplex & Quadplex	10 feet	20 feet	5 feet	10 feet
Cottage Clusters	10 feet	20 feet	5 feet	10 feet

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MODIFY BASE ZONING STANDARDS

- In theory, the Code amendments could result in fewer applications having to go through the planned development process which requires a public hearing and approval by the Planning Commission.

- The intent is to provide more certainty in the development review process thereby streamlining the process and reducing cost.

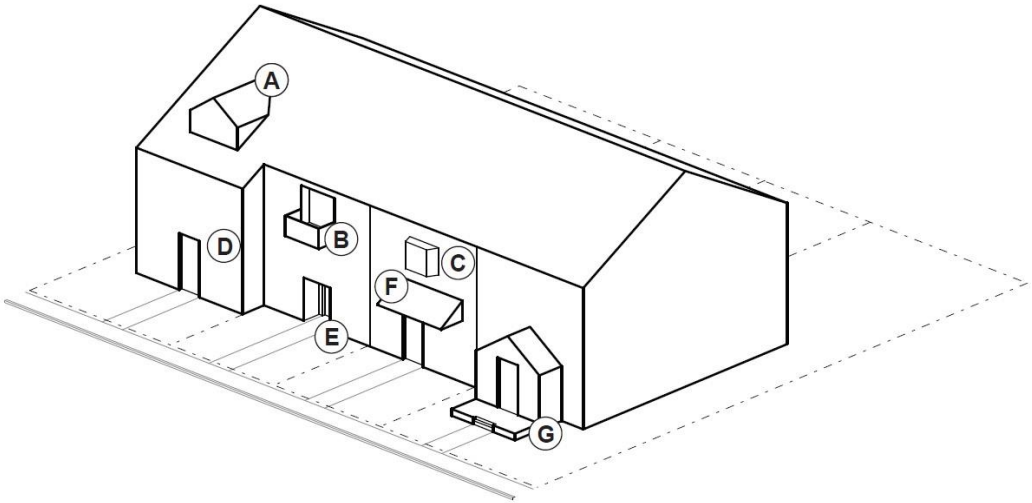
- Providing certainty in the development review process is a foundational principle of the Oregon land use planning program.

DESIGN STANDARDS

- Adopt design standards for townhomes and cottage clusters consistent with the model code adopted by the Oregon Land Conservation and Development Commission.

- The design standards were included in the Oregon Model Code to address concerns expressed by cities regarding scale and bulk of larger structures in low density zones.

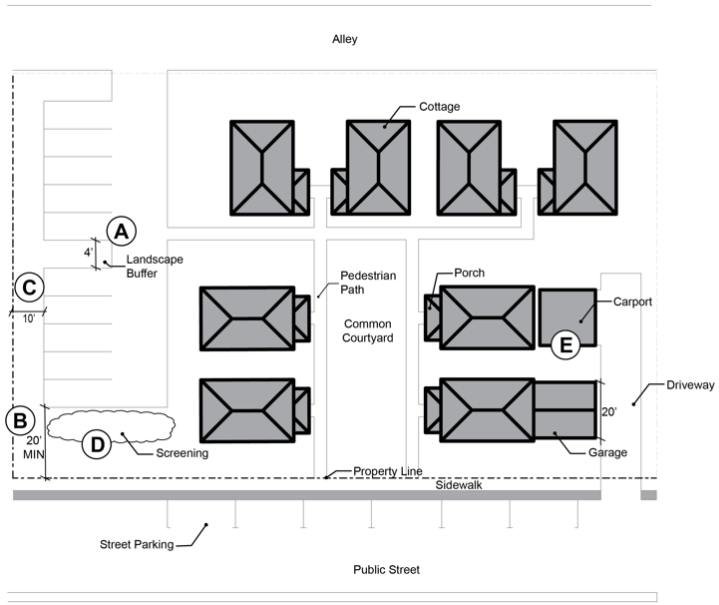
- Design standards address façade requirements including:
  - At least 15% of building's façade be windows.
  - Buildings include features such as shown below:

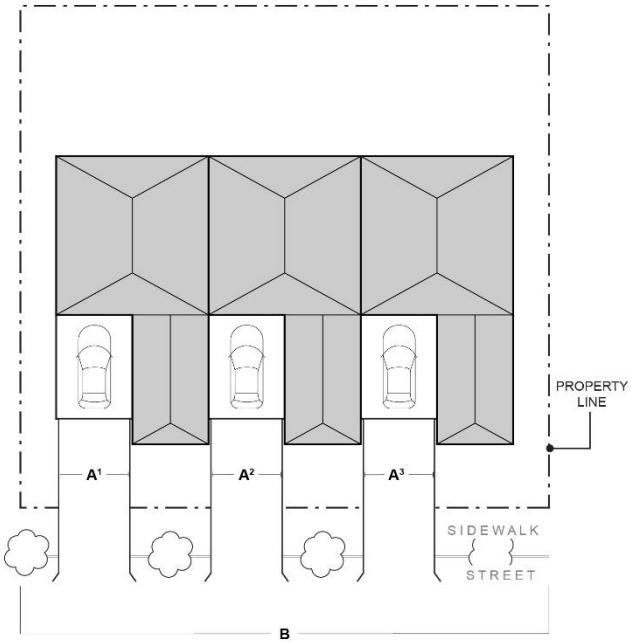


OFF-STREET PARKING

- Bring off-street parking requirements in line with the Oregon Administrative Rules which reduces the minimum amount of off-street parking cities are allowed to require.

- Developers may provide more than the minimum amount of off-street parking required.





(A) Garage and on-site parking and maneuvering areas

(B) Total street frontage

$$\frac{A^1 + A^2 + A^3}{B} \leq 50\%$$

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OFF-STREET PARKING

- Revised off-street parking requirements

PARKING REQUIREMENTS

TABLE 8-4: Parking Requirements

Revised to comply with the administrative rules implementing HB 2001.

LAND USE	MINIMUM PARKING REQUIRED	MAXIMUM PARKING ALLOWED	
		Parking Zone A	Parking Zone B
RESIDENTIAL			
Household Living - Single Units, Attached/ Townhomes	~~See Multi-Family~~ 1.0 / DU	None	None
- Single Units, Detached	1.0 / DU	None	None
- Accessory Units	~~1.0 / DU~~ None	None	None
- Duplexes	1.0 / DU	None	None
-Triplexes	3.0 / development		
-Quadplexes	4.0 / development		
-Cottage Clusters	1.0 / DU may be provided for individual units or in shared parking areas.		

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ON-STREET PARKING

- Revised on-street parking credit and reduction

17.8.515 OFF-STREET PARKING REQUIREMENTS

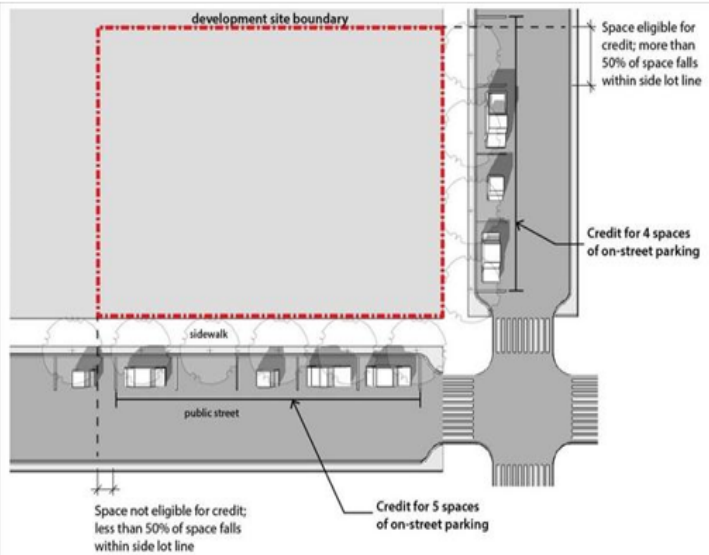
H. Eligible Parking. Parking spaces available along the public street frontage or alleys are eligible in fulfilling up to 50% of the off-street parking requirements, except for single-family dwellings and duplexes, if the following standards are met:

i. The space must be abutting the subject site
ii. The space must be in a location where on-street parking is allowed
iii. The space must be a minimum 22 feet long; and
iv. The space must not obstruct a required sight distance area.

From Model Code

On-street parking spaces credited for a specific development or use may not be used exclusively by that development or use but must be available for the general public. Signs or actions limiting general public use of on-street spaces are prohibited.

Figure 8-10A: **Credit for On-Street Parking**



1. Parking for multifamily, commercial and industrial uses may be reduced by 10% providing the development is within ~~500 feet~~ ¼ mile ~~walking~~ distance of ~~a transit stop~~ frequent transit service with at least 15 minute headways.

2. ~~Parking for multifamily uses may be reduced by 10% providing the development is within 500 feet walking distance of a transit stop.~~

3. Parking facilities may be reduced to the extent necessary to accommodate transit stop and shelters.

Revised to make include multifamily developments near frequent transit service eligible for a parking reduction.

Revised to allow for parking reduction if the site is near a frequent transit service line. The current standard is tied to bus stop locations which can change and doesn't allow a reduction beyond 500 feet even if a site is within comfortable walking distance.

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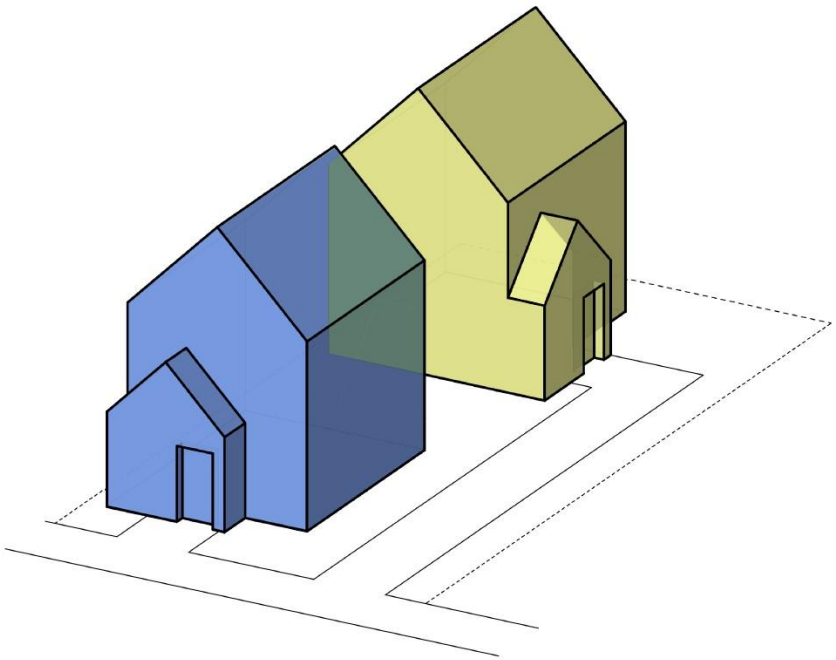
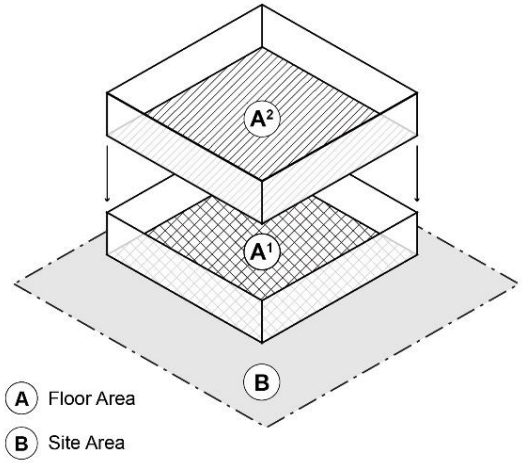
DEFINITIONS

- Add definitions for all middle housing types.
- Modify duplex definition to allow detached duplexes.
- Add or revise definitions for key terms such as floor area ratio.



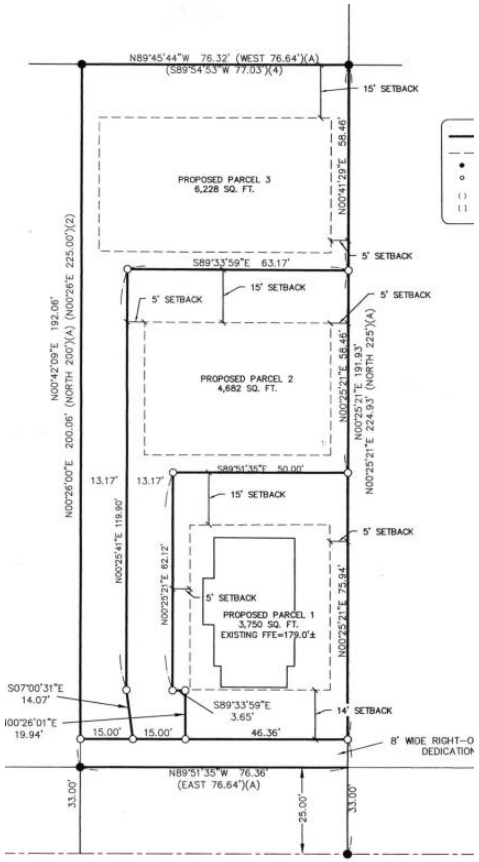


$$FAR = \frac{A^1 + A^2}{B}$$

FOREST GROVE OREGON

MIDDLE HOUSING DIVISIONS

- Allow creating new lots for middle housing units at time of middle housing development application. A city must approve a middle housing land division if:
  - The Oregon Residential Specialty Code is met.
  - Middle housing is allowed by state law.
  - Separate utilities are provided for each dwelling unit.
  - Easements are provided for:
    - All utilities.
    - Pedestrian access to a public or private street.
    - Any common use areas or shared building elements.
    - Any dedicated driveways or parking.
    - Any dedicated common area.



- Only one dwelling is allowed on a new middle housing parcel, except for parcels or tracts used as common areas.

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MIDDLE HOUSING DIVISIONS

- A city may prohibit the future division of the new lot or parcel
- A city may require a notation on the final plat indicating that approval was for a middle housing land division.
- Right-of-way dedication and frontage improvements may be required if not previously provided.
- A city may not subject an application to approval criteria except as above including that a lot or parcel require driveways, vehicle access, parking or minimum or maximum street frontage.
- A city may not subject to application to procedures, ordinances, or regulations inconsistent with state law.

APPROVAL CONSIDERATIONS

- The Planning Commission should base a decision on whether to recommend City Council approval of the code amendments on the following considerations:
  - The proposed code amendments comply with HB 2001 and the associated Oregon Administrative Rules (OAR Chapter 660, Division 45).
  - The proposed code amendments will not result in potential development review delay or increase the cost of housing unless allowed by the Oregon Administrative Rules.
  - The proposed code amendments are clear and objective.

APPROVAL CONSIDERATIONS

- The code proposal is consistent with Oregon Statewide Land Use Planning Goal 10 requiring that the City plan for and zone enough buildable land for needed housing and also ensure that local plans to do not discourage needed housing types.

- Forest Grove Development Code §§17.2.630 establishes local review criteria for Development Code text amendments.

- However, HB 2001 pre-empts/supersedes these local decision requirements.

- This includes ensuring consistency with current Comprehensive Plan policies, including polices related to transportation, and Metro regional planning requirements.

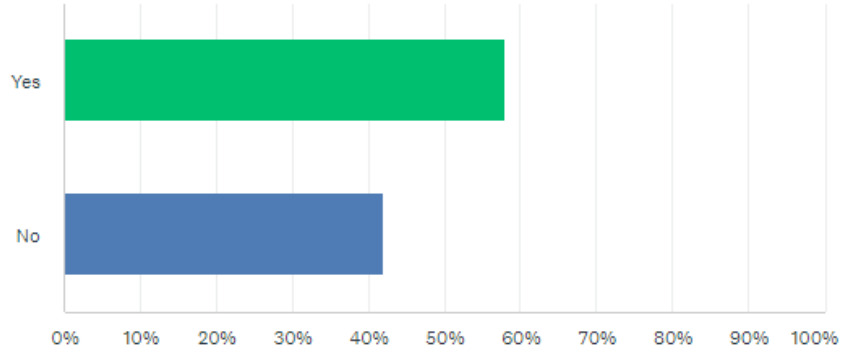
ONLINE SURVEY RESPONSES

- 63 responses received so far:

Q1

Could you or someone you know benefit from neighborhoods with more housing variety for people with different needs: first-time homebuyers, empty-nesters, single-person households, and large households?

Answered: 62 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	58.06%	36
No	41.94%	26
TOTAL		62

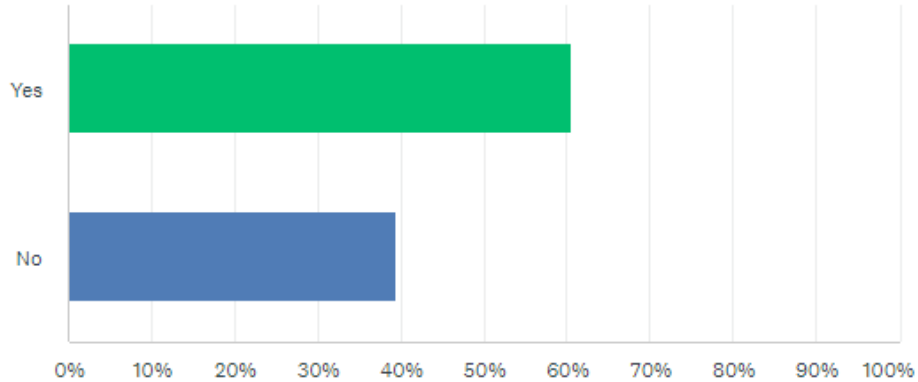
FOREST GROVE OREGON

ONLINE SURVEY RESPONSES

Q2

Do you have concerns about more housing types in areas zoned for single-unit detached homes?

Answered: 61 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	60.66%	37
No	39.34%	24
TOTAL		61

Comments (36)

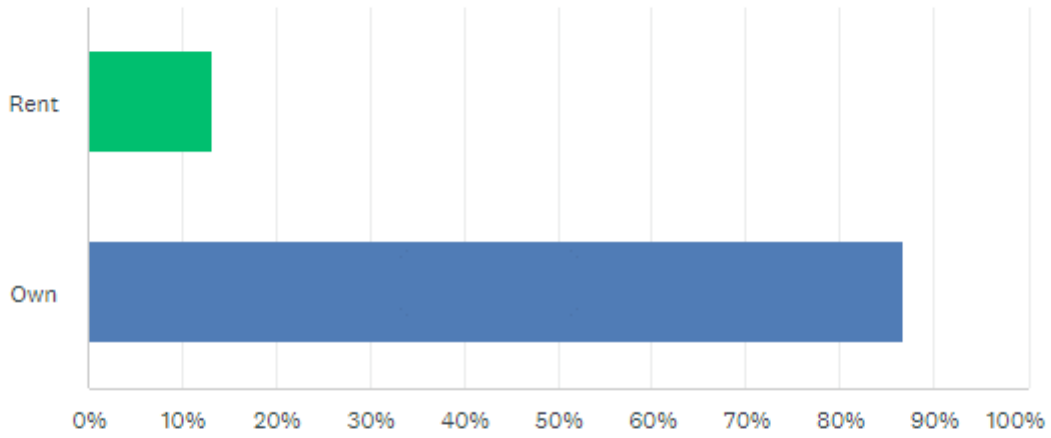
FOREST GROVE OREGON

ONLINE SURVEY RESPONSES

Q3

Do you rent or own your home?

Answered: 61 Skipped: 2



ANSWER CHOICES	RESPONSES	
Rent	13.11%	8
Own	86.89%	53
TOTAL		61

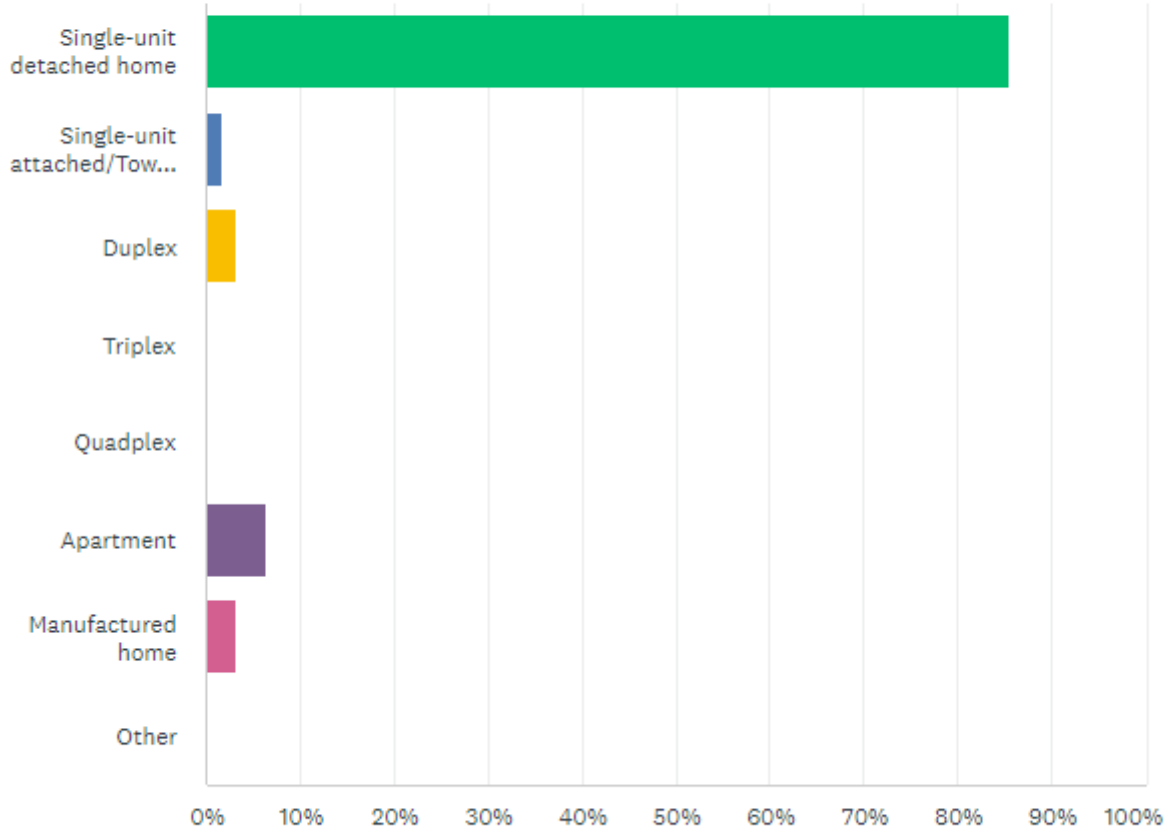
FOREST GROVE OREGON

ONLINE SURVEY RESPONSES

Q4

What type of home do you currently reside in?

Answered: 62 Skipped: 1



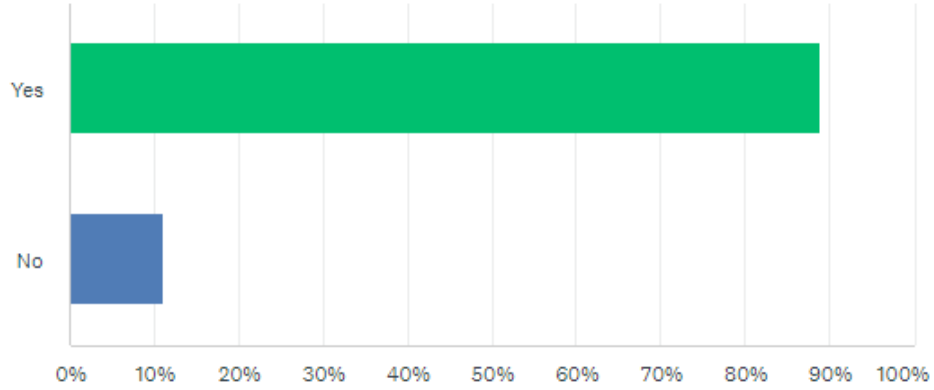
FOREST GROVE OREGON

ONLINE SURVEY RESPONSES

Q5

Does the type of home you reside in meet your current needs?

Answered: 63 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	88.89%	56
No	11.11%	7
TOTAL		63

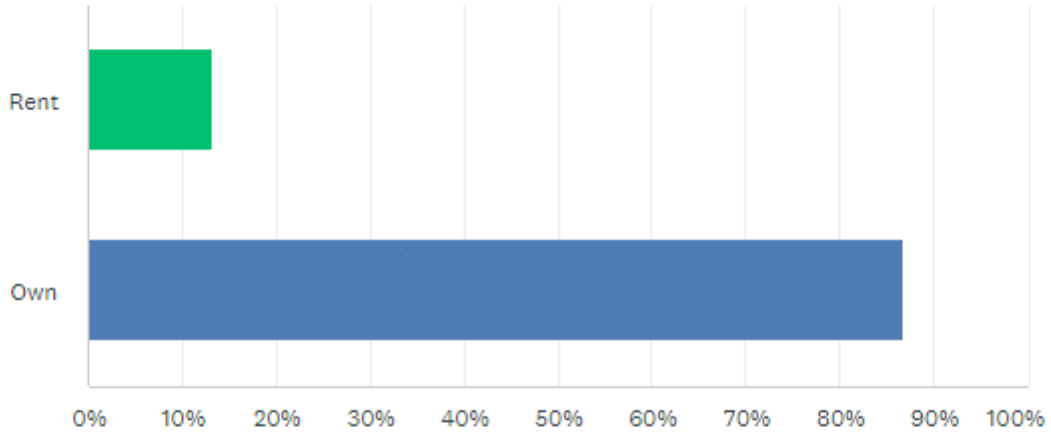
FOREST GROVE OREGON

ONLINE SURVEY RESPONSES

Q3

Do you rent or own your home?

Answered: 61 Skipped: 2



ANSWER CHOICES	RESPONSES	
Rent	13.11%	8
Own	86.89%	53
TOTAL		61

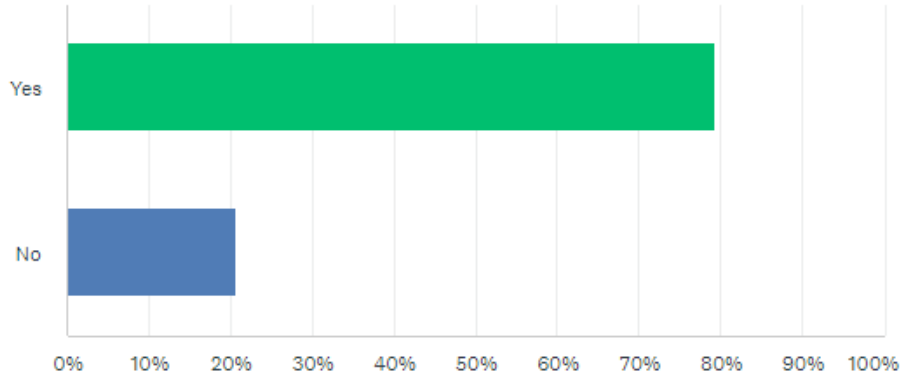
FOREST GROVE OREGON

ONLINE SURVEY RESPONSES

Q6

Do you believe the type of home you reside in will meet your future needs?

Answered: 63 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	79.37%	50
No	20.63%	13
TOTAL		63

Comments (16)

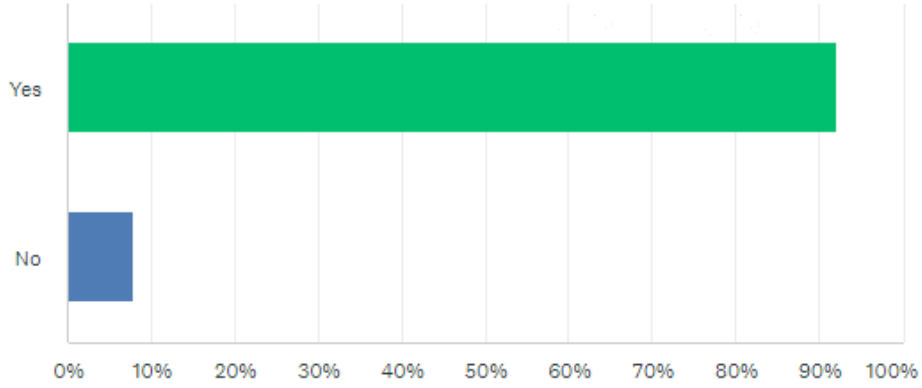
FOREST GROVE OREGON

ONLINE SURVEY RESPONSES

Q7

Is the current home you live in located in an area that is desirable to you?

Answered: 63 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	92.06%	58
No	7.94%	5
TOTAL		63

Comments (8)

FOREST GROVE OREGON

Discussion

City of Forest Grove
HB 2001 Implementation
Development Code Adoption Package

Public Hearing Draft
Markup Copy with Commentary

February 23, 2022

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17.1.225 APPLICATION CONTENTS

D. A transportation study is ~~may be~~ required ~~by the Director~~ when determined by the City at ~~the~~ a pre-application conference the proposed project would have ~~potential~~ traffic circulation or safety impacts, need for off-site street improvements or would increase traffic on ~~City~~ adjacent ~~-~~streets by at least 50 peak hourly trips, or at least 500 average daily trips, or a Transportation Impact Study is required by the Oregon Department of Transportation or Washington County Department of Land Use and Transportation. The transportation study shall be prepared under the supervision of professional engineer qualified in the traffic engineering field as defined by OAR 820-040-0030. The transportation study shall include the expected trip generation of the proposed development including the weekday AM peak hour, PM peak hour, and daily traffic estimates. The transportation study shall identify all site-access points and intersections (signalized and un-signalized) adjacent to the development site. If the development site fronts an arterial or collector street the analysis shall identify and assess all intersections within ¼ mile of the development site.~~The Director may also require a transportation study for any one project or multiple projects where there may be cumulative traffic impacts from two or more projects affecting one or more transportation facilities.~~

Revised to remove non-clear and objective wording and describe methodology.

DESIGN REVIEW

§ 17.2.300 PURPOSE

The purpose of Design Review is to:

A. Establish guidelines and standards that will promote good neighborhood design;

B. Encourage development that upholds property values and becomes a long-term asset to the community;

C. Encourage creative and cost-effective building and site design; and

D. Provide flexibility in the administration of development standards.

In addition to the requirements of this section, applications subject to design review are also subject to site development review as provided in §17.2.400 (a separate application and fee is not required).

§ 17.2.310 APPLICABILITY

HB 2001 does not allow additional requirements for middle housing types beyond what is required for a single unit detached home on the same lot.

Design review is required for the following:

~~A. New single family attached developments~~;

B. New multi-unit developments with more than six (6) units;

C. New commercial development;

D. Alterations, remodels, or renovations of commercial development in the Town Center and Neighborhood Commercial zones which result in additional floor area of more than 400 square feet; and

E. Alterations, remodels, or renovations of commercial development in all other Commercial zones which result in additional floor area of more than 1,000 square feet.

F. New development in a historic district;

G. Alterations, remodels, renovations or relocations of a historic landmark; and

H. Alterations, remodels, renovations or relocations of a historic contributing building.

§ 17.2.320 OVERVIEW OF PROCESS

Design review applications will be processed in one of two tracks: Development Standards or Design Guidelines. The applicant shall identify the desired tract as part of the initial application. The tracks are described as follows:

Track 1 -- Development Standards. Applications are required to meet the clear and objective development standards which are provided in the development code. These requirements are intended to be specific and directive. The purpose is to establish a baseline for site plan design which works in conjunction with other requirements of the development code.

Track 2 -- Design Guidelines. Applications allow more flexibility in terms of design. Under this process the applicant shall be held to the intent of the standards, but is allowed to vary from these standards if demonstrated that related guidelines and objectives are adequately addressed and that the deviation results in a higher quality development than would result under a strict interpretation of the code.

§ 17.2.330 PROCEDURE

The design review applicant must select one of two design review tracks: (1) development standards track or the (2) design guidelines track. Depending upon the tract and specific

characteristics of the project, these are reviewed under a Type II or Type III procedure, as described below.

A. Track 1 – Development Standards. Applications shall be reviewed under a Type II or III procedures as outlined below:

1. Type II Review. The Director is the review authority for the following Track 1 – Design Standards applications:

   ~~a. Multifamily developments with 3 - 5 units; and~~

   ~~b.~~a. Commercial alterations, remodels, renovation, and new construction of less than 10,000 square feet.

2. Type III Review. The Planning Commission is the review authority for the following Track 1 design review applications:

   a. Multifamily developments with more than ~~six (6)~~ five (5) units;

   b. Commercial alterations, remodels, renovation, and new construction of more than 10,000 square feet.; and

   c. Any Type II design review application elevated by the Director to the Type III procedure.

HB 2001 requires review of middle housing types under the same process as detached single unit homes in the same zone. Middle housing includes triplexes, quadplexes which are technically multifamily developments. The result of this change is middle housing will be reviewed through a Type I administrative review process. Unlike the Type II process a Type I process does not require providing notice to property owners and residents within 300 feet of the project site and a 14-day comment period.

B. Track 2 – Design Guidelines. The review standards are intended to be flexible in nature. This process does not allow applicants to avoid any City requirements, but may provide alternative methods for meeting requirements. Track 2 applications shall be reviewed under a Type II or III procedures as outlined below:

1. Type II Review. The Director is the review authority for the following Track 2 design review applications:

   a. ~~Multifamily developments with 3 - 5 units; and~~

   b. Commercial alterations, remodels, renovation, and new construction of less than 3,000 square feet.

See comment above.

2. Type III Review. The Planning Commission is the review authority for the following Track 2 design review applications:

a. Multifamily developments with more than six (6) units;

b. Commercial alterations, remodels, renovation, and new construction of more than 3,000 square feet; and

c. Any Type II design review application elevated by the Director to the Type III procedure.

§ 17.2.340 SUBMITTAL REQUIREMENTS

In addition to the standard submittal requirements for a Type II or Type III application, and the submittal requirements of a Site Plan in §17.2.440, the following documents are required for Design Review. Plans shall be drawn to scale and fully dimensioned. At the pre-application conference, the Director may specify more detailed submittal requirements or waive specific submittal requirements if warranted.

A. Architectural drawings, renderings, sketches and a materials board showing all elevations of proposed buildings as they will appear on completion.

B. All existing and proposed walls and fences, including the location, height, type of design and composition.

C. An open space plan showing the locations and dimensions of common and private open space, including active and passive recreational areas.

§ 17.2.350 REVIEW CRITERIA

Projects subject to design review by the Director (Type II) or the ~~Design Review~~ Planning Commission (Type III) 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.

SITE DEVELOPMENT REVIEW

§ 17.2.430 PROCEDURE

Site development review is categorized as a Type I procedure for a ~~one (1)~~ single-unit ~~family~~ detached dwelling on an individual lot; townhouse on an individual lot, ~~one (1)~~ duplex on an individual lot; triplex on an individual lot, quadplex on an individual lot, cottage cluster project, or ~~one (1)~~ manufactured home on an individual lot. All other site development reviews shall follow the Type II procedure unless exempt.

The purpose of this change is to clarify that the site development review process for a single unit detached dwelling also applies to middle housing types.

§ 17.2.450 REVIEW CRITERIA

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

These changes remove non-clear and objective wording.

A. The applicant demonstrates ~~T~~the site development plan complies with ~~all applicable~~ standards of the base zoning district (Article 3), any overlay district, and the ~~applicable~~ general development standards of Article 8.

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~~

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~~.

C. The site development plan addresses the development standards in Article 5 (Natural Resource Areas, Tree Protection and Historic Resources) when such resources are present on or directly adjacent to the development site. ~~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.~~

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

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.~~

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.~~

ZONING DISTRICTS

ZONING MAP

§ 17.3.010 CLASSIFICATION OF ZONES

All areas within the corporate limits of the City of Forest Grove are divided into the following zones:

TABLE 3-1
Zoning Districts

Zoning District	Map Symbol
Single-Family Residential	~~R-5~~ RL
Single-Family Residential	~~R-7~~
Single-Family Residential	~~R-10~~
Suburban Residential	SR
Multi-Unit (Low) Residential	~~RML~~ RM
Multi-Unit (High) Residential	~~RMH~~ RH
Institutional	INST
Community Commercial	CC
Commercial – Neighborhood	NC
Town Center Core	TCC
Town Center Transition	TCT
Light Industrial	LI
General Industrial	GI
Business Industrial Park	BIP
Overlay District (Article 4)	**Map Symbol**
Master Plan	MP
Planned Development	PD
Mixed Use Planned Development	MUPD

This change results in consolidating the single-family residential districts into one district RL (Residential Low)

This change creates the RM (Multi-Unit Residential Medium) and RH (Multi-Unit High) zoning districts consistent with the Medium Density Residential and High Density Residential Comprehensive Plan Map designations.

RESIDENTIAL ZONES

§ 17.3.100 PURPOSE

The City of Forest Grove has established ~~six~~ four residential zones to implement the Residential designations of the Comprehensive Plan. The zones provide the flexibility for a range of lot sizes and housing types. The six zones are distinguished primarily by the housing types allowed ~~number of dwelling units permitted per net acre. Target densities are established for each zone. The Code also provides an opportunity for a density bonus in each of the zones to encourage special design features and amenities when a Planned Development (PD) process is followed.~~ The regulations of the residential zones are intended to ~~protect the livability of existing and future residential neighbor-hoods by encouraging primarily residential development with compatible non-residential development at appropriate locations and at an appropriate scale. Another purpose of these regulations is~~ to encourage a full range of owner-occupied and rental housing opportunities. ~~at affordable prices.~~

§ 17.3.110 LIST OF RESIDENTIAL ZONES

A. Suburban Residential SR

The SR zone is intended for development of housing at a target density of 1.0 dwelling unit per net acre. Detached single-family housing will be the predominant housing type in this zone. Accessory dwelling units are also permitted subject to the density limitations of the zone. A limited range of compatible non-residential uses such as parks and schools are permitted or allowed with conditional use permit approval.

~~B. Residential R-10~~

~~The R-10 zone is intended for development of housing at a target density of 4.35 dwelling units per net acre. Detached single-family housing will be the predominant housing type in this zone. Accessory dwelling units, duplexes and attached housing types are also permitted subject to the density limitations of the zone. A limited range of compatible non-residential uses such as parks and schools are also permitted or allowed with conditional use permit approval.~~

Revise to reflect zoning district consolidation.

~~C. Residential R-7~~

~~The R-7 zone is intended for development of housing at a target density of 6.22 dwelling units per net acre. Detached single-family housing will be the predominant housing type in this zone. Accessory dwelling units, duplexes and attached housing types are also permitted subject to the density limitations of the zone. A limited range of compatible non-residential uses such as parks and schools are also permitted or allowed with conditional use permit approval.~~

D. Residential ~~R-5~~ RL

The ~~R-5~~ RL zone is intended for development of variety of housing types ~~at a target density of 8.71 dwelling units per net acre~~ including single unit detached, accessory dwelling units, duplexes, threeplexes, quadplexes, townhomes and cottage clusters. Detached single-family housing will likely be the predominant housing type in this zone. ~~Accessory dwelling units, duplexes and attached housing types are also permitted subject to the density limitations of the zone.~~ A limited range of compatible non-residential uses such as parks and schools are also permitted or allowed with conditional use permit approval.

E. Residential Medium RM~~L~~

The RM~~L~~ zone is intended for development of single unit detached, single unit attached and small multi-unit dwellings. homes on small lots. ~~housing at a target density of 12 dwelling units per net acre. Small-lot single family housing, duplexes, attached dwellings and small multi-dwelling residences will be permitted housing types, subject to the density limitations of the zone.~~ A limited range of compatible non-residential uses such as parks and schools are also permitted or allowed with conditional use permit approval. The R~~M~~L zone functions as a transition zone between the lower density residential zones and the higher intensity residential and non-residential zones.

F. Residential High R~~M~~H

The R~~M~~H zone is intended for development of multi-unit residential buildings. This zone also allows small lot single unit homes. ~~at a target density of 20.28 dwelling units per net acre. Multi-unit residential buildings will be the predominant housing type in this zone.~~ R~~M~~H zoning is generally applied near transit streets and adjacent to commercial districts. The RMH zone also allows a limited range of non-residential uses to help provide services for residents and enhance the quality of the higher density neighborhood.

§ 17.3.120 USE REGULATIONS

Refer to Article 12 for information on the characteristics of uses included in each of the Use Categories.

A. Permitted Uses. Uses allowed in the Residential zones are listed in Table 3-2 with a "P". These uses are allowed if they comply with the development standards and other regulations of this Code.

B. Limited Uses. Uses that are allowed subject to specific limitations are listed in Table 3-2 with an "L". These uses are allowed if they comply with the limitations listed in the footnotes to the table and the development standards and other regulations of this Code.

C. Conditional Uses. Uses that are allowed if approved through the conditional use process are listed in Table 3-2 with a "C". These uses are allowed provided they comply with the conditional use approval criteria, the development standards, and other regulations of this Code. The conditional use process and approval criteria are stated in §17.2.200.

D. Not Permitted Uses. Uses listed in Table 3-2 with an "N" are not permitted or prohibited. Existing uses may be subject to the regulations of §17.7.100 Nonconforming Development.

E. Accessory Uses. Uses that are accessory to a primary use are allowed if they comply with specific regulations for accessory uses and all development standards.

TABLE 3-2
Residential Zones: Use Table

Revised table to reflect zoning district consolidation and add middle housing types. Accessory dwelling units changed from Limited use to Accessory use. Multifamily is shown as five or more units instead of three or more units as currently defined.

USE CATEGORY	**SR**	**~~R-10~~**	**~~R-7~~**	**~~R-5~~ RL**	**~~RML~~ RM**	**~~RMH~~ RH**
RESIDENTIAL Household Living	P	~~P~~	~~P~~	P	P	P
Group Living	L[1]	~~L[1]~~	~~L[1]~~	L[1]	L[1]	L[1]
Transitional Housing	N	~~N~~	~~N~~	N	C	C
Home Occupation	L[2]	~~L[2]~~	~~L[2]~~	L[2]	L[2]	L[2]
Bed and Breakfast	L[3]	~~L[3]~~	~~L[3]~~	L[3]	L[3]	L[3]
HOUSING TYPES Single Units, Detached	P	~~P~~	~~P~~	P	P	L[4]
Single Units, Attached/Townhouses	L[5]	~~L[5]~~	~~L[5]~~	L[5]	P	P
Accessory Dwelling Units	~~L~~A[6]	~~L[6]~~	~~L[6]~~	A~~L~~[6]	A~~L~~[6]	A~~L~~[6]
Duplexes	L[5]	~~L[5]~~	~~L[5]~~	L[5]	P	P
Triplexes	P			P	P	P
Quadplexes	P			P	P	P
Cottages/Cottage Clusters	P			P	P	P
Manufactured Homes on Lots	L[7]	~~L[7]~~	~~L[7]~~	L[7]	L[7]	L[7]
Manufactured Home Park	N	~~C~~	~~C~~	C	C	C
Multi-Family Units (five or more units)	N	~~N~~	~~N~~	N	P	P
CIVIC / INSTITUTIONAL Basic Utilities	P	~~P~~	~~P~~	P	P	P
Major Utility Transmission Facilities	C	~~C~~	~~C~~	C	C	C
Colleges	C	~~C~~	~~C~~	C	C	C
Community Recreation	P/C[8]	~~P/C[8]~~	~~P/C[8]~~	P/C[8]	P/C[8]	P/C[8]
Cultural Institutions	C	~~C~~	~~C~~	C	C	C
Day Care	L[9]	~~L[9]~~	~~L[9]~~	L[9]	L[9]	L[9]
Emergency Services	C	~~C~~	~~C~~	C	C	C
Postal Services	N	~~N~~	~~N~~	N	N	N

Religious Institutions	C	~~C~~	~~C~~	C	C	C
Schools	C	~~C~~	~~C~~	C	C	C
Social/ Fraternal Clubs / Lodges	N	~~N~~	~~N~~	N	N	C
COMMERCIAL Commercial Lodging	N	~~N~~	~~N~~	N	N	N
Eating and Drinking Establishments	N	~~N~~	~~N~~	N	N	N
Entertainment – Oriented: - Major Event Entertainment	N	~~N~~	~~N~~	N	N	N
- Outdoor Entertainment	N	~~N~~	~~N~~	N	N	N
- Indoor Entertainment	N	~~N~~	~~N~~	N	N	N
General Retail: - Sales – Oriented	N	~~C[10]~~	~~C[10]~~	C[10]	C[10]	C[10]
- Personal Services	N	~~N~~	~~N~~	N	N	N
- Repair – Oriented	N	~~N~~	~~N~~	N	N	N
- Bulk Sales	N	~~N~~	~~N~~	N	N	N
- Outdoor Sales	N	~~N~~	~~N~~	N	N	N
- Animal – Related	N	~~N~~	~~N~~	N	N	N
Medical Centers	N	~~N~~	~~N~~	N	N	N
Motor Vehicle Related: - Motor Vehicle Sale / Rental	N	~~N~~	~~N~~	N	N	N
- Motor Vehicle Servicing / Repair	N	~~N~~	~~N~~	N	N	N
- Motor Vehicle Fuel Sales	N	~~N~~	~~N~~	N	N	N
Non-Accessory Parking	N	~~N~~	~~N~~	N	N	N

INDUSTRIAL Industrial Services	N	N	N	N	N	N
Manufacturing and Production: - Light Industrial	N	N	N	N	N	N
- General Industrial	N	N	N	N	N	N
Call Centers	N	N	N	N	N	N
Railroad Yards	N	N	N	N	N	N
Research and Development	N	N	N	N	N	N
Warehouse / Freight Movement	N	N	N	N	N	N
Waste – Related	N	N	N	N	N	N
Wholesale Sales	N	N	N	N	N	N
OTHER						
Agriculture / Horticulture	L[11]	L[11]	L[11]	L[11]	L[11]	N
Cemeteries	P	P	P	P	N	N
Detention Facilities	N	N	N	N	N	N
Mining	N	N	N	N	N	N
Wireless Communication Facilities	L[12]	L[12]	L[12]	L[12]	L[12]	L[12]
Self-Service Storage	N	N	N	N	N	N
Information Centers	N	N	N	N	N	N
Office	N	N	N	N	N	N

P = Permitted L = Limited C = Conditional Use N = Not Permitted

Table Footnotes:

[1] Group living with five (5) or fewer residents permitted by right; group living with six (6) or more residents requires conditional use approval.

[2] Home occupation permitted as an accessory use in all residential zones, subject to compliance with the home occupation standards in Article 7.

[3] Bed & Breakfast Inn limited to five (5) guest rooms in the SR, ~~R-10, R-7, R-5~~ RL and RM~~L~~ zones and ten (10) guest rooms in the R~~M~~H zone, subject to compliance with the Bed & Breakfast Inn standards in Article 7.

[4] To preserve R~~M~~H land for development of multi-family housing, new detached single-~~family units~~ unit homes (including manufactured homes) shall only be allowed on existing lots of record smaller than 5,000 square feet.

Under HB 2001, duplexes are permitted outright on lots or parcels where detached single unit homes are allowed. To comply with HB 2001 footnote 5 should be deleted.

[5] ~~For subdivision of twenty (20) or more lots, eight percent (8%) of the lots may be developed as duplex or single family attached lots. An increase of up to maximum of twenty percent (20%) may be approved by the Director if the criteria in §17.3.130(E) are adequately addressed.~~

[6] Accessory dwelling units –including manufactured homes - are allowed in conjunction with a single-family dwelling in any residential zone, subject to compliance with the accessory dwelling unit standards in Article 7. Manufactured home ADUs are prohibited in historic districts.

[7] Manufactured homes on individual lots are permitted except within national historic districts, subject to compliance with the standards in Article 7. Manufactured homes are prohibited within a national historic district.

[8] Commercial recreation uses including trails, parks, playgrounds and open space are permitted uses and require a Type II process. Recreation centers and other facilities used by organized team sports require a Conditional Use Permit.

[9] A day care facility (care of up to 16 children) is permitted in all residential zones. A day care institution (care of more 16 children) requires approval of a conditional use permit in all residential zones. A non-resident day facility or day care institution requires approval of a conditional use permit in all residential zones.

[10] A neighborhood store, limited to a size of 2,000 square feet, is permitted with approval of a conditional use permit. No retail outlet regulated by the Oregon Liquor Control Commission - other than those operating under an Off-Premises Sales License - is allowed in any residential zone district. Stores must be located along a collector street.

[11] Agriculture uses such as truck farming and horticulture are permitted. Commercial agriculture uses including but not limited to marijuana grow sites for commercial or medical purposes as regulated by the State, and buildings and the keeping of livestock and poultry (other than ordinary household pets) are not permitted.

[12] Wireless communication facilities are regulated by the standards in Article 7.

§17.3.320 Table 3-10
Commercial and Mixed Use Zone Use Table

USE CATEGORY	NC	CC	NMU
RESIDENTIAL Household Living	L[1]	L[2]	P/L[14]
Group Living	N	P	N
Transitional Housing	N	C	N
Home Occupation	L[3]	L[3]	L[3]
Bed and Breakfast	L[4]	P	L[4]
HOUSING TYPES Single Units, Detached	N	N	L[18]
Single Units, Attached/Townhomes	N	P	P
Accessory Dwelling Units	N	N	~~N~~P
Duplexes	N	P	P
Triplexes	N	P	P
Quadplexes	N	P	P
Cottages/Cottage Clusters	N	P	P
Manufactured Dwellings	N	N	N
Manufactured Dwelling Park	N	N	N
Multi-Family Units	P	P	P
Emergency Services	C	C	L[15]
Postal Services	C	P	L[15]
Religious Institutions	C	P	L[15]
Schools	C	C	L[15]
Seasonal Shelters	N	L[19]	N
Social/ Fraternal Clubs / Lodges	C	P	L[15]
USE CATEGORY	**NC**	**CC**	**NMU**
COMMERCIAL Commercial Lodging	N	L[5]	L[15]
Eating and Drinking Establishments	L[6]	P	L[15]
Entertainment – Oriented: - Major Event Entertainment	N	N	N

- Outdoor Entertainment	N	N	N
- Indoor Entertainment	N	P	L[15]
General Retail: - Sales – Oriented	L[7]	L[7]	L[15]
- Personal Services	P	P	L[15]
- Repair – Oriented	P	P	L[15]
- Bulk Sales	N	P	N
- Outdoor Sales	L[8]	L[8]	L[15]
- Animal – Related	N	P	N
Medical Centers	N	L[12]	N
Motor Vehicle Related: - Motor Vehicles Sale / Rental	N	L[9]	N
- Motor Vehicle Servicing / Repair	N	P	L[16]
- Motor Vehicle Fuel Sales	P[10]	P	N
Non-Accessory Parking	N	P	N
Office	L[17]	L[17]	L[16] [17]
Self-Service Storage	N	C	N
<u>INDUSTRIAL</u> Industrial Services	N	N	N
Manufacturing and Production: - Light Industrial	N	C[11]	N
- General Industrial	N	N	N
- Medical and Recreational Marijuana Processors and Production	N	N	N
Railroad Yards	N	N	N
Research and Development	N	N	N
Warehouse / Freight Movement	N	N	N
Waste – Related	N	N	N
Wholesale Sales	N	N	N
<u>OTHER</u>			
Agriculture / Horticulture	L	L	L
Cemeteries	N	N	N
Detention Facilities	N	N	N
Mining	N	N	N
Wireless Communication Facilities	L[13]	L[13]	L[13]

§ 17.3.130 RESIDENTIAL ZONE DEVELOPMENT STANDARDS

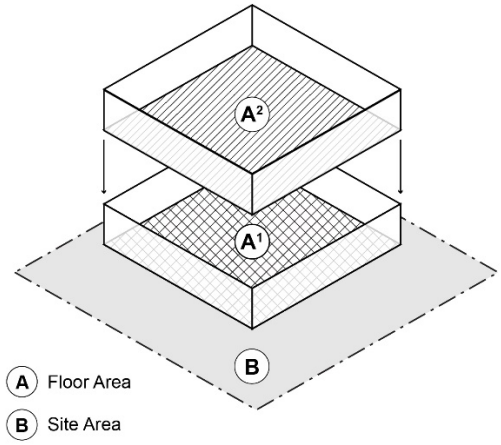
A. Residential Floor Area Ratios (FAR) and Densities

The City of Forest Grove regulates residential development primarily by floor area ratio (FAR), lot coverage, or density rather than minimum lot size. FAR is calculated by dividing the total floor area of all buildings on a site by the total site area. Density is calculated based on net site area. Within the density limits of each of the ~~five~~ four residential zones, a variety of housing types and lot sizes are permitted. This approach allows more sites to be developed with the flexibility of a Planned Development.

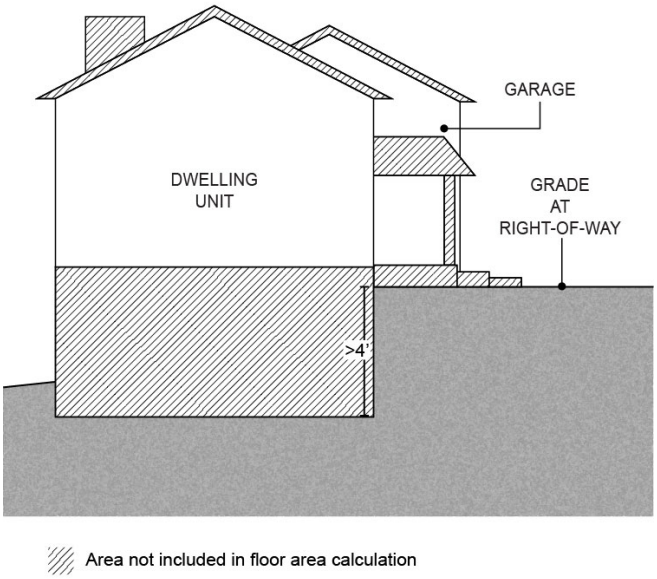
Residential development density has been regulated based on minimum and maximum development density. Under this approach, the maximum number of units permissible on a lot or parcel is determined by multiplying the size of the lot, measured in acres or fraction of acres, and the stated maximum density.

HB 2001 essentially does away with density since HB 2001 stipulates maximum density requirements cannot result in prohibiting the development of a middle housing type on the subject lot or parcel.

An alternative approach for regulating development density is floor area ratio, described in this section, which is permissible under HB 2001.



$$FAR = \frac{A^1 + A^2}{B}$$



~~All residential subdivisions and multi-family developments are required to develop at a minimum of 80% of the targeted density.~~

TABLE 3-3: Residential Zone Floor Area Ratio and Density Standards

~~Zoning District~~	~~Average Lot Size~~	~~Target~~	~~Minimum~~	~~Incentive*~~
~~SR~~	~~43,560 square feet~~	~~1.00~~	~~0.80~~	~~1.20~~
~~R-10~~	~~10,000 square feet~~	~~4.35~~	~~3.48~~	~~5.22~~
~~R-7~~	~~7,000 square feet~~	~~6.22~~	~~4.98~~	~~7.15~~
~~R-5~~	~~5,000 square feet~~	~~8.71~~	~~6.97~~	~~17.02~~
~~RML~~	~~--~~	~~12.00~~	~~9.60~~	~~13.80~~
~~RMH~~	~~--~~	~~20.28~~	~~16.22~~	~~23.32~~
~~Density = dwelling units / NET ACRE~~ ~~Minimum Density = 80% of Target~~ ~~Incentive Density = 115% of Target except for SR and R-10, which is 120% of Target~~				

~~* Only allowed a part of a Planned Development (see §17.4.200)~~

Zoning District	Minimum FAR	Maximum FAR	Minimum Density	Maximum Density
SR	None	0.4	0.8	N/A
RL	None	0.8	6.22	N/A
RM	0.25	2.0	12.0	N/A
RH	0.50	4.0	20.28	N/A

~~B. Calculating Potential Densities~~

~~The number of dwelling units allowed on a parcel in any of the five residential zones is calculated using Table 3-3. Density calculations count dwelling units (not structures), i.e., a duplex is counted as two (2) dwelling units. Accessory dwelling units are not counted as dwelling units for the purpose of calculating density.~~

~~1. The Target Density is permitted outright.~~

~~2. The Minimum Density is required to ensure:~~

~~a. Land is being used at the appropriate intensity planned for the area;~~

~~b. Enough dwelling units can be developed to accommodate the projected need for housing; and~~

~~c. Compliance with the Metro Functional Plan.~~

A minimum density should be established to ensure the City meets the Metropolitan Housing Rule (OAR 660-007). The Metropolitan Housing Rule requires that Forest Grove provide opportunity for residential development at an overall density of eight or more dwellings per net buildable acre.

Without a minimum density, there would be no restriction to creating large lots in subdivisions at the upper end of the allowed maximum lot size. If this occurs it could be difficult to ensure that the City complies with the Metropolitan Housing Rule.

~~3. The Incentive Density provides the opportunity for a density bonus to reward design features, amenities, and/or other improvements which can be shown to increase the value of the residential development for neighborhood residents and the general public and/or provide affordable housing. Incentive Density is only allowed as part of a Planned Development (see §17.4.200).~~

~~C.~~B Density Reductions Due to Slope

All densities (target, minimum and incentive) listed in Table 3-3 shall be reduced based on the slope of the property as shown below. Where a parcel has areas of different slopes, the property shall be divided up into areas of like slopes, and the reductions applied to those areas. If the areas of similar slopes do not fit into the categories below, the Director shall use a percentage reduction that is based on the slope-to-density reduction relationship expressed in Table 3-4 (For example, an area of 13% to 18% slope would receive a reduction of around 25%).

TABLE 3-4: Density Reduction for Slopes

Average Slope	Reduction in Density
10% to 14.9%	10%
15% to 24.9%	30%
25% to 34.9%	50%
35% and above	100%

~~For development sites over two (2) acres that have an average slope greater than 20% (see definition), development is only allowed through approval of a Planned Develop-ment.~~

~~D. Exemptions from Minimum Density Standards~~

~~1. Small Parcels. The minimum density standards set forth in Table 3-3 focus primarily on subdivisions and multi-family developments. The standards do not apply to individual single family building permits on existing parcels or to partitions or development on parcels smaller than one-half (½) acre. The City does not want to inhibit infill development or require densities that are out of scale with established neighborhoods with the application of minimum density standards to small parcels. However, this exemption does not reduce the target density allowed outright on parcels smaller than one-half (½) acre; it only removes the requirement for a minimum number of units.~~

~~E. Incentive Density~~

~~Planned Developments may request a density bonus up to a maximum of the Incentive Density shown in Table 3-3 and shall be based on the following discretionary criteria:~~

Incentive density is not needed for the single unit residential zone since density will be replaced by floor area ratio. The incentive density provisions could be retained for multi-unit zones but very few projects seek incentive density approval.

~~1. The availability and accessibility of public transportation, and/or connectivity improvements likely to result in reduced vehicular use.~~

~~2. How well natural resources such as streams, riparian areas and wetlands are protected, integrated into the design residential development, defined as a common area, and made accessible to as many individual parcels/units as possible.~~

~~3. How well common recreational areas are integrated into the design of the residential development, such that there is the maximum number of physical connections to lots and units, and visual connections to future dwelling sites.~~

~~4. Public accessibility and use of the common recreation area where appropriate, given the intended use of the area, linkage to future trails, etc.~~

~~5. Other design features, amenities, and/or improvements which can be shown (by use of built examples) to increase the value of the residential development for neighborhood residents and the general public and/or provide more affordable housing.~~

F. Minimum Lot Size and Dimensions (~~SR, R-10, R-7 and R-5~~ RL Zone~~s~~)

Varied lot sizes and housing types are permitted and encouraged within the ~~density ranges established for the SR, R-10, R-7 and R-5 Zones~~ RL zone. ~~As described above, the number of units allowed on a parcel is based on the target density allowed for the particular zone (See Table 3-3).~~

The City has established ~~base~~ minimum lot size and dimensional standards ~~that apply after the potential number of units has been determined. These standards~~ to ensure that each lot has enough area for a house, garage, setbacks and private outdoor area. To ensure that development can be built near to and oriented toward the street, a minimum width at the front setback line is required.

The minimum lot size is the smallest permissible size of a building lot. See Article 6 Land Divisions for additional lot development standards.

TABLE 3-5: Lot Dimensional Requirements (~~Low Density Residential~~ RL Zone)[1]

Housing Type	Minimum Lot Size	Maximum Lot Size	Minimum Lot Dimensions [1]	
Single-Family Detached	~~70% of average lot size~~ 3,500 square feet	15,000 square feet	Depth: 75 feet	Width: 50 feet
Manufactured Home	~~70% of average lot size~~ 3,500 square feet	15,000 square feet	Depth: 75 feet	Width: 50 feet
Duplex	~~5,000~~ 3,500 Square Feet	15,000 square feet	Depth: 75 feet	Width: 50 feet
Single-family Attached/Townhouse	~~2,500 Square Feet~~ 1,500 square feet	15,000 square feet	Depth: 75 feet	Width: ~~25 feet~~ Width: 20 feet
Triplex	3,500 square feet	15,000 square feet	Depth: 75 feet	Width: 50 feet
Quadplex	3,500 square feet	15,000 square feet	Depth: 75 feet	Width: 50 feet
Cottage Cluster	7,000 square feet	15,000 square feet	Depth: 75 feet	Width: 50 feet
Other Uses	5,000 Square Feet		Depth: 75 feet	Width: 50 feet

Footnote: [1] Lot width is measured at the front building line.

[1] Minimum and maximum lot sizes apply to land divisions. Parcels larger than the maximum lot sizes shown in Table 3-5 are allowed for purposes of phasing development or reserving land for open space or undevelopable tracts.

A maximum lot size should be established since a maximum density will no longer apply to the SR and RL zones.

The proposed maximum lot size for single family attached/townhouse homes is 2,500 square feet. This will allow for 6 townhouse units on lots of 2,500 square feet each. Currently, the code limits single family attached homes to a maximum of six units in series.

The proposed minimum lot size for a triplex is 7,500 square feet. The proposed maximum lot size of 15,000 square feet would allow for construction of a triplex.

The DLCD Model Code requires that cottage clusters meet the minimum lot size, width, and depth standards that apply to detached single family dwellings in the same zone. The administrative rules state a City is not required to apply minimum lot sizes to new cottage clusters. However, if a City applies standards to regulate minimum lot sizes, the minimum lot size for a cottage cluster may be no greater than 7,000 square if the minimum lot size for detached single unit home is 7,000 square feet or less.

Under the administrative rules a City may not apply density maximums to the development of cottage clusters.

G. Minimum Lot Size and Dimensions (RM~~L~~ and R~~M~~H Zones)

Varied lot sizes and housing types are permitted and encouraged within the density ranges established for the RML and RMH Zones. However, construction of new single family detached units is restricted to existing lots smaller than 5,000 square feet in the RMH Zone in order to retain land for multi-family housing. The following base minimum lot size and dimensional standards apply after the potential number of units has been determined using Table 3-3.

HB 2001 would apply to the RM zone since single unit dwellings are allowed. In the RH zone single unit homes are also allowed but only on existing lots of record smaller than 5,000 square feet unless approved as a planned development. It appears HB 2001 apples to the RM and RH zones since these zones are zoned for residential use and the development of detached single unit dwellings are allowed.

TABLE 3-6: Lot Dimensional Requirements
~~Moderate-to-High Density Residential~~ RM and RH Zones

Housing Type	**Minimum Lot Size**	**Minimum Lot Dimensions** [1]	
Single-family Detached	~~3,500~~ 3,000 Square Feet	Depth: 70 feet	Width: ~~50~~ 35 feet
Manufactured Home	~~3,500~~ 3,000 Square Feet	Depth: 70 feet	Width: ~~50~~ 35 feet
Duplex	~~4,200~~ 3,000 Square Feet	Depth: 70 feet	Width: 60 feet
Single-Family Attached/Townhome	~~2,500~~ 1,500 Square Feet	Depth: 70 feet/65 feet with vehicular access from alley	Width: ~~25~~ 20 feet
~~Single-Family Attached (RMH Zone Only)~~	~~2,000 Square Feet~~	~~Depth: 70 feet/ 65 feet~~ [2]	~~Width: 20 feet~~
Triplex	5,000 square feet	Depth: 70 feet	Width: 50 feet
Quadplex	7,000 square feet	Depth: 70 feet	Width: 50 feet
Cottage Cluster	5,000 square feet	Depth: 70 feet	Width: 50 feet
Multi-Unit	7,000 Square Feet	Depth: 70 feet	Width: 100 feet
Other Uses	5,000 Square Feet	Depth: 70 feet	Width: 50 feet

Footnotes: [1] Lot width is measured at the front building line.
[2] Depth allowed when vehicular access from a public alley

H. Setback Standards

Building setbacks have an important relationship to the character of the street. Because varied lot sizes and housing types are permitted in the residential zones, uniform setbacks are established to provide a consistent streetscape.

TABLE 3-7: Minimum Setback Requirements

~~Front Yard, Dwelling [1, 2]~~	~~20 feet (possible reduction to 14 feet)~~
~~Front Yard, Garage~~	~~20 feet~~
~~Interior Side Yard [3,4]~~	~~Either 5 feet or 1 foot for each 3 feet of building height, whichever is greater~~
~~Corner Side Yard~~	~~Same as front yard~~
~~Rear Yard [5, 6]~~	~~15 feet or 2 feet for every 3 feet in building height at the eave line, whichever is greater.~~

Setbacks revised consistent with HB 2001 Model Code

Housing Type	Front Yard to Dwelling	Front Yard to Garage/Parking Area	Interior Side Yard	Rear Yard
Single Unit Detached	14 feet	20 feet	5 feet	15 feet
Duplex	14 feet	20 feet	5 feet	15 feet
Single Unit Attached/ Townhouse	10 feet	20 feet	0 feet common wall construction 5 feet exterior wall at end of structure	0 feet adjacent to alley 10 feet no alley
Triplex & Quadplex	10 feet	20 feet	5 feet	10 feet
Cottage Clusters	10 feet	20 feet	5 feet	10 feet
Multi-Unit Structures	10 feet	14 feet	Buffer yard required based on adjacent use reference §17.8.425 (Table 8-2)	Buffer yard required based on adjacent use reference §17.8.425 (Table 8-2)

Footnotes:

~~[1] The front yard setback (for the dwelling or dwellings) may be reduced to 14 feet when the front facade is designed for orientation to and visibility from the street as follows: The front facade is designed to provide a line of sight starting at a point five (5) feet above the floor and two (2) feet directly back from any Standard Front Porch (see definitions) or front facing window such that a person (if there were no vegetation) would be able to see 100% of their front property line.~~

~~[2] On an infill lot in a developed neighborhood with established front yard setbacks that are less than the twenty (20) foot standard, the setback for the new dwelling(s) and the location of the garage shall match front yard setback of the existing dwellings and garage location on abutting lots. Setback compatibility shall be determined through building plan check review, and shall not require a land use application or approval of an adjustment.~~

[3] The side yard setback for attached single-unit ~~family~~ dwellings/townhomes shall be a minimum of zero (0) feet at common walls and five (5) feet or one (1) foot for each three (3) feet of building height at the eave line, from the end of the unit series. Unless approved by the Director, the dwellings shall be arranged on lots in a manner that the non-zero setback portion for one lot shall be adjacent to the non-zero setback portion on the adjoining lot in order to provide greater continuous open space.

[4] Accessory buildings (including accessory dwellings and detached garages) that do not exceed one (1) story in height shall not be located closer than five (5) feet to any side or rear property line.

[5] Attached garages which exit to an alley may have a minimum rear yard setback of five (5) feet.

[6] A larger rear yard setback may be required for multi-family dwellings when the rear yard abuts a lower density residential zone. The need for a larger rear yard setback to provide privacy, access to sunlight and a transition between zones shall be evaluated in the Design Review Process. The screening and buffering standards of Article 8 will be used as guidelines.

I. Building Height

Building height standards are used to establish a compatible building scale. This can help to create a harmonious visual setting and helps to bring about a successful mixing of diverse housing types.

1. Buildings in the SR, ~~R-10, R-7, R-~~5 RL and RM~~L~~ Zones are limited to a maximum height of two and one half (2 ½) stories or thirty-five (35) feet, whichever is less. Accessory buildings are limited to a maximum height of one and one-half (1 ½) stories or twenty-five (25) feet, whichever is less.

2. Buildings in the R~~M~~H Zone are limited to a maximum height of three (3) stories or forty-five (45) feet, whichever is less. A step-down in building heights may be required for multi-family building(s) that abut a lower density residential zone. The need for a step down in building heights to provide privacy, access to sunlight and a transition between zones shall be evaluated in the Design Review Process.

3. A chimney, radio or television antenna, or device designed for the collection and/or generation of energy from the sun and/or wind may exceed the building height limit by a maximum of fifteen (15) feet.

4. Church steeples may exceed 35 feet in height through a Type II process. The maximum height is 15 feet above the building height limit in any location allowed by other requirements of the zone district. Church steeples may go to a maximum total height of 75 feet provided that setbacks of 1 foot for each 1 foot in height from the property line are maintained.

Figure 3-1
Step-down in Building Height

17.3.140 RESIDENTIAL DESIGN STANDARDS

All residential development is subject to the design standards found in §17.8.710.

LAND DIVISIONS

17.6.000 OVERVIEW OF ARTICLE 6

This Article guides what is often the first major step in the development process, how land is divided into blocks, lots and streets. Land divisions define the pattern of a community, which in turn may shape the character of the community. This Article establishes the procedures for lot line adjustments, expedited land divisions, partitions and subdivisions. The provisions of this Article should be read together with the General Development Standards of Article 8. In particular, the standards for Public Improvements that are applicable to all development, including land divisions, are addressed in Article 8.

Land divisions occur through either a partition or subdivision process.

- A partition procedure is used when three (3) or fewer units (generally referred to as "parcels") are created in a calendar year and may or may not involve creation of a street. Partitions are reviewed through a two-step process.

- A subdivision is used when four (4) or more units (generally referred to as "lots") of land are created in a calendar year. Subdivisions are also reviewed through a two-step process. Subdivision applications may include a concurrent request for Planned Development (PD) approval to permit greater flexibility in the design of the subdivision. Provisions for Planned Developments are addressed in Article 4.

The following list summarizes topics covered in this Article:

- General Provisions
- Expedited Land Divisions
- Lot Line Adjustments
- Partitions
- Subdivisions
- Land Division Standards
- Middle Housing Land Divisions

Add Middle Housing Land Division section to implement Senate Bill 458.

MIDDLE HOUSING LAND DIVISIONS

17.6.300 PURPOSE

Middle housing land divisions are established to promote ownership opportunities for duplex, triplex, quadplex and cottage housing units as allowed under ORS 197.758(2) or (3).

17.6.305 PROCEDURE

(A) A tentative plan for a middle housing land division shall be reviewed under the Expedited Land Division process in §17.6.010;

(B) An application for a middle housing land division may be submitted at the same time as the submittal of an application for building permits for middle housing.

(C) An application for a middle housing land division may not be subject to procedures, ordinances, or regulations adopted under ORS 92.044 or 92.046 that are inconsistent with this section or ORS 197.360 to 197.380.

(D) The tentative approval of a middle housing land division is void if, and only if, a final partition or subdivision plat is not approved within three years from the date of the tentative plan approval.

17.6.310 REVIEW CRITERIA

The Director shall approve or deny an application for a middle housing land division based on the following criteria:

(A) The proposal for development of middle housing complies with the Oregon Residential Specialty Code and land use regulations applicable to the original lot or parcel allowed under ORS 197.758(5). Evidence shall be provided by the application demonstrating how buildings or structures on a resulting lot or parcel will comply with applicable building code provisions relating to new property lines and notwithstanding the creation of new lots or parcels, how structures or buildings located on the newly created lots or parcels will comply with the Oregon Residential Specialty Code;

(B) Separate utilities are provided for each dwelling unit;

(C) Easements are shown on the site plan for:

1. Locating, accessing, replacing and servicing all utilities;
2. Pedestrian access from each dwelling unit to a private or public street;
3. Any common use areas or shared buildings;
4. Driveways or parking areas.

(D) Exactly one dwelling unit is allowed on each resulting lot or parcel. No dwellings are allowed on lots, parcels or tracts used as common areas.

17.6.315 CONDITIONS OF APPROVAL

(A) The Director may require a condition of tentative plan approval to prohibit the further division of the resulting lots or parcels.

(B) The Director shall require that a notation appear on the final plat indicating that approval was granted under this section as a middle housing land division.

(C) The Director may require street frontage improvements where a resulting lot or parcel abuts a street consistent with land use regulations implementing ORS 197.758.

(D) The Director may require the dedication of right-of-way if the original parcel did not previously provide such dedication.

(E) An application for a middle housing land division may not be subjected to approval criteria or conditions except as described above in this section including that a lot or parcel require driveways, vehicle access, parking or minimum or maximum street frontage.

GENERAL EXCEPTIONS

17.7.050 EXCEPTIONS TO LOT SIZE, YARDS AND PROJECTIONS

A. Exceptions to Lot Size and Dimension Requirements for Residential Use. If an existing lot in single ownership at the time of adoption of this Code does not meet minimum lot area or dimension requirements of the applicable residential zone, the lot may be occupied by a residential use permitted outright in the respective zone. If there is an area deficiency, the residential use shall be limited to a single-family residence.

C. Projections into Required Yards. The following structures may project into required yards:

1. Unroofed paved terraces and wood decks less than three (3) feet in height may project into required side or rear yards.

2. Unroofed landings and stairs may project into required front or rear yards.

3. Window sills, belt courses, cornices, eaves, canopies, sunshades, gutters, leaders and similar incidental architectural features – excluding balconies and decks more than three (3) feet from ground level – may project not more than two (2) feet into any required yard.

4. Chimneys shall not project more than two (2) feet into any required yard.

3. No projections may encroach into or over any utility easement.

HB 2001 established very shallow front yard setbacks. In some cases the minimum required setback is 10 feet. The typical required public utility easement is 10 feet. Code currently allows minor encroachments of up to 2 feet into setback areas. Eaves, canopies, unroofed landings and stairs may project into required front setback areas/yards. If a front yard is 10 feet a conflict is created with the typical public utility easement area.

GENERAL DEVELOPMENT STANDARDS

17.8.130 WIDTHS AND LOCATIONS OF DRIVEWAYS AND CURB CUTS

A. Minimum Driveway Widths at the street right-of-way line shall be fifteen (15) feet for institutional, commercial, industrial, and multi-family residential ~~uses~~ projects more than five units, and ten (10) feet for single-family, ~~and two-family residential uses~~ duplex, triplex, fourplex and cottage clusters.

B. Maximum Driveway Widths at the street right-of-way line shall be as follows:

1. In residential zones –

   a. 24 feet for lots with less than 60 feet of street frontage
   b. 30 feet for lots with street frontages of 60 feet or greater
   c. There shall be a minimum distance of 30 feet between any two adjacent curb cuts on the same lot
   ~~c.~~d. Triplex and quadplexes on lots or parcels with frontages only on local streets may have either two driveway approaches not exceeding 32 feet in total or one maximum 16-foot wide driveway approach per frontage.
   ~~d.~~e. A maximum of one driveway approach is allowed for every single unit attached unit/townhouse. Driveway approaches and driveways may be shared provided reciprocal access easements are recorded.

Model code wording for driveway approaches.

BUILDING DESIGN AND DEVELOPMENT STANDARDS

SECTION 17.8.710

~~E. Single-Family and Duplex~~ E. Single-Unit and Middle Housing Types

1. Purpose. The purpose of the design standards is to ensure that new residential development has a positive influence on the livability and safety of surrounding neighborhoods. The standards are narrowly focused on improving the way that new residential buildings relate to the public right-of-way (streets, sidewalks and parkways).

2. Applicability

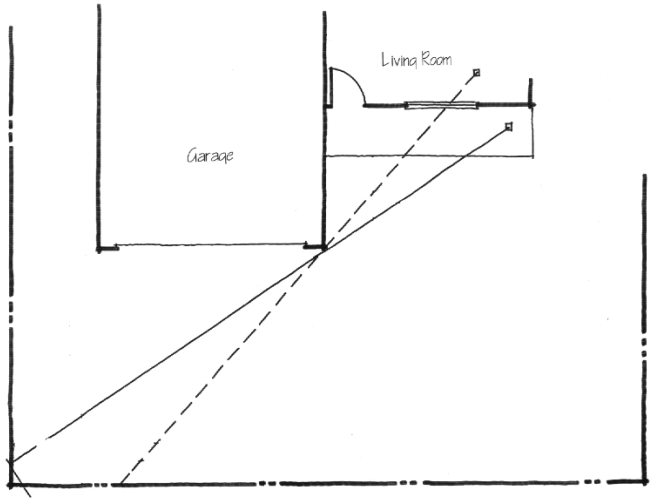
   a. The standard relating to street connection is applicable to construction of single-family dwellings, townhouses, manufactured homes, ~~and~~ duplexes, triplexes, an quadplexes ~~on lots 9,000 square feet or smaller with an average slope of 12% or less~~. The intent of the standard is to ensure that dwellings on smaller lots are oriented to and visible from the public street and to enhance the pedestrian environment. ~~The dwelling diversity standard is applicable to new subdivisions.~~ Compliance with the design standards is checked during building plan review. Facades of dwellings that are separated from the street property line by another dwelling are exempt from meeting building design standards.

Revised to include middle housing types and add Model Code wording that facades separated from the street by another dwelling are exempt from meeting the building design standards in this section.

      1. ~~The standard relating to street connection is applicable to construction of single-family dwellings, manufactured homes and duplexes on lots 9,000 square feet or smaller with an average slope of 12% or less. The intent of the standard is to ensure that dwellings on smaller lots are oriented to and visible from the public street and to enhance the pedestrian environment. The dwelling diversity standard is applicable to new subdivisions. Compliance with the design standards is checked during building plan review.~~

This subsection is redundant with 2.a. above.

Figure 8-17: Visual Surveillance Standard



4. General Standards

a. Street Connection and Visual Surveillance Standard. All habitable rooms facing a street shall have a window. ~~The front facade shall be designed to provide a line of sight starting at a point five (5) feet above the floor and two (2) feet directly back from any Standard Front Porch (see definitions) or front-facing window such that a person, if there were no vegetation, would be able to see 100% of their front property line. The intent is to create a physical connection between the dwelling unit and the public sidewalk and/or street, and to allow the dwelling units occupants to see the public sidewalk and/or street for visual surveillance and crime prevention.~~

b. ~~Lot Diversity Requirement. For subdivisions of six (6) lots or more, there shall be a variety of lot sizes, with at least a 50% increase between the smallest and largest lots.~~

Moved to §17.8.905 Land Division Standards

c. ~~Dwelling Diversity Standard. Front elevations shall not be replicated on adjacent lots nor on lots directly across the street, within any 24 month period or replicated within a subdivision over a 12 month period more than the larger number of a) 5 times or b) 10% of the total number of subdivision lots. These provisions can be met by having the requirements included in the Conditions, Covenants, and Restrictions of the subdivision. For this section the definition of replication includes mirrored images (where the main features such as windows, door location, garage location, roof peak, etc. are reversed), and minor trim, and paint changes.~~

This requirements seems better suited to planned developments. Replication of facades more than 5 times or 10% of the total number of subdivision lots seems arbitrary. Replication is open to interpretation and the description provided is not clear an objective.

5. <u>Building Façade and Elevation Standards</u>

a. No more than six (6) single family attached/townhouse units shall be allowed in series.

b. ~~Duplex units within single family districts shall be designed and constructed to give the impression from the street of one single-family unit or, one corner lots, or two different units facing different directions.~~

HB 2001 does not allow applying requirements to duplex units that do not apply to single unit detached units.

c. ~~No more than thirty-five percent (35%) of the front façade area of an attached single family or duplex unit shall be used for garage doors.~~

Same comment as above plus the City has never reviewed this.

d. ~~Front elevations shall provide design variation to avoid repetition and create architectural interest.~~

This requirement is not clear and objective.

~~e. No building elevation shall have a horizontal or vertical blank wall section greater than fifteen feet (15').~~

The City has never reviewed this.

~~5~~. ~~The Director may approve an increase of the allowable percentage of duplex or single family attached units within SR, R-10, R-7 or R-5 district is the following criteria are adequately addressed:~~

No longer applicable due to passage of HB 2001 since duplexes will now be allowed on any lot that allows a single unit detached home.

~~a. The location and placement of the duplex and townhouse units maintain the appearance and single-family character of the subdivision, especially in regards to adjacent single-family development.~~

~~b. Proposed duplex designs convey the appearance of single-family units. For larger subdivisions, a number of different duplex designs would be required to justify the increase percentage.~~

~~c.~~a. ~~The units visibility to the street, for example by having front porches or provide vehicular or parking access from a back alley.~~

4. Duplex Design Standards

a. New duplexes shall meet all clear and objective standards that apply to detached single unit dwellings in the same zoning district.

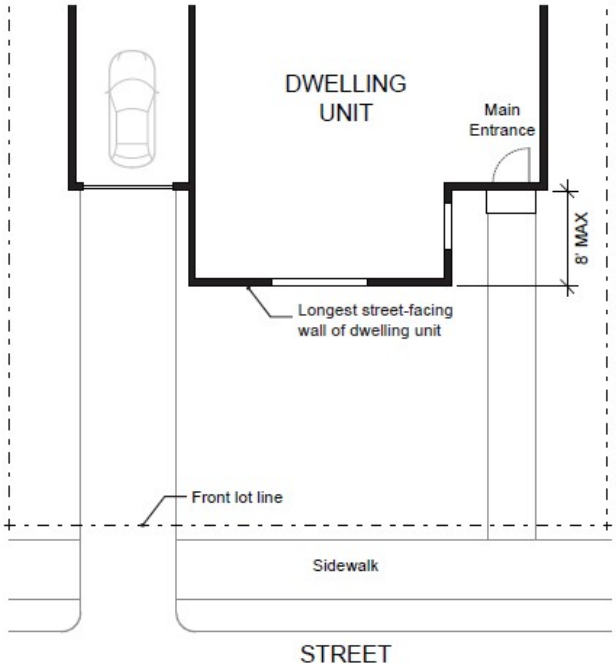
b. Conversion of an existing detached single unit dwelling to a duplex is allowed provided the conversion meets building codes and does not create nonconformance with applicable clear and objective development standards.

5. Triplex and Quadplex Design Standards

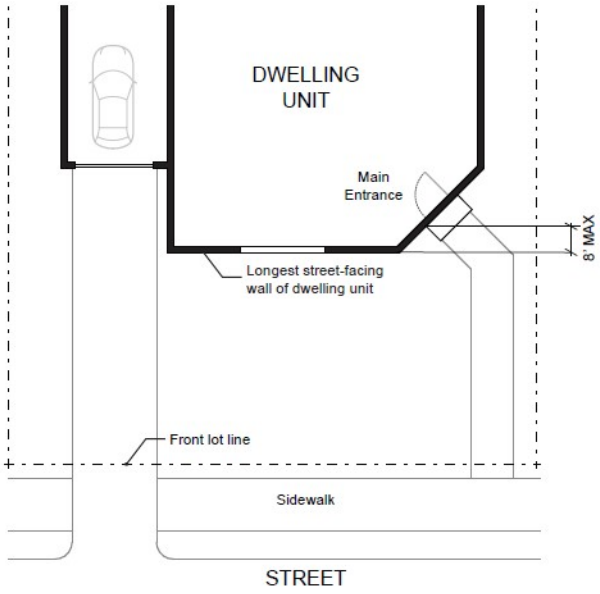
a. Entry Orientation: At least one main entrance for each triplex or quadplex structure must meet the following standards:

1. The entrance must be within 8 feet of the longest street-facing wall of the dwelling unit; and the entrance must either:

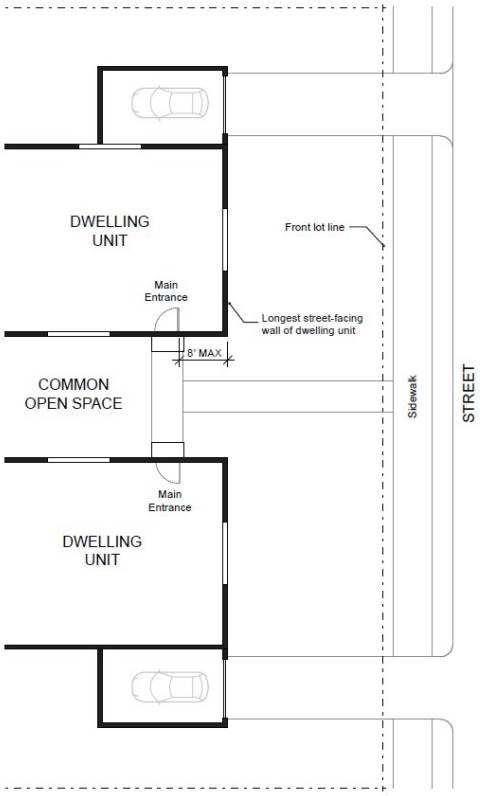
i. Face the street as shown by the figure below



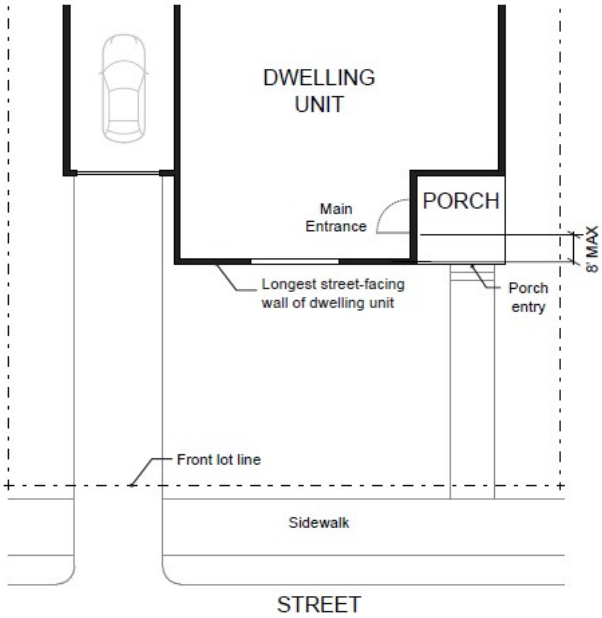
ii. Be at an angle up to 45 degrees from the street as shown by the figure below.



iii. Face a common open space that is adjacent to the street and is abutted by dwellings on at least two sides; or

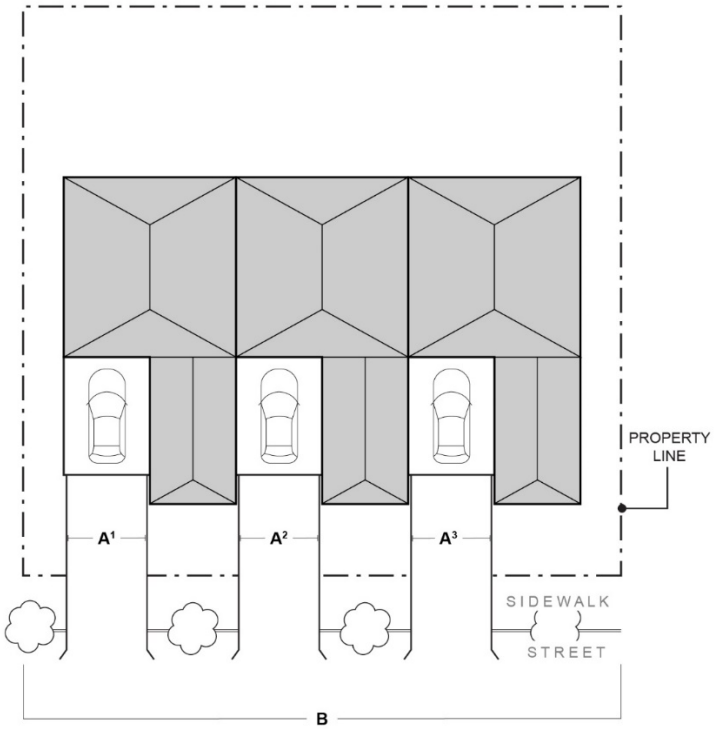


iv. Open onto a porch. The porch must be at least 25 square feet in area and have at least one entrance facing the street.



b. Windows: A minimum 15% of the area of all street facing facades must include windows or entrance doors. Facades separated from the street property line by a dwelling are exempt from this standard.

c. Garages and Off-Street Parking Areas: The combined width of all garages and outdoor on-site parking and maneuvering area does not exceed a total of 50 percent of the street frontage.



(A) Garage and on-site parking and maneuvering areas

(B) Total street frontage

$$\frac{A^1 + A^2 + A^3}{B} \leq 50\%$$

d. Internal conversion of an existing detached single unit structure or duplex is allowed provided the conversion meets building codes and does not create nonconformance with clear and objective development standards.

6. Townhouse Design Standards

a. Entry Orientation: At least one main entrance for each townhouse unit must meet the following standards:

1. The entrance must be within 8 feet of the longest street-facing wall of the dwelling unit; and the entrance must either:

i. Face the street as shown by the figure below

ii. Be at an angle up to 45 degrees from the street as shown by the figure below.

iii. Face a common open space that is adjacent to the street and is abutted by dwellings on at least two sides; or

iv. Open onto a porch. The porch must be at least 25 square feet in area and have at least one entrance facing the street.

b. Windows: A minimum 15% of the area of all street facing facades must include windows or entrance doors. Facades separated from the street property line by a dwelling are exempt from this standard.

c. Driveway Access and Parking:

i. A maximum of one (1) driveway approach is allowed for each townhouse unit.

ii. Outdoor on-site parking and maneuvering areas shall not exceed the lesser of 12 feet wide on any lot or 50% of the lot frontage.

iii. The width of garage entrances shall not exceed 12 feet as measured from the inside of the garage door frame.

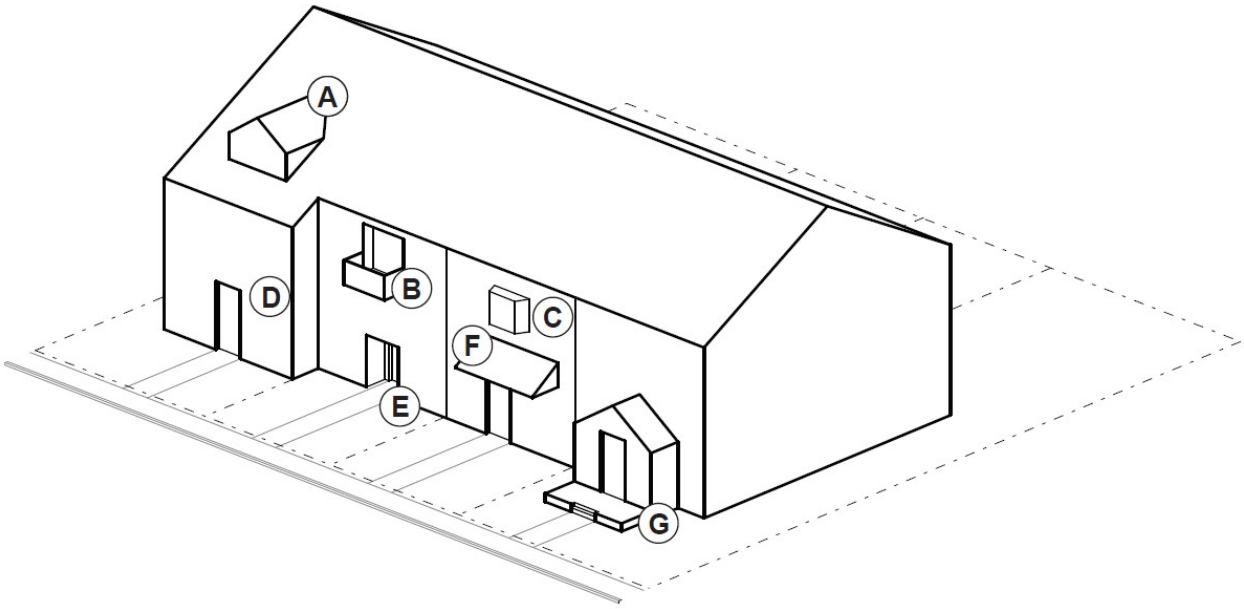
iv. A townhouse unit on a corner lot shall take access from a single driveway approach.

v. A townhouse project that includes consolidated access or shared driveways shall grant access easements to allow normal vehicular access.

vi. Townhouses adjacent to an alley shall take vehicular access only from the alley.

d. Unit Definition. Each townhouse must include at least one of the following on at least one street-facing façade:

i. A roof dormer a minimum of 4 feet in width, or
ii. A balcony a minimum of 2 feet in depth and 4 feet in width and accessible from an interior room, or
iii. A bay window that extends from the façade a minimum of 2 feet, or
iv. An offset of the façade a minimum of 2 feet in depth, either from the neighboring townhouse or within the façade of a single townhouse, or
v. An entryway that is recessed a minimum of 3 feet, or
vi. A covered entryway with a minimum depth of 4 feet, or
~~i.~~vii. A porch of at least 25 square feet in area with at least one entrance facing the street or have a roof.



A Roof dormer, minumum of 4 feet wide

B Balcony, minimum 2 deet deep and 4 feet wide. Accessible from interior room.

C Bay window extending minimum of 2 feet from facade

D Facade offset, minimum of 2 feet deep

E Recessed entryway, minimum 3 feet deep

F Covered entryway, minimum of 4 feet deep

G Porch, meets standards of subsection (1)(b)(iv) of section (C)

7. Cottages and Cottage Clusters

a; Cottage Orientation: Cottages must be oriented around a common courtyard or must be connected to the courtyard by a pedestrian path at least five feet in width.

b. A minimum of 50 percent of cottages with a cluster must be oriented toward the common courtyard and must:

i. Have a main entrance facing the common courtyard;

ii. Be within 10 feet from the common courtyard, measured from the façade of the cottage to the nearest edge of the common courtyard; and

iii. Be connected to the common courtyard by a pedestrian path at least five feet in width.

iv. Cottages not facing the common courtyard or the street must have their main entrances facing a pedestrian path at least five feet in width that is directly connected to the common courtyard.

c. Common Courtyard Design Standards: Each cottage cluster must share a common courtyard. Common courtyards must meet the following standards:

i. The common courtyard must be a single, contiguous piece.

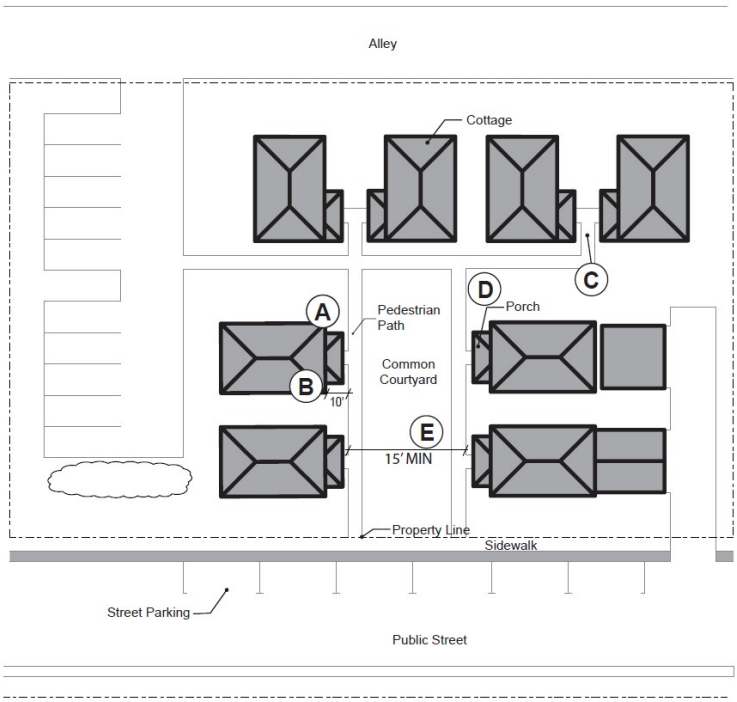
ii. Cottages must abut the common courtyard on at least two sides of the courtyard.

iii. The common courtyard must contain a minimum of 150 square feet per cottage.

iv. The common courtyard must be a minimum of 15 feet wide at its narrowest dimension.

v. The common courtyard shall be improved with a mix of landscaping, lawn area, pedestrian paths and/or paved area. The common courtyard may also include recreational amenities. Impervious elements of a common courtyard shall not exceed 75 percent of the total common courtyard area.

vi. Pedestrian paths must be included in a common courtyard area. Paths that are contiguous to a courtyard may count toward the courtyard's minimum dimension and area. Parking areas, required setback areas, and driveways do not qualify as part of a common courtyard.



(A) A minimum of 50% of cottages must be oriented to the common courtyard.

(B) Cottages oriented to the common courtyard must be within 10 feet of the courtyard.

(C) Cottages must be connected to the common courtyard by a pedestrian path.

(D) Cottages must abut the courtyard on at least two sides of the courtyard.

(E) The common courtyard must be at least 15 feet wide at it narrowest width.

3. Community Buildings. Cottage cluster projects may include community buildings for the shared use of residents that provide space for accessory uses such as community meeting rooms, guest housing, exercise rooms, day care, or community eating areas. Community buildings must meet the following standards:

   a. Each cottage cluster is permitted one community building, which shall count towards the maximum average floor area, pursuant to subsection (B)(5).

   b. A community building that meets the development code's definition of a dwelling unit must meet the maximum 900 square foot footprint limitation that applies to cottages, unless a covenant is recorded against the property stating that the structure is not a legal dwelling unit and will not be used as a primary dwelling.

4. Pedestrian Access.

   a. An accessible pedestrian path must be provided that connects the main entrance of each cottage to the following:

      i. The common courtyard;

      ii. Shared parking areas;

      iii. Community buildings; and

      iv. Sidewalks in public rights-of-way abutting the site or rights-of-way if there are no sidewalks.

   b. The pedestrian path must be hard-surfaced and a minimum of four (4) feet wide.

5. Windows. Cottages within 20 feet of a street property line must meet any window coverage requirement that applies to detached single family dwellings in the same zone.

6. Parking Design (see **Error! Reference source not found.**).

   a. Clustered parking. Off-street parking may be arranged in clusters, subject to the following standards:

      i. Cottage cluster projects with fewer than 16 cottages are permitted parking clusters of not more than five (5) contiguous spaces.

ii. Cottage cluster projects with 16 cottages or more are permitted parking clusters of not more than eight (8) contiguous spaces.

iii. Parking clusters must be separated from other spaces by at least four (4) feet of landscaping.

iv. Clustered parking areas may be covered.

b. Parking location and access.

i. Off-street parking spaces and vehicle maneuvering areas shall not be located:

- Within of 20 feet from any street property line, except alley property lines;
- Between a street property line and the front façade of cottages located closest to the street property line. This standard does not apply to alleys.

ii. Off-street parking spaces shall not be located within 10 feet of any other property line, except alley property lines. Driveways and drive aisles are permitted within 10 feet of other property lines.

c. Screening. Landscaping, fencing, or walls at least three feet tall shall separate clustered parking areas and parking structures from common courtyards and public streets.

d. Garages and carports.

i. Garages and carports (whether shared or individual) must not abut common courtyards.

ii. Individual attached garages up to 200 square feet shall be exempted from the calculation of maximum building footprint for cottages.

iii. Individual detached garages must not exceed 400 square feet in floor area.

iii. Garage doors for attached and detached individual garages must not exceed 20 feet in width.

7. Accessory Structures. Accessory structures must not exceed 400 square feet in floor area.

8. Existing Structures. On a lot or parcel to be used for a cottage cluster project, an existing detached single family dwelling on the same lot at the time of proposed development of the cottage cluster may remain within the cottage cluster project area under the following conditions:

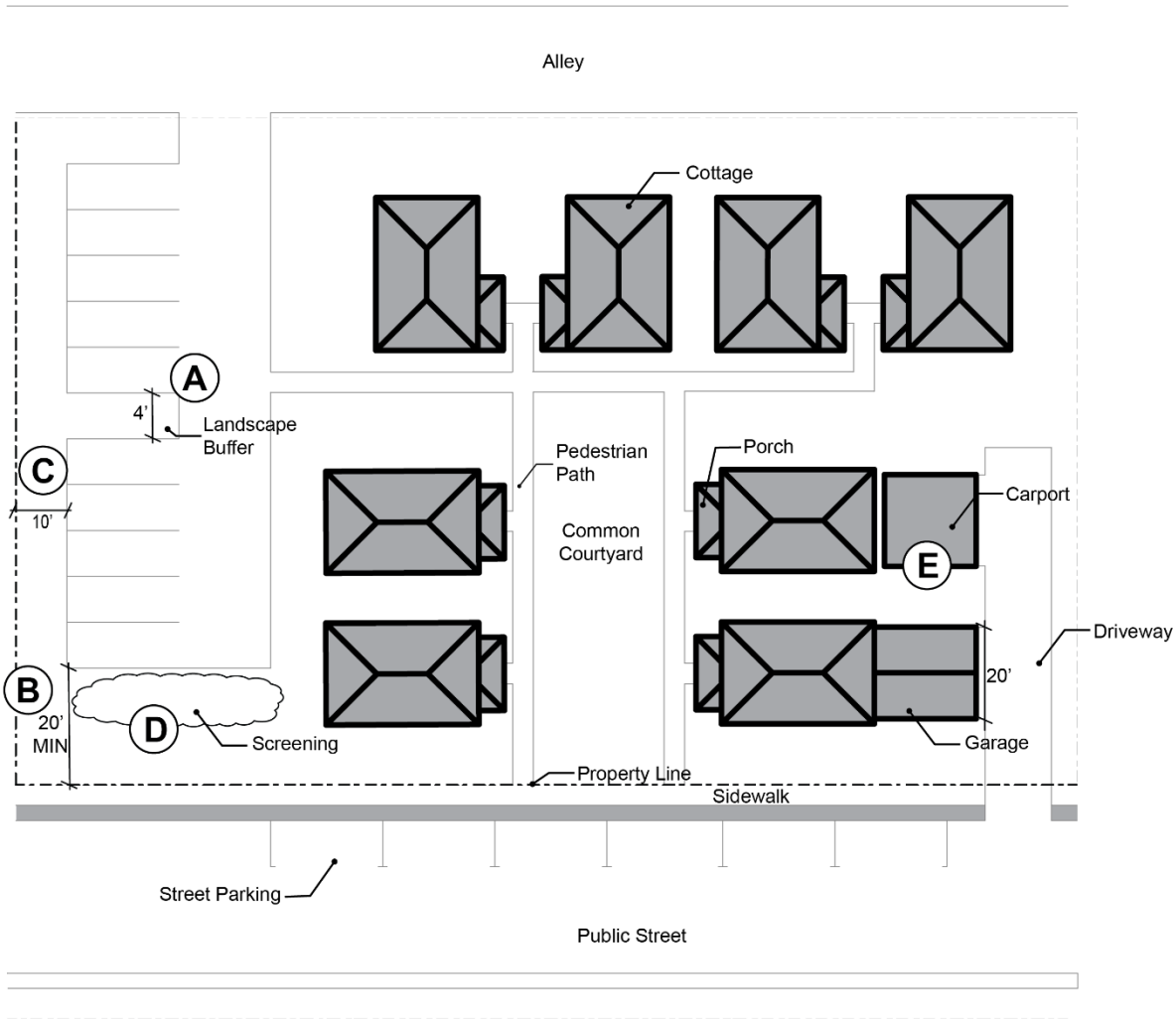
a. The existing dwelling may be nonconforming with respect to the requirements of this code.

b. The existing dwelling may be expanded up to the maximum height in subsection (B)(4) or the maximum building footprint in Chapter 1, subsection (B)(1); however, existing dwellings that exceed the maximum height and/or footprint of this code may not be expanded.

c. The floor area of the existing dwelling shall not count towards the maximum average floor area of a cottage cluster.

d. The existing dwelling shall be excluded from the calculation of orientation toward the common courtyard, per subsection (1)(a) of this section (C).

Cottage Cluster Parking Design Standards



A Parking allowed in clusters of up to 5 spaces. Clusters separated by minimum 4 feet of landscaping.

B No parking or vehicle area within 20 feet from street property line (except alley).

C No parking within 10 feet from other property lines (except alley). Driveways and drive aisles permitted within 10 feet.

D Screening required between clustered parking areas or parking structures and public streets or common courtyards.

E Garages and carports must not abut common courtyards. Garage doors for individual garages must not exceed 20 feet in width.

PARKING REQUIREMENTS

TABLE 8-4: Parking Requirements

Revised to comply with the administrative rules implementing HB 2001.

LAND USE	MINIMUM PARKING REQUIRED	MAXIMUM PARKING ALLOWED	
		Parking Zone A	Parking Zone B
RESIDENTIAL			
Household Living - Single Units, Attached/ Townhomes	~~See Multi-Family~~ 1.0 / DU	None	None
- Single Units, Detached	1.0 / DU	None	None
- Accessory Dwelling Units	~~1.0 / DU~~ None	None	None
- Duplexes	1.0 / DU	None	None
-Triplexes	3.0 / development		
-Quadplexes	4.0 / development		
-Cottage Clusters	1.0 / DU may be provided for individual units or in shared parking areas.		
- Multi-Family Units (outside the Town Center)	DU<500 sq. ft: 1.0 / DU 1 bedroom: 1.25 / DU 2 bedroom: 1.50 / DU 3 bedroom: 1.75 / DU	None	None
- Multi-Family Units (Within the Town Center)	DU<500 sq. ft: 0.5 / DU 1 bedroom: 0.75 / DU 2 bedroom: 1.25 / DU 3 bedroom: 1.75 / DU	None	None
- Manufactured Units	1.0 / DU	None	None
- Mobile Home Parks	1.0 / DU	None	None
Group Living	1.0 / room 1.0 / 2.5 beds	None 2.7 / 1,000[2]	None

Transitional Housing	1.0 / 2.5 beds	None	None
Home Occupation	None	None	None

17.8.515 OFF-STREET PARKING REQUIREMENTS

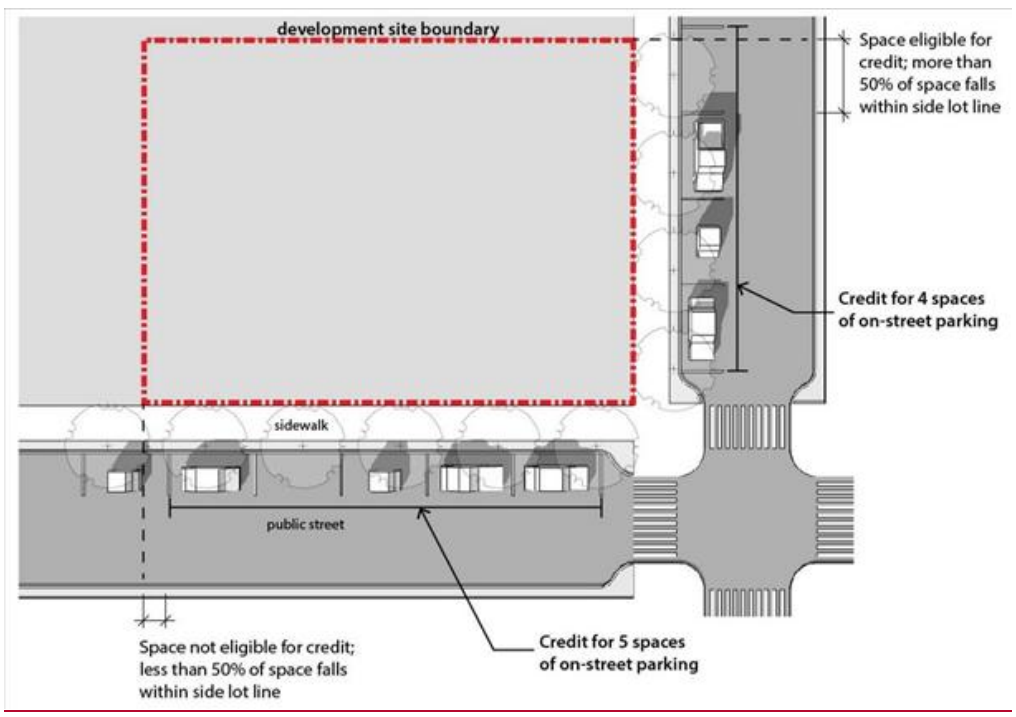
H. Eligible Parking. Parking spaces available along the public street frontage or alleys are eligible in fulfilling up to 50% of the off-street parking requirements, except for single-family dwellings and duplexes, if the following standards are met:

i. The space must be abutting the subject site
ii. The space must be in a location where on-street parking is allowed
iii. The space must be a minimum 22 feet long; and
iv. The space must not obstruct a required sight distance area.

From Model Code

On-street parking spaces credited for a specific development or use may not be used exclusively by that development or use but must be available for the general public. Signs or actions limiting general public use of on-street spaces are prohibited.

Figure 8-10**A: Credit for On-Street Parking**



17.8.520 REDUCTION OR MODIFICATION OF OFF-STREET PARKING REQUIREMENT

A. Parking Reductions Allowed By Right. The following reductions of minimum required parking may be taken by right. Reductions provided below may not be taken jointly. The reductions allowed by this section may not be used in conjunction with the reductions allowed by subsection (B) below. In determining walking distance, the shortest distance measured along sidewalks, improved pedestrian ways, or streets, where side-walks or improved pedestrian ways are not present, shall be used. Walking distance shall be measured from the point on the subject lot located nearest to the transit stop along the shortest course.

1. Parking for multifamily, commercial and industrial uses may be reduced by 10% providing the development is within ~~500 feet~~ ¼ mile ~~walking~~ distance of ~~a transit stop~~ frequent transit service with at least 20 minute headways.

2. ~~Parking for multifamily uses may be reduced by 10% providing the development is within 500 feet walking distance of a transit stop.~~

3. Parking facilities may be reduced to the extent necessary to accommodate transit stop and shelters.

Revised to make include multifamily developments near frequent transit service eligible for a parking reduction.

Revised to allow for parking reduction if the site is near a frequent transit service line. The current standard is tied to bus stop locations which can change and doesn't allow a reduction beyond 500 feet even if a site is within comfortable walking distance.

LAND DIVISION STANDARDS

17.8.905 STANDARDS

A. Block Design

The land division standards are proposed for revision to make wording clear and objective.

1. The length, width and shape of blocks shall be designed with due regard to providing ~~adequate~~ building sites that comply with the lot dimensional standards in Article 3~~for the use contemplated, consideration of needs for convenient access, circulation, control and safety of street traffic and recognition of limitations and opportunities of topography~~ and development standards in Article 8.

2. Blocks ~~shall have sufficient width to provide for two tiers of lots of appropriate depths, except where blocks are adjacent to an arterial, a railroad, or waterway, and~~ shall meet the following standards:

B. Block Length and Perimeter

1. ~~The layout of streets shall not create excessive travel lengths.~~ Block lengths shall be a maximum of 500 feet and block perimeters shall be a maximum of 1,200 to 1,600 feet. Block length is defined as the distance along a street between the centerline of two intersecting through streets. Block perimeter is defined as the sum of the block lengths of all sides of a block.
2. In residential subdivisions and mixed-use developments, no block shall be more than 330 feet in length. This length can be exceeded up to a maximum length of 660 feet under Block Length Exceptions below.

C. Block Length Exceptions. An exception to the block length standard may be permitted during the land division review when one of more of the following conditions exists:

Revised to remove wording that is not clear and objective.

1. Physical conditions ~~that~~ preclude development of a public street.~~ In certain situations where the physical features of the land create severe constraints, or natural features should be preserved, exceptions may be made.~~ Such conditions ~~may~~ include~~, but are not limited to,~~ topography, wetlands, mature trees, creeks, drainages, and rock outcroppings.
2. Buildings or ~~other~~ existing development on adjacent lands ~~that~~ preclude a street connection~~. now or in the future, considering the potential for redevelopment~~.
3. ~~Barriers such as freeways~~Highways or railroads preclude street connections.

4. Average slope of the block exceeds 15%, ~~the additional block length is the minimum necessary to address characteristics of the site,~~ and the tangent of the roadway centerline does not vary more than 30 degrees transverse to the slope contours.
5. Where an existing public street or streets terminating at the boundary of the development site have a block length exceeding 500 feet, or are situated such that the extension of the street(s) into the development site would create a block length exceeding 500 feet. ~~In such cases, the block length shall be as close to 500 feet as practical.~~

D. Pedestrian Ways

Revised to remove wording that is not clear and objective.

1. Off-street pedestrian ways shall be connected to the street network and used to provide pedestrian and bicycle access in situations where a street is not ~~feasible~~ provided. In cases where a street connection is ~~feasible~~ provided, off-street pedestrian ways shall not be permitted in lieu of a ~~traditional~~ standard streets with sidewalks.
2. When block lengths exceed 500 feet, a pedestrian way of not less than ten (10) feet in width shall be dedicated to provide pedestrian access thorough the block, or to provide access to schools, parks, designated open areas, or other public areas. Such pedestrian ways shall be improved with hard surface material with an appropriate base to a minimum width of five (5) feet prior to issuance of any building permit for construction within the subdivision.
3. Sidewalks and/or pedestrian ways shall be designed according to City standards or specifications on file at the City.
4. Designated crosswalks across streets may also be required by the Director near the center of blocks that are over 500 feet in length.

E. Easements

Revised to remove wording that is not clear and objective.

1. Easements of ten (10) feet in width shall be provided along the front lines of all lots or parcels for public utilities and sidewalks. Larger easements may be ~~required~~ necessary to comply with adopted agency policies. ~~where necessary~~. The City or other appropriate public agency shall be empowered to enter upon such easement for construction or maintenance of public utilities, and to remove, if necessary, any fence, tree, shrubbery or other obstruction, which may have been located within the easement.
2. Where a land division contains a watercourse or area serving for the accumulation or retention of surface water, easements shall be provided for such watercourses or retention area to ensure that no building or structure shall be erected therein.
3. Where the alignment of a utility easement (other than required perimeter easements) is such that it would also serve as ~~suitable~~ an easement for originating

or continuing a pedestrian/bicycle path, ~~the Director may require that~~ such an easement shall be designated on the plat as serving both functions. In such cases, the minimum easement width shall be ten (10) feet and the pedestrian/bicycle path shall be improved with a hard surface to a minimum width of eight (8) feet.

F. Lots, Parcels and Common Areas

Revised to remove wording that is not clear and objective.

The size, dimensions, and orientation of lots and parcels shall be ~~appropriate for the location of the subdivision or partition, for the type of development and use contemplated, and shall be~~ consistent with all applicable standards of this Code and the following:

1. Lot and Parcel Side Lines. The side lines of parcels in partitions shall run at right angles to the street upon which they face. ~~to the maximum extent feasible~~, and on curved streets shall be radial to the curve. ~~wherever possible~~. The side lines of lots in subdivisions need not run at right angles to the abutting street, but may be laid out at any ~~suitable~~ angle to satisfy the solar access standards of §17.5.400, ~~and to allow for a suitable subdivision design for the type of development and use contemplated~~.

2. Frontage. Each lot and parcel shall have a minimum frontage on a public or private street of at least twenty ~~(20)~~ (15) feet with the following exception ~~two exceptions~~:

   a. A lot or parcel on the radius of a curved street or on the circular end of a cul-de-sac shall have frontage of not less than thirty (30) feet upon the abutting street right-of-way measured on the arc.

   ~~b. Where a flag lot is proposed and the access strip is serving only one lot, the frontage shall be not less than fifteen (15) feet.~~

3. Through Lots and Parcels. Through lots and parcels are prohibited, except ~~where they are necessary~~ to provide separation of development from arterial streets or adjacent ~~incompatible~~ activities or developments. In such cases, the Director ~~may~~ shall require ~~that~~ evergreen screening, a masonry wall, a landscaped earth berm, and/or a non-access easement ~~be provided~~ along the line of lots or parcels abutting ~~such~~ an arterial street or other ~~incompatible~~ uses.

4. Future Subdivision or Partition of Lots or Parcels. Where a subdivision or partition will result in a lot or parcel of one-half (½) acre or larger in size which ~~in the judgment of the Director is likely to~~ could be further divided ~~in the future~~, ~~the Director may require that~~ the location of lot and parcel lines ~~and other details~~ must allow for efficient future division without violating the requirements of this Code and without interfering with the ~~orderly~~ extension of adjacent and abutting streets. ~~The Director may also require that restrictions concerning locations of buildings within future street locations and vehicular access to lots or parcels be made a matter or record if deemed necessary for permitting the efficient subsequent division of the land.~~

5. Subsequent Flag Lots. Land partitions are prohibited within subdivisions for a period of five (5) years after the date of final plat approval, unless the land is shown as a future development area on the final plat.

6. Lot Access to Resource Areas. For subdivisions, ~~significant~~ protected natural resources ~~such as streams, riparian areas, and wetlands~~ shall be ~~protected,~~ integrated into the design of the subdivision, and platted as a common area~~, and made accessible to as many individual parcels as possible~~.

G. Public Use Areas

1. Dedication Requirements.

Revised to remove wording that is not clear and objective.

a. Where a proposed park, playground or other public use shown in a ~~development~~ master plan adopted by the City is located in whole or in part in a subdivision, the City may require the dedication or reservation of such area within the subdivision.

b. Where ~~considered desirable by the City in accordance with~~ consistent with adopted comprehensive plan policies, and where a ~~development~~ master plan of the City does not indicate proposed public use areas, the City may require the dedication or reservation of areas within the subdivision ~~or sites of a character, extent and location suitable~~ for the development of parks and other public use.

2. Acquisition By Public Agency. If the developer is required to reserve land area for a park, playground, or other public use, such land shall be acquired by the appropriate public agency within eighteen (18) months following plat approval, at a price agreed upon prior to approval of the plat, or such reservation shall be released to the subdivider.

USE CATEGORIES & DEFINITIONS

§ 17.12.210 MEANING OF SPECIFIC WORDS AND TERMS

The Definitions section is proposed for revision to add middle housing terms from the administrative rules and Model Code and to revise current definitions for consistency.

B. 11 Building footprint. Means the horizontal area as seen in plan, measured from outside of all exterior walls and supporting columns. It includes dwellings and any area of attached garage that exceeds 200 square feet. It does not include detached garages or carports; accessory structures; trellises; patios; areas of porch, deck, and balcony less than 30 inches from finished grade; cantilevered covers, porches or projections; or ramps and stairways required for access.

C3. Carport. A stationary structure consisting of a roof with its supports and not more than one wall, or storage cabinet substituting for a wall, and used for sheltering a motor vehicle.

C10. Common Courtyard. A common area for use by residents of a cottage cluster. A common courtyard may function as a community yard. Hard and soft landscape features may be included in a common courtyard, such as pedestrian paths, lawn, groundcover, trees, shrubs, patios, benches, or gazebos.

C11 Common wall. A wall or set of walls in a single structure shared by two or more dwelling units. The common wall must be shared for at least 25 percent of the length of the side of the building of the dwelling units. The common wall may be any wall of the building, including the walls of attached garages.

C 18 Cottage cluster. A grouping of no fewer than four detached dwelling units per acre, each with a footprint of less than 900 square feet, located on a single lot or parcel that includes a common courtyard. Cottage cluster may also be known as “cluster housing,” “cottage housing,” “bungalow court,” “cottage court,” or “pocket neighborhood.”

C19 Cottage cluster project. A development site with one or more cottage clusters. Each cottage cluster as part of a cottage cluster project must have its own common courtyard.

D8. Dwelling-Related Definitions:

a. Dwelling - A structure or portion thereof that is used for human habitation including permanent provisions for living, sleeping, eating, cooking and sanitation.

b. Accessory Dwelling Unit – An interior, attached or detached residential structure that is used in connection with, or that is accessory to, a single-family dwelling.

c. Apartment Or Multiple-Family Dwelling - A structure containing at least ~~three (3)~~ five (5) dwelling units in any vertical or horizontal arrangement, located on a single lot or development site, but excluding single-family attached building types on two (2) or more contiguous lots.

d. Cottage – An individual dwelling unit that is part of a cottage cluster

e. Cottage cluster – means a grouping of no fewer than four detached dwelling units per acre, each with a footprint of less than 900 square feet, located on a single lot or parcel that includes a common courtyard. Cottage cluster may also be known as "cluster housing," "cottage housing," "bungalow court," "cottage court," or "pocket neighborhood."

~~d~~f. Duplex – Two dwellings on a lot or parcel in any configuration. In instances where a development can meet the definition of a duplex and also meet the definition of a primary dwelling unit with an accessory dwelling unit (ADU) the applicant shall specify at the time of application review whether the development is considered a duplex or a primary dwelling unit with an ADU. Duplexes may be on individual lots if approved through a middle housing land division.

~~e~~g. Single-~~Family~~ Unit Dwelling:

(1) Attached Dwelling - Two (2) or more dwelling units, including townhouses, attached side by side on two (2) or more contiguous, separate lots with some structural parts in common at a common property line.

(2) Detached Dwelling - One (1) dwelling unit, freestanding and structurally separated from any other dwelling unit or buildings, located on a lot.

(3) Manufactured Dwelling - Factory-built, single-family structures that meet the National Manufactured Home Construction and Safety Standards Act (42 U.S.C. §5401), commonly known as the U.S. Department of Housing and Urban Development (HUD) code.

h. Townhouse - A dwelling unit constructed in a row of two or more attached units, where each dwelling unit is located on an individual lot or parcel and shares at least one common wall with an adjacent unit. A townhouse is also commonly called a

"rowhouse," "attached house," or "common-wall house."

i. Triplex - Three dwelling units on a lot or parcel in any configuration.

j. Quadplex - Four dwelling units on a lot or parcel in any configuration.

M2 Middle housing. Duplexes, triplexes, quadplexes, cottage clusters, and townhouses.

M3 Middle housing land division. A partition or subdivision of a lot or parcel on which the development of middle housing is allowed under Oregon Revised Statutes 197.758(2) or 197.758(3).

S6 Site area. The total area of a development site calculated after subtracting any required or planned dedication of public rights-of-way and/or designation of private rights-of-way.

S10 Story. A portion of a building between the surface of any floor and the surface of the floor next above it, or, if there is no floor above it, the space between such floor and the ceiling next above it, provided that the following shall not be deemed a story: (1) A basement or cellar if the height from finished grade at the exterior perimeter of the building to the finish floor elevation above is six (6) feet or less for at least 50 percent of the perimeter and does not exceed twelve (12) feet above grade at any point; (2) An attic or similar space under a gable, hip, or gambrel roof, the wall plates of which on at least two opposite exterior walls are not more than two (2) feet above the floor of such space.

T4 Townhouse project. One or more townhouse structures constructed, or proposed to be constructed, together with the development site where the land has been divided, or is proposed to be divided, to reflect the townhouse property lines and any commonly owned property.

W5 Window area. The aggregate area of the glass within each window, including any interior grids, mullions, or transoms.

Z1 Zoned for residential use. A zoning district in which residential dwellings are the primary use and which implements a residential Comprehensive Plan map designation. This excludes lands zoned primarily for commercial, industrial, agricultural, public, or mixed uses, even if those zones allow for the development of detached single family dwellings.

Planned Residential Development
Staff Report and Recommendation

Community Development Department, Planning Division

REPORT DATE:	January 31, 2022
HEARING DATE:	February 7, 2022
LAND USE REQUEST:	A 165-lot Planned Residential Development consisting of 133 single-family detached residential lots, 32 single-family attached residential lots
FILE NUMBER:	311-21-000042-PLNG
FILE NAME:	Parkview Terrace Planned Development
PROPERTY LOCATION:	700 Block of Watercrest Road Washington County Tax Lot 1N4360003400
OWNER:	Cypress LLC and Scalene LLC 2621 Covey Way Livermore, California 94550
APPLICANT:	Venture Properties, Inc. 4230 Galewood Street, Suite 100 Lake Oswego, Oregon 97035
APPLICANT'S REPRESENTATIVE:	AKS Engineering & Forestry, LLC 12965 SW Herman Road, Suite 101 Tualatin, Oregon 97062
COMPREHENSIVE PLAN MAP DESIGNATION:	Low Density Residential – Standard (LDR-B)
ZONING MAP DESIGNATION:	R-7 Single-Family Residential
APPLICABLE STANDARDS AND CRITERIA:	City of Forest Grove Development Code: §17.3.100 et. seq. *Residential Zones* §17.4.200 et. seq. *Planned Developments* §17.6.095 et. seq. *Subdivisions* §17.8.600 et. seq. *Public Improvements* §17.8.900 et. seq. *Land Division Standards*
REVIEWING STAFF:	Amy Kreimeier, Senior Planner
RECOMMENDATION:	Staff recommends approval with conditions

I. LAND USE HISTORY

Parkview Terrace is a planned residential development proposed for a vacant lot located in the 700 block of Watercrest Road. The project site is located within a portion of the ±590-acre Westside Refinement Plan (WRP) area and within the ±350-acre David Hill Planning Area that was added to the Urban Growth Boundary (UGB) in the 1980s. The site has historically been used for agriculture purposes. The crop has rotated over the years, but the existing orchard has not been maintained.

Pursuant to DC §17.4.215(A), "The development standards of the base zone apply, unless they are superseded by the standards of this section or the PD approval. Exceptions from the standards of the underlying zoning district must be warranted based on the unique design and amenities incorporated into the development plan, and shall have a beneficial effect which could not be achieved using the standards of the underlying zoning district." The City Attorney has advised that planned developments cannot be used to achieve waivers or exceptions from other sections of the Development Code.

Public notice was mailed to property owners and residents within 300 feet of the site on December 13, 2021 for the previous hearing date and on January 18, 2022, as required by Development Code (DC) §17.1.615. Notice was also published in the *News Times* on January 27, 2022. Four written responses from the public have been received at the time of this writing. One was submitted shortly after the applicant's neighborhood meeting in September and three were submitted following the release of public notice. Staff has received numerous calls regarding this application since release of the public notice. Correspondence received to date is included in Exhibit B.

Copies of the application materials were provided to the Plans Review Board, whose standards and specifications are incorporated into Exhibits C-G. Copies of the application materials were also provided to Washington County, since the County has jurisdiction over Thatcher and Watercrest Roads.

II. ANALYSIS

A. DESCRIPTION OF PROPOSAL:

The applicant is proposing to develop a 165-lot subdivision to be constructed in 2 phases.

- Of the 165 lots, 133 would be for single-family detached homes, while 32 lots would be for single-family attached homes.
- Four tracts would be set aside for common open space.
  - Tract A would be located at the projects entrance on Thatcher Rd.
  - Tract B would be located in the southeast corner of the project site, adjacent to Thatcher Rd. A pedestrian pathway would be created on Tract B to provide access between Rosebud Ct. and Thatcher Rd.
  - Tract D, located on the northwest edge of the project site, and Tract E, adjacent to Thatcher Park, would provide open space and natural resource and tree preservation.
  - Additionally, two pedestrian access tracts, tracts F and G, would be located between lots 100-101 and 112-113 to provide a pathway connection into Thatcher Park.

- Tract H would be located at the project's entrance on Thatcher Rd. and would be improved as a stormwater facility.
- Tract C would be created just north of the City's water treatment plant. Per the City's water master plan, this area is needed in order to provide space for the construction of two new reservoirs. The City would acquire this tract.

A planned development is being requested in order to allow for the flexible application of the base zone standards of DC §17.3.120 and §17.3.130:

- Reduced corner lot side yard setbacks (11 feet versus the standard 14 feet).
- Reduced side yard setbacks (5 feet versus increasing the setback based on building height).
- Narrower lot widths (less than 50 feet).
- The 32 single-family attached homes would constitute about 19% of the project versus the allowed 8% (equal to 13 homes).

Parkview Terrace is proposed to be a two-phase project. DC §17.4.220(D) stipulates a time limit for planned developments. The final plat for the final phase must be submitted no more than 4 years from the date of tentative plat approval. If that final plat is not submitted within 4 years, the tentative plat will need to be resubmitted for review against the Development Code criteria in effect at that time. This stipulation is noted in Exhibit C *Development Code Standards and Specifications.*

B. SITE EXAMINATION:

The subdivision site consists of a single parcel and has a gross area of 34.53 acres more or less. The site is relatively flat and generally gains elevation from the south to the north across the property.

C. COMPREHENSIVE PLAN DESIGNATION & ZONING OF SITE & AREA:

LOCATION	COMPREHENSIVE PLAN DESIGNATION	ZONE DISTRICT	LAND USE
Project Site	Low Density Residential (LDR B-C)	Single-Family Residential (R-7)	Agriculture
North	Low Density Residential (LDR B-C)	Single-Family Residential (R-7 and R-10)	Agriculture Rural Residential
South	Low Density Residential (LDR B-C) and Public	Single-Family Residential (R-7 and R-10)	Single-Family Residential and Water Treatment Plant
East	Low Density Residential (LDR B)	Single-Family Residential (R-7)	Single-Family Residential
West	Low Density Residential (LDR B-C)	Single-Family Residential (R-7)	Single-Family Residential

D. DENSITY:

The proposed project includes 165 single-family units to be constructed on 34.53 gross acres of land. Net area (gross area less rights-of-way dedications and tracts set aside for common usage) would total 23.02 acres.

Development is required to achieve 80% of the target density. The R-7 zoning district has a target density of 6.22 units per net acre, which calculates to 143 units on this site (23.02 x 6.22 = 143.18). With 165 units, the project would exceed the target density. As a planned development, this project is proposing to utilize incentive density. Incentive density provides the opportunity for a density bonus to reward design features, amenities, and/or other improvements which can be shown to increase the value of the residential development for neighborhood residents and the general public and/or provide affordable housing. Incentive density is calculated at 115% of target which is equal to 165 units (23.02 X 7.15 = 164.59).

For subdivisions with 20 or more lots, DC §17.3.120 Table 3-2 Footnote #5 allows up to 8% of the lots to be developed with duplexes or attached single-family homes; in this project, 8% would equal 13 lots. Under the provisions of a planned development, the applicant has proposed 32 lots for attached single-family homes, which would equal about 19% of the total.

E. SITE DESIGN:

The project design is for a single-family subdivision with attached and detached single family homes. Lot areas for detached homes would range from 4,000 to 18,500 square feet, while lot areas for attached homes would range from 2,800 to 4,900 square feet. Lot widths would be 29 feet for the single-family attached lots and range from 40 to over 60 feet for the single-family detached lots. 15 lots are proposed for custom home development and are scattered throughout the site. The lots proposed for attached homes are clustered in the southeast corner of the project site.

PRELIMINARY LOT LAYOUT

LOT SUMMARY TABLE				
HOUSE PLAN	LOT DIMENSION	PHASE 1 UNITS	PHASE 2 UNITS	TOTAL UNITS
CUSTOM DETACHED FRONT LOAD	40' MIN WIDTH	4	11	15
50' WIDE DETACHED FRONT LOAD	50' X 100'	8	2	10
40' WIDE DETACHED FRONT LOAD	50' X 100'	38	27	65
30' WIDE DETACHED FRONT LOAD	40' X 100'	12	31	43
29' WIDE ATTACHED FRONT LOAD	29' X 100'	32	0	32
TOTAL		94	71	165

Driveway widths could be about 50% of the 50-foot-wide lots, 60% of the 40-foot-wide lots, and up to 83% of the 29-foot-wide lots. Such driveways would limit the availability of on-street parking, potentially conflict with the preferred locations for utilities, and would prevent the installation of street trees. For these reasons, staff has included a **condition** to limit each lot's driveway width to not more than 50% of the lot's width for detached home lots (or 30 feet, 25 feet, and 20 feet respectively) and to limit the combined driveway width for attached lots to 30 feet.

DC §17.5.415 requires that at least 80% of the lots in a development meet the solar design standards. To meet this standard 131 of the proposed 165 proposed lots would need to comply. As proposed, only 95 lots, or 58%, meet this requirement. The applicant is requesting a partial exemption to these standards based on existing conditions. The shape of the subject site, presence of steep, sloped topography, compliance with forecasted streets in the Transportation System Plan (TSP), and inability to extend streets from the west side of the site create a constrained geometry that precludes designing a street network that allows for at least 80 percent of lots to meet the solar orientation requirements. The project meets the requirements to qualify for a partial exemption.

F. <u>SETBACKS</u>:

SETBACK	REQUIRED	PROPOSED
Front yard, dwelling	14 feet	14 feet
Front yard, garage	20 feet	20 feet
Rear yard	15 feet	15 feet
Interior side yard	5 feet or 1 foot for each 3 feet of building height	***5 feet***
Corner side yard	14 feet	***11 feet***

The applicant proposes to modify the interior side and corner lot side yard setbacks. Standard side yard setbacks for corner lots are 14 feet. This application proposes an 11-foot setback. Standard side yard setbacks are a minimum of 5 feet with a potential increase based on building height. This application proposes a 5-foot-setback with no increase based on building height.

G. <u>PARKING</u>:

LAND USE	REQUIRED	PROVIDED
Single Units, Detached	1 space per unit	2 spaces per unit
Single Units, Attached	3 bedroom: 1.75 spaces per unit	2 spaces per unit

Each home in Parkview Terrace is proposed to have a garage for at least one car, and a 20-foot-long driveway. Each lot would therefore have at least two off-street parking spaces. On-street parking would be permitted without restriction on all streets. No parking would be permitted along the access road to lots 82-84. A **condition** has been included to require "No Parking Fire Lane" signs on this access road.

H. <u>STREETS:</u>

Access to the subdivision would be from one entrance on Thatcher Rd. and two entrances on Watercrest Rd. Glade Ave. would be constructed as a Collector street, and would run nearly the length of the parcel, connecting Thatcher Rd. through to the north boundary of the site. A second short Collector, Butte St., would intersect with Watercrest Rd. All other streets would be designated as Local streets. Full frontage improvements (curb, gutter, parkway with street trees, and sidewalk) would be required in accordance with DC §17.8.610 and §17.8.620.

Homes along streets with only one point of access would be required to be sprinklered (Ruca Ct., Rosebud Ct., and lots 70-74 and 89-102 on Glade Ave.). The applicant is determining the possibility of installing an Emergency Vehicle Access (EVA) Road over Tract A to provide a second point of access for homes along Rosebud Ct. A **condition** has been included to allow for the option to construct this EVA. If constructed, homes along Rosebud Ct. would no longer be required to be sprinklered.

The TSP designates Thatcher Rd as an Arterial street and Watercrest Rd. as a Collector street. Both roads have been constructed as two-lane sections and are maintained by Washington County. Right-of-way would be dedicated to provide for a 37-foot wide half-street width along both road frontages. The County has reviewed the application and has provided conditions which the applicant will be required to comply such as improving the roadway along the Thatcher and Watercrest frontages to County C-1 standards and providing a non-access restriction for all lots and tracts along these roadway frontages. There is a planned 15-foot access easement on Lot 118 to provide access to Tax Lot 4800 upon future redevelopment. This will limit future access onto Thatcher Rd.

I. FENCING:

Because Thatcher Rd. is an Arterial street, the traffic volume and resulting traffic noise will increase as the Westside Planning Area continues to develop. To separate the project site from the street, the applicant proposes to erect a wood fence enhanced with masonry pillars (like in the example below) along both the Thatcher Rd. and Watercrest Rd. frontages.

Wood fencing is less durable than masonry, it requires more maintenance and more frequent replacement, and it's permeable (thus allowing greater noise transmission). Other Forest Grove residential areas abutting major streets have enhanced perimeter treatments, including Canterbury Estates abutting "E" Street, Oak Hill Settlement abutting David Hill Road, and Rose Grove Mobile Home Park on Pacific Avenue. Most recently, the Planning Commission required installation of a masonry wall along the David Hill Road frontage of Farmstead Crossing. To mitigate the impacts on the future residents of Parkview Terrace, staff has included a **condition** to require a masonry wall abutting lots 12-21 adjacent to Thatcher Rd.

Significant trees exist on lots 119 and 120 adjacent to Thatcher Rd. If the required tree protection plan and associated arborist report finds that installation of a masonry wall on lots 119 and 120 would damage the trees critical root zone, a **condition** has been included to allow for the construction of a wood fence enhanced with masonry pillars on these lots.

Following the neighborhood meeting conducted by the applicant, the owner of Tax Lot 4700 submitted comments requesting fencing between Tax Lot 4700 and the planned development (Exhibit B). The application currently proposes a wood fence on the north property line, between Tax Lot 4700 and proposed lot 120, and a chain link fence along the south property line, around the adjacent stormwater facility. No fencing is proposed along the west property line, between Tax Lot 4700 and Butte St. Staff has included a **condition** to install wood fencing between Tax Lot 4700 and Butte St. consistent with that proposed along the northern property line. This wood fence is consistent with the perimeter fencing proposed elsewhere in the PD and typical for rear yards. Fencing around the entire shared property line will clearly address the relationship between the PD and Tax Lot 4700 and differentiate between public and private space per DC §17.4.215.G.4.

J. <u>ARCHITECTURE</u>:

The applicant has provided about 17 samples of various one-, two-, and three-story house plans, for both attached and detached homes (see Exhibit A for representative examples). Three of the samples provided exceed the height limitations for the R-7 zone and would not be permitted. However, this application does not involve home construction. Compliance with required building height will be reviewed at time of building permit submittal for each proposed unit. The applicant has provided sufficient information demonstrating a variety of housing product types that can be constructed according to City standards.

Most of the sample elevations of homes by Stonebridge Homes have elements of primarily Craftsman-style architecture, with only a few Modern or Traditional styles. Only one architectural style, Modern, was submitted for the single-family attached homes. Architectural details include a variety of siding materials (lap with variable reveal, board and batten, and shingle); masonry trim; slider and double-hung windows. Front doors and garage doors appear representational and would vary depending on the client's choice.

In 2017, the planned development section of the Development Code was rewritten to ensure that a PD provides both a *"variety and mixture of building types and architectural styles",* rather than have similar types and styles clustered together. DC §17.4.215.G now requires *"a variety of architectural*

styles". This stipulation has been included in Exhibit C *Development Code Standards and Specifications.* This application does not involve home construction and designs for future homes will not be determined until buyers choose lots and determine what house they want to build. To ensure that a variety of architectural styles is actually provided upon construction, staff is proposing a **condition** that at least 25% of the homes are of a distinctly different architectural style and that they are scattered throughout the project site.

DC §17.8.710.F.3 *Dwelling Diversity Standard* stipulates that *"Front elevations shall not be replicated on adjacent lots nor on lots directly across the street, within any 24-month period or replicated within a subdivision over a 12-month period more than the larger number of a) five times or b) 10% of the total number of subdivision lots. These provisions can be met by having the requirements included in the Conditions, Covenants, and Restrictions of the subdivision. For this section, the definition of replication includes mirrored images (where the main features such as windows, door location, garage location, roof peak, etc. are reversed), and minor trim and paint changes."* To ensure that this code provision will be adhered to as homes are constructed, a **condition** has been proposed to include this requirement in the CC&Rs of the subdivision.

The applicant has proposed an alternative to this requirement which had been previously approved for the Farmstead Crossing planned development. The proposed alternative condition is:

> *Within each block face or nine-lot interval, whichever is less, at least three different combinations of front building elevations shall be present and no two adjacent buildings can repeat the same elevation. Block faces with five or fewer lots shall only be required to provide at least two different combinations of front building elevations. This condition shall be incorporated into the recorded CC&Rs and enforced by the Homeowner's Association.*

This exception to code requirements was not identified in the application narrative and no explanation justifying and substantiating the need for the exception was provided as required per §17.4.215.A. The recent Farmstead Crossing planned development was approved with the applicants proposed alternative condition, above. Upon further review it appears this request was not identified and no explanation was provided in the Farmstead Crossing application as well. Staff cannot make the determination that there is a substantiated need to justify this request as no explanation was provided.

The Dwelling Diversity Standard was substantially revised to the current language in 2017 by Ordinance 2017-12. The intent of the standard is to increase diversity of design and reduce the number of repeated elevations on the same street. No planned development has been subject to the standard since it was revised. As the code standard has yet to be applied to a planned development, it is unknown whether the proposed alternative condition or the code standard is more successful in achieving the intended diversity.

The proposed alternative condition would reduce the number of repeated elevations on the same block-face and increase diversity as intended in the code, therefore, staff has included it as an **optional alternative condition**. The commission may choose to apply the code standard or the proposed alternative as a condition of approval.

III. REQUIRED APPROVALS AND FINDINGS

DC §17.4.220(C) *Approval Criteria* authorizes the Planning Commission to approve a Planned Development if it finds that all of the following approval criteria are met.

1. The plan fulfills the purpose for PDs stated in DC §17.4.200 (as follows);

   The purpose of the Planned Development (PD) provisions is to provide greater flexibility in the development of land for residential, commercial or industrial purposes than allowed by the conventional standards of the Development Code.

   A PD is not intended to be simply a means of avoiding normal Development Code requirements. The PD provisions are intended to:

   A. Promote flexibility and innovation in site design and permit diversity in the location of structures in order to preserve natural features and view corridors;

   Finding: This planned development has been requested in order to provide for the flexible application of the base zone standards of DC §17.3.120 & DC §17.3.130:

   - Reduced corner lot side yard setbacks (11 feet versus the standard 14 feet).
   - Reduced side yard setbacks (5 feet versus increasing the setback based on building height).
   - Narrower lot widths (less than 50 feet).
   - The 32 single-family attached homes would constitute about 19% of the project versus the allowed 8% (equal to 13 homes).

   Finding: DC §17.8.905.E requires a 10-foot-wide public utility easement along all front property lines, and DC §17.4.215.I stipulates that *"No building projections (roofs or foundations) are permitted in the front yard public utility easement required by DC §17.8.905.E.1."* Because of that, the minimum setback would need to be at least 11 feet (assuming a 1-foot eave projection). A **condition** has been included to require an 11-foot setback on corner front/side yards.

   Finding: Side yard setbacks are proposed to be 5 feet. The City standard for a side yard is a minimum of 5 feet with a potential increase based on building height. The City has approved a 5-foot-wide setback in several other projects including Farmstead Crossing and Silverstone.

   Finding: Electrical meter bases are usually placed on the side wall. The electrical code requires a minimum 3-foot distance from the face of the meter (which projects several inches from the wall face) to the nearest property line. A minimum 5-foot-wide setback would comply with the electrical code. A **condition** has been included to require a minimum 5-foot setback on interior side yards.

Finding: Lot widths range from 29 feet for attached lots and 40 to over 60 feet for detached lots. The variety of lot sizes proposed allow for a greater number of lots to be created and increased housing diversity. With this flexibility in site design the number of attached lots can be increased to near double the amount permitted under base zone standards.

B. *Promote innovative and creative design by providing a variety and mixture of building types and architectural styles;*

Finding: The application proposes a narrow variety of building types: about 81% of the homes would be single-family detached, while the remaining 19% would be single-family attached. 15 lots are proposed for custom home development and are scattered throughout the site. The lots proposed for attached homes are clustered in the southeast corner of the project site.

Finding: The applicant has provided 18 samples of various one-, two-, and three-story house plans, for both attached and detached homes. Architectural details include a variety of siding materials (lap with variable reveal, board and batten, and shingle); stone trim; slider and double-hung windows. Front doors and garage doors appear representational and would vary depending on the client's choice.

Finding: Most of the sample elevations of homes by Stonebridge Homes have elements of primarily Craftsman-style architecture, with only a very few Prairie or Modern styles. Only one architectural style, Modern, was submitted for the single-family attached homes. To ensure that a variety of architectural styles is actually provided upon construction, at least 25% of the homes will be required to be of a distinctly different architecture, scattered throughout the project site.

C. *Promote efficient use of land and facilitate a more economical arrangement of buildings, circulation systems, land uses, and utilities when compared with conventional development patterns;*

Finding: Efficient use of land within the project site would be achieved by incorporating a range of lot sizes, and through the inclusion of 32 single-family attached lots.

Finding: Access to the subdivision would be from one entrance on Thatcher Rd. and two entrances on Watercrest Rd. Glade Ave. would be constructed as a Collector street, and would run nearly the length of the parcel, connecting Thatcher Rd. through to the north boundary of the site. A second short Collector, Butte St., would intersect with Watercrest Rd. All other streets would be designated as Local streets. Full frontage improvements (curb, gutter, parkway with street trees, and sidewalk) would be required.

Finding: Vehicular access from lots and tracts directly onto Thatcher Rd. and Watercrest Rd. would be prohibited. There is a planned 15-foot access easement on Lot 118 to provide access to Tax Lot 4800 upon future redevelopment. This will limit future access onto Thatcher Rd.

Finding: The TSP designates Thatcher Rd. as an Arterial street and Watercrest Rd. as a Collector street. Both roads have been constructed as two-lane sections and are maintained by Washington County. Right-of-way would be dedicated to provide for a 37-foot wide half-street width along both road frontages. The County has reviewed the application and has provided conditions which the applicant will be required to comply such as improving the roadway along the Thatcher and Watercrest frontages to County C-1 standards and providing a non-access restriction for all lots and tracts along these roadway frontages.

D. *Preserve to the greatest extent possible existing landscape features and amenities such as trees, creeks, ponds, floodplains, hills and similar natural assets, and incorporate such features into the design of the PD;*

Finding: Trees are to be preserved in Tracts A, B, D, & E. Tracts D & E have been designed specifically to provide for tree preservation of the existing groves on site.

Finding: The property contains hills with slopes ranging from 10% to more than 35% primarily located in the northwest portion of the site. This includes Tract D which has been set aside for natural resource and tree preservation. The residential lots in this area have been designed as estate lots with ample building area. The existing grade in this portion of the site will provide relief from future homes.

Finding: The subject site does not contain streams, riparian areas, or wetland areas. The project will not impact existing sensitive areas found to the northeast of the property.

E. *To encourage the provision of open space and recreational facilities in a generally central location and within reasonable walking distance of all living units in residential planned developments;*

Finding: Four tracts would be set aside as common open space and are located within reasonable walking distance of all residential lots. Additionally, all homes will be within a short walking distance of Thatcher Park. Two pedestrian access tracts, tracts F and G, would be located between lots 100-101 and 112-113 to provide a pathway connection into Thatcher Park. A pedestrian pathway would also be created on Tract B to provide access between Rosebud Ct. and Thatcher Rd.

F. *Combine and coordinate architectural styles, building forms and building relationships within the PD; and*

Finding: Most of the sample elevations of homes by Stonebridge Homes have elements of primarily Craftsman-style architecture, with only a very few Prairie or Modern styles. Only one architectural style, Modern, was submitted for the single-family attached homes. To ensure that a variety of architectural styles is actually provided upon construction, at least 25% of the homes will be required to be of a distinctly different architecture, scattered throughout the project site.

Finding: DC §17.8.710.F.3 *Dwelling Diversity Standard* stipulates that *"Front elevations shall not be replicated on adjacent lots nor on lots directly across the street, within any 24-month period or replicated within a subdivision over a 12-month period more than the larger number of a) five times or b) 10% of the total number of subdivision lots…For this section, the definition of replication includes mirrored images (where the main features such as windows, door location, garage location, roof peak, etc. are reversed), and minor trim and paint changes."* To ensure that this code provision will be adhered to as homes are constructed, a **condition** has been proposed to include this requirement in the CC&Rs of the subdivision.

The applicant has proposed the following alternative: *Within each block face or nine-lot interval, whichever is less, at least three different combinations of front building elevations shall be present and no two adjacent buildings can repeat the same elevation. Block faces with five or fewer lots shall only be required to provide at least two different combinations of front building elevations. This condition shall be incorporated into the recorded CC&Rs and enforced by the Homeowner's Association.*

The intent of the Dwelling Diversity Standard is to increase diversity of design and reduce the number of repeated elevations on the same street. The applicant's proposed alternative condition would reduce the number of repeated elevations on the same block-face and increase diversity as intended in the code, therefore, staff has included it as an optional alternative condition. The commission may choose to apply the code standard or the proposed alternative as a condition of approval. Compliance with either condition will ensure that architectural styles, building forms, and building relationships are coordinated throughout the PD.

G. *Provide the applicant with reasonable assurance of ultimate approval before requiring detailed design and engineering, while providing the City with assurances that the project will retain the character envisioned at the time of approval.*

Finding: With Planning Commission approval of this project, the applicant would be provided reasonable assurance of the ultimate approval of detailed designs and engineering. The City would be assured that the project would retain the character envisioned at the time of approval by the Planning Commission's adoption of the conditions listed below.

2. *The plan meets the submittal requirements of DC §17.4.220(B) Preliminary Plan Review:*

Finding: The application was reviewed and deemed complete on November 4, 2021. This criterion has been satisfied.

3. *Adequate public services exist or can be provided to serve the proposed PD; and*

Finding: All public services are adequate and can be extended into the project site, as certified by the City Engineer and Light & Power Director. All public utilities would be constructed to City standards. This criterion is met.

4. *Where a tentative subdivision plat is requested, the requirements of DC Article 8 are met.*

   Finding: The application was reviewed and determined to be complete and in compliance with these Development Code standards on November 4, 2021. This criterion has been satisfied.

IV. SUMMARY

The applicant has requested review of this project as a planned development in order to have flexibility in the application of certain setback standards, minimum lot widths, and to include more attached dwelling units than would be permitted in a standard subdivision. In summary, the results of approving the application as submitted would be:

Attributes

i. Reduced setbacks would allow more efficient use of the land.
ii. Reduced setbacks would result in smaller lots, thus, the applicant may be able to create more lots out of a given area.
iii. Attached housing provides an additional housing choice in an area that has otherwise been developed almost exclusively with detached homes.

Concerns

i. Reduced setbacks mean houses would be closer together, with smaller side yards, less landscaping, and less privacy.
ii. Proposed architecture offers little variety to differentiate this project from any other.

V. ALTERNATIVES

The Planning Commission has the following alternatives:

1. Approve the PRD as proposed.
2. Approve the PRD with conditions.
3. Deny the application, stating reasons for doing so.
4. Continue the matter to a date certain for further consideration.

VI. RECOMMENDATION

Staff finds that the application has adequately demonstrated compliance with the applicable provisions of the Development Code. Based on the above, staff recommends that the Planning Commission approve the application for the Parkview Terrace Planned Development, subject to the following conditions.

VII. PROPOSED CONDITIONS OF APPROVAL

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. The applicant shall continue to comply with all applicable City building and development standards, including all dimensional standards and public works specifications.
4. Corner lot front/side yard setbacks shall be a minimum of 11 feet.
5. Interior side yard setbacks shall be a minimum of 5 feet.
6. Driveway widths shall not exceed 50% of the width of any detached home lot.
7. Combined driveway widths for attached home lots shall not exceed 30 feet.
8. At least 25% of the homes shall be of a distinctly different architecture. These homes shall be scattered throughout the project site. This condition shall be incorporated into the recorded CC&Rs and enforced by the Homeowner's Association.
9. Install a six-foot-tall masonry wall along Thatcher Rd. abutting lots 12-21 and 119-120. The wall shall be installed concurrently with the construction of the Phase 1 public improvements. Following review of the tree protection plan required per Condition 19, if it is determined that installation of a masonry wall on lots 119 and 120 would damage the critical root zone of trees intended for preservation, a wood fence enhanced with masonry pillars may be constructed on lots 119 and 120.
10. Install a wood fence along the property line between the Butte Dr. R.O.W. and Tax Lot 4700 matching that proposed on the northern property line between Tax Lot 4700 and proposed lot 120.
11. A pedestrian pathway and access easement shall be provided over Tract B to connect Thatcher Rd. with Rosebud Ct.
12. Sidewalks shall be installed on both sides of all streets in accordance with DC 17.8.610 and 17.8.620.
13. "No Parking Fire Lane" signs shall be posted along both sides of the access road for lots 81- 84.
14. All homes constructed on lots 70-102 shall be equipped with an approved automatic sprinkler system.
15. All homes constructed on lots 4-35 shall be equipped with an approved automatic sprinkler system or an Emergency Vehicle Access Road (EVA) shall be provided to serve lots 4-35. An EVA shall meet the requirements and standards of City code and shall be subject to the review and approval of the City.
16. A non-access restriction shall be recorded for all lots and tracts along the site's frontage of Thatcher Rd. and Watercrest Rd.
17. The CC&Rs shall include provisions for the continued maintenance of the access road serving lots 81-84.
18. The CC&Rs shall provide adequate provisions including but not limited to funding for the maintenance of the water quality tract. To ensure the funding mechanism is adequate, provide an estimate of the total anticipated maintenance expenses for a ten-year period, and describe how those expenses will be met.
19. Submit a tree protection plan consistent with the provisions of DC §17.5.115 for all trees proposed to be preserved.
20. Submit landscape plans for common open areas, the perimeter of the PD, and other landscaped areas consistent with the provisions of DC §17.4.225.C.5.

21. A final geotechnical report shall be submitted with final engineering plan review demonstrating compliance with DC §17.8.310 for sloped areas at or above 10%.
22. Compliance with the attached Light & Power Department Standards and Special Conditions (Exhibit E).
23. Compliance with the attached Engineering Conditions of Approval dated January 31, 2022 (Exhibit F).
24. Compliance with the attached Washington County Conditions of Approval dated January 6, 2022 (Exhibit G).

25. Dwelling Diversity:

    Proposed Condition: DC §17.8.710.F.3 *Dwelling Diversity Standard* stipulates that *"Front elevations shall not be replicated on adjacent lots nor on lots directly across the street, within any 24-month period or replicated within a subdivision over a 12-month period more than the larger number of a) five times or b) 10% of the total number of subdivision lots… For this section, the definition of replication includes mirrored images (where the main features such as windows, door location, garage location, roof peak, etc. are reversed), and minor trim and paint changes."* To ensure that this code provision will be adhered to as homes are constructed, the requirement shall be included in the CC&Rs of the subdivision.

    OR

    Proposed Alternative Condition: Within each block face or nine-lot interval, whichever is less, at least three different combinations of front building elevations shall be present and no two adjacent buildings can repeat the same elevation. Block faces with five or fewer lots shall only be required to provide at least two different combinations of front building elevations. This condition shall be incorporated into the recorded CC&Rs and enforced by the Homeowner's Association.

VIII. 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 of evidence 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	Application Materials, prepared and submitted by the applicant
Exhibit B	Correspondence Received as of January 28, 2022
Exhibit C	Development Code Standards and Specifications
Exhibit D	Fire Department Standards and Specifications
Exhibit E	Light and Power Department Standards and Special Conditions
Exhibit F	Engineering Department Standards and Special Conditions
Exhibit G	Washington County Conditions of Approval

EXHIBIT A

Parkview Terrace
Planned Development and Subdivision
Land Use Application

Date:	September 2021
Submitted to:	City of Forest Grove 1924 Council Street PO Box 326 Forest Grove, OR 97116
Applicant:	Venture Properties, Inc. 4230 Galewood Street, Suite 100 Lake Oswego, OR 97035
AKS Job Number:	6511

AKS ENGINEERING & FORESTRY
12965 SW Herman Road, Suite 100
Tualatin, OR 97062
(503) 563-6151

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Exhibit G: Preliminary Architectural and Fencing Details
Exhibit H: Transportation Impact Study
Exhibit I: Preliminary Stormwater Report
Exhibit J: Draft CC&Rs
Exhibit K: Subdivision Plat Name Reservation

Parkview Terrace
Subdivision and Planned Development

Submitted to:	City of Forest Grove 1924 Council Street PO Box 326 Forest Grove, OR 97116
Applicant:	Venture Properties, Inc. 4230 Galewood Street, Suite 100 Lake Oswego, OR 97035
Property Owners:	Cypress, LLC & Scalene, LLC 1455 SW Broadway, Suite 1500 Portland, OR 97201
Applicant's Consultant:	AKS Engineering & Forestry, LLC 12965 SW Herman Road, Suite 100 Tualatin, OR 97062 Contact: Mimi Doukas, AICP, RLA Email: mimid@aks-eng.com Phone: (503) 563-6151
Applicant's Transportation Engineer:	Lancaster Mobley 321 SW 4th Avenue, Suite 400 Portland, OR 97204 Contact: Nick Mesler Email: nick@lancastermobley.com Phone: (503) 248-0313
Site Location:	North of Watercrest Road and west of NW Thatcher Road
Washington County Assessor's Map:	Washington County Assessor's Map 1N 4 36; Lot 3400
Site Size:	±34.53 gross acres
Zoning District:	Single Family (R-7)

I. Executive Summary

Venture Properties, Inc. (Applicant) is pleased to submit this application to the City of Forest Grove (City) for a residential Planned Development (PD) and Tentative Subdivision for a ±165-lot subdivision on a ±34.53-acre site. NW Thatcher Road is planned to include a total of ±165 lots to accommodate future homes, including a mix of ±32 lots for future attached single-family homes and ±133 lots for detached single-family homes.

This application is the next step in bringing the City's vision for the Westside Refinement Plan area to life and facilitating the creation of a complete neighborhood within this area of the City. The essential components of this application include:

- ±165 lots for single-family homes on a variety of lot sizes, including ±32 lots for attached single-family homes
- ±2.58 acres of open space preserved for natural resource protection, passive recreation areas for future residents, and stormwater retention
- Interconnected internal public street network including sidewalks, landscaping strips, and ±295 street trees
- Two internal collector roadways as shown in the Westside Refinement Plan and City of Forest Grove's Transportation System Plan (TSP)
- Pedestrian pathways linking the community to the existing woods and trails of Thatcher City Park
- On- and off-street parking for residents and visitors
- On-site stormwater treatment facility
- A property (Tract C) intended for the City of Forest Grove's future public water reservoir
- Full range of underground franchise utilities, municipal water, and sanitary sewer
- Street improvements along the project frontage on the north side of NW Watercrest Road and the west side of NW Thatcher Road (e.g., 6-foot-wide sidewalks, landscape strip with street trees, and bike lanes)
- Dedication and full-street improvements to local street standards for the continuation of Vista Drive and the internal local street network

This application is consistent with and satisfies the City of Forest Grove Development Code's (FGDC) applicable approval criteria for a subdivision and planned development. This application includes the City application forms, written materials, and preliminary plans necessary for City staff to review and determine compliance with the applicable approval criteria. The evidence supports the City's approval of the application.

II. Site Description/Setting

The project site is located within a portion of the ±590-acre Westside Refinement Plan (WRP) area and within the ±350-acre David Hill Planning Area that was added to the Urban Growth Boundary (UGB) in the 1980s. More specifically, the subject property is located north of Watercrest Road, west of NW Thatcher Road, and abuts Thatcher City Park to the north. Currently, the property totals ±34.53 acres and is recorded as Lot 3400 of Washington County Assessor's Map 1N 4 36.

The subject site has historically been used for agriculture purposes and is devoid of existing buildings. The project site generally abuts existing residential properties zoned R-7 to the east and west and residential

properties zoned R-10 to the south. Thatcher City Park, zoned Institutional and R-7, abuts the north property line, and properties zoned R-7 extend west across NW Thatcher Road. The Existing Conditions Plan (Exhibit A) illustrates the site is relatively flat and generally gains elevation from the south to the north across the property.

III. Applicable Review Criteria

This application for land division involves the development of land for housing. ORS 197.307(4) states that a local government may apply only clear and objective standards, conditions, and procedures regulating the provision of housing, and that such standards, conditions, and procedures cannot have the effect, either in themselves or cumulatively, of discouraging housing through unreasonable cost or delay. This subdivision application involves a "limited land use application" as that term is defined in ORS 197.015 (12), as it involves a tentative subdivision plan for property within an urban growth boundary.

Oregon Courts and the Land Use Board of Appeals (LUBA) have generally held that an approval standard is not clear and objective if it imposes on an applicant "subjective, value-laden analyses that are designed to balance or mitigate impacts of the development" (Rogue Valley Association of Realtors v. City of Ashland, 35 Or LUBA 139, 158 [1998] aff'd, 158 Or App 1 [1999]). ORS 197.831 places the burden on local governments to demonstrate that the standards and conditions placed on housing applications can be imposed only in a clear and objective manner. While this application addresses all standards and conditions, the Applicant reserves the right to object to the enforcement of standards or conditions that are not clear and objective and does not waive its right to assert that the housing statutes apply to this application. [The exceptions in ORS 197.307(4)(a) and 197.307(5) do not apply to this application. ORS 197.307(7)(a) is controlled by ORS 197.307(4)].

ORS 197.195(1) describes how certain standards can be applied to a limited land use application. The applicable land use regulations for this subdivision application are found in the Forest Grove Development Code. Pursuant to ORS 197.195(1) Comprehensive Plan provisions (as well as goals, policies, etc. from within the adopted elements of the Comprehensive Plan) may not be used as a basis for a decision or an appeal of a decision unless they are specifically incorporated into the Forest Grove Development Code.

While this application addresses all applicable standards and criteria, the Applicant reserves the right to object to the enforcement of standards or conditions that are not clear and objective and does not waive its right to assert that the attempted enforcement of Comprehensive Plan provisions that are not specifically listed in the Forest Grove Development Code.

The written materials, together with preliminary plans and other documentation included in the application materials, establish that the application is in compliance with all applicable approval criteria. The documentation represents substantial evidence and provides the basis for the City to approve the Parkview Terrace Subdivision and PD application.

Westside Planning Program Refinement Plan

Chapter 13 – Policy Direction

Response: The subject site is within the area described in the Westside Refinement Plan (WRP). The goals, policies and actions address land use, public facilities, natural resources, natural hazards, transportation and funding needed infrastructure to support the recommended

land use concept described in the plan. As such, the following written responses demonstrate compliance with the plan.

LAND USE

Goal 4.1: **Encourage a variety of housing types throughout the Westside Planning area.**

Policy 4.1.1: **Establish development regulations for planned developments to encourage a variety of housing types within individual developments.**

Response: As discussed in this written document, Parkview Terrace is planned PD that provides a variety of housing types and lot sizes, including one-and two-story attached, detached, tuck-under, and daylight styles to cater to a plethora of residents. The project's proximity to Forest Grove High School (east), Harvey Clarke Elementary School (southeast), and Pacific University (southeast) will attract small families and first-time home buyers as well as retirees and students looking for smaller, more affordable housing options. The neighborhood design incorporates a variety of lot sizes and housing types to meet the goals of the Westside Refinement Plan. This application will increase the City's supply of needed housing across a range of income levels and price points and provide greater housing choices for new residents.

PUBLIC FACILITIES

Goal 7.1: **Ensure that adequate public utilities needed to serve development in the Westside Planning area are provided in an equitable and cost-effective manner.**

Policy 7.3.1: **Low impact design techniques for storm water drainage north of David Hill Road and west of Thatcher Road should be avoided due to poor soil infiltration characteristics in the planning area.**

Response: As shown on the Preliminary Plans (Exhibit A), the project provides a complete transportation network including two new internal collector roadways, pedestrian pathways and shared biking facilities, efficient underground connections of sewer, water, and franchise utilities. The property is west of Thatcher Road and stormwater is planned to be treated onsite in the community's stormwater facility. Low impact design for stormwater drainage is not planned considering the characteristics of the area. Implementation of the stormwater treatment facility and new public storm lines will likely benefit the existing storm water drainage events in the near City by increasing capacity and flow. As discussed further in this written document, adequate public facilities will be extended to serve the development and accommodate residents in a cost-effective manner.

TRANSPORTATION

Goal 8.1: **Establish a context sensitive street network addressing the characteristics of the Westside planning area.**

Policy 8.1.1: **Required cut and fill for streets should be minimized to reduce cost and environmental impacts.**

Response: As discussed in the Westside Refinement Plan, the overall planning area is characterized by sloped topography and natural resources. The transportation network within Parkview Terrace incorporates the collector roadway connections forecasted in the TSP and WRP,

without exceeding grades in excess of 15%. This application will provide new collector roadway infrastructure that will be incorporated as the spine of the neighborhood and be stubbed to the north boundary of the site for future circulation. As shown on the Preliminary Plans (Exhibit A), cut and fill for construction of new streets is minimized and works with this existing topography to preserve trees and lessen environmental impacts. As such, this application serves the existing and future population of Forest Grove by providing needed infrastructure improvements

NATURAL RESOURCES

Goal 9.1: Minimize development impacts on natural resources.

Policy 9.1.1: Strive to preserve tree stands over one acre to the maximum extent possible.

Response: As shown on the Preliminary Plans (Exhibit A), the subject site contains sloped topography and existing tree groves. Parkview Terrace is intentionally designed to work with the natural resources on site and preserve existing trees as open space for residents to enjoy. More specifically, a tract of trees is preserved adjacent to Thatcher Park (north of the site), bolstering the natural area for the community. Further, another tract larger than an acre is preserved in the northwest corner, near heavily wooded rear yards of adjacent sites. Retaining these areas will allow the existing ecosystems and wildlife to thrive as they are, while providing an enjoyable landscape for the community.

Forest Grove Development Code

Article 1 Introduction and Procedures

Application Process and Procedures

17.1.215 PRE-APPLICATION CONFERENCE

The Director shall not accept a Type II, III or IV land use application for processing unless the applicant or the applicant 's representative has attended a pre-application conference, or the Director has, in his or her discretion, signed a waiver of the pre-application conference.

The purpose of the pre-application conference is to acquaint the applicant with the requirements of this Code, the Comprehensive Plan and other relevant criteria. It is designed to assist the applicant. The applicant assumes the risk for delays or other problems caused by failure to attend a pre-application conference. It is impossible, however, for the pre-application conference to be an exhaustive review of all potential issues and the conference shall not prevent the city from enforcing all applicable regulations.

Response: This application involves a Planned Development and Subdivision subject to the Type III review process. A pre-application meeting was held on May 12, 2021; the criterion is met.

17.1.220 NEIGHBORHOOD MEETING

When the Director determines that a proposed project has the potential to raise concerns of neighborhood or community impact, the applicant shall initiate, attend and conduct a neighborhood meeting. The purpose of the neighborhood meeting is to allow the neighbors and other interested parties to become familiar with the proposal and to identify issues that may be associated with an application. The Director shall identify the need for the meeting within seven days after the pre-application conference is held.

The neighborhood meeting is intended to result in an application that is responsive to neighborhood concerns, reducing the likelihood for delays and appeals of the application. The city expects an applicant to take the reasonable concerns and recommendations of

the neighborhood into consideration when preparing an application. The city expects the neighbors will work with the applicant to provide such input.

Neighborhood meetings must be conducted before the city will accept an application on any portion of the proposal. The applicant can request a sign-in sheet from the Community Development Department or provide his or her own sign-in sheet, which must be completed on the night of the neighborhood meeting and submitted to the city at the time of application as verification that the meeting was held. The sign-in sheet should indicate the date, time and location of the meeting, a brief heading describing the subject of the proposal, and the signatures of those in attendance at the meeting. The city shall retain the sign-in sheet as part of the record in the land use case file.

Those notified of the neighborhood meeting shall, at minimum, include all surrounding property owners and residents located at the notification distance of the greatest level permit or 300 feet if the permit type is not known, as well as any other interested parties identified by the Director.

Response: This application involves a Planned Development and Subdivision subject to the Type III review process. A neighborhood meeting was held on August 30, 2021 at 6:00 p.m. via virtual Zoom Webinar. A list of attendees (i.e. sign-in sheet) and summary of the meeting are included as Exhibit D. Notice was mailed to surrounding property owners and residents located within 300 feet of the subject site. Please see the Neighborhood Meeting Documentation (Exhibit D) for further details. The criteria above are met.

Type III Process – Quasi-Judicial Land Use Decisions

17.1.605 TYPE III APPLICATIONS AND APPROVAL CRITERIA

Applications so designated throughout the Development Code are reviewed under the Type III process based on the requirements and criteria for each application set forth in other sections of this Code. Examples of these applications include:

- Preliminary Plan for Planned Development

Response: This application involves a Planned Development and Subdivision and should be reviewed through the Type III process.

Article 3 Zoning Districts

Residential Zones

17.3.110 LIST OF RESIDENTIAL ZONES

C. *Residential R-7.* The R-7 zone is intended for development of housing at a target density of 6.22 dwelling units per net . Detached single-family housing will be the predominant housing type in this zone. Accessory dwelling units, duplexes, and attached housing types are also permitted subject to the density limitations of the zone. A limited range of compatible non-residential uses such as parks and schools are also permitted or allowed with conditional use permit approval.

Response: NW Thatcher Road includes ±165 lots for future home construction, including a mix of detached and attached single-family homes on a variety of lot sizes. Detailed density calculations are provided below in the response to Section 17.3.130 and indicated on the Preliminary Plans within Exhibit A.

17.3.120 USE REGULATIONS

Refer to Article 12 for information on the characteristics of uses included in each of the Use Categories.

A. Permitted uses. Uses allowed in the Residential zones are listed in Table 3-2 with a "P". These uses are allowed if they comply with the development standards and other regulations of this Code.

B. Limited uses. Uses that are allowed subject to specific limitations are listed in Table 3-2 with an "L". These uses are allowed if they comply with the limitations listed in the footnotes to the table and the development standards and other regulations of this Code.

C. Conditional uses. Uses that are allowed if approved through the conditional use process are listed in Table 3-2 with a "C". These uses are allowed provided they comply with the conditional use approval criteria, the development standards, and other regulations of this Code. The conditional use process and approval criteria are stated in § 17.2.200.

D. Not permitted uses. Uses listed in Table 3-2 with an "N" are not permitted or prohibited. Existing uses may be subject to the regulations of §§ 17.7.100 et seq. Nonconforming Development.

E. Accessory uses. Uses that are accessory to a primary use are allowed if they comply with specific regulations for accessory uses and all development standard.

TABLE 3-2 Residential Zones: Use Table	
USE CATEGORY	R-7
RESIDENTIAL Household Living	P
HOUSING TYPES Single Units, Detached	P
Single Units, Attached	L[5]

[5] For subdivision of 20 or more lots , 8% of the lots may be developed as duplex or single-family attached lots . An increase of up to maximum of 20% may be approved by the Director if the criteria in § 17.3.130E. are adequately addressed.

P=Permitted L=Limited C=Conditional Use N=Not Permitted

Response: The application creates a total of ±165 single-family residential lots. Lots include both single-family detached, permitted by right, and those intended for single-family attached units. Per footnote 5 above, the project includes ±32 lots for single-family attached fee simple homes (two-unit townhomes). This exceeds 8 percent of the total lots and represents ±19 percent of the total lots (within the 20 percent threshold which may be approved by the Community Development Director). As described herein, an exception to this standard is allowed through the PD process, and the criteria in 17.3.160E are addressed below. The criteria are met.

17.3.130 RESIDENTIAL DEVELOPMENT STANDARDS

A. Residential Densities

The City of Forest Grove regulates residential development primarily by density rather than minimum lot size. Density is calculated based on net site area. Within the density limits of each of the five residential zones, a variety of housing types and lot sizes are permitted. This approach allows more sites to be developed with the flexibility of a Planned Development.

All residential subdivisions and multi-family developments are required to develop at a minimum of 80% of the targeted density.

TABLE 3-3: Residential Zone Density Standards				
Zoning District	Average Lot Size	Target	Minimum	Incentive*
R-7	7,000 square feet	6.22	4.98	7.15
Density = dwelling units / NET ACRE Minimum Density = 80% of Target Incentive Density = 115% of Target except for SR and R-10, which is 120% of Target * only allowed a part of a Planned Development (see Section 17.4.200)				

Response: The planned density involved in this application is shown on the Preliminary Plat (Exhibit A) and calculated in Table 1, below:

Table 1: Density Calculation

R-7 Zone	Square Feet (sf)	Acres (ac)
Gross Site Area	± 1,503,958	± 34.53
Right-Of-Way Dedication	± 372,406	± 8.55
Tract for Future Public Water Reservoir	± 43,927	± 1.01
10%-14.9% Slope (7.8 ac) - 10% Density Reduction	± 34,270	± 0.79
15%-24.9% Slope (2.3 ac) - 30% Density Reduction	± 29,457	± 0.68
25%-34.9% Slope (0.3 ac) - 50% Density Reduction	± 5,843	± 0.13
35% + Slope (0.3 ac) - 100% Density Reduction	± 15,392	± 0.35
Net Developable Area	± 1,002,664	± 23.02
Open Space Area Required (20% of net)	± 200,533	± 2.49
Open Space Area Provided Within Tracts	± 112,435	± 2.58
Open Space Area Provided Within Lots	± 108,900	±2.5
Stormwater Facility	± 44,481	± 1.02
Average Lot Area	± 5,617	± 0.12

Target Density (6.22 units × 23.02 net acres) = 143 units

Minimum Density (4.98 units × 23.02 net acres) = 115 units

Incentive Density (7.15 units × 23.02 net acres) = 165 units

Planned Lot Density (7.15 units × 23.02 net acres) = **165 units**

The planned density of 7.15 units per net acre results in 165 units, meeting the target and incentive density of the R-7 zoning district. This standard is met.

B. Calculating Potential Densities

The number of dwelling units allowed on a parcel in any of the five residential zones is calculated using Table 3-3. Density calculations count dwelling units (not structures), i.e., a duplex is counted as two (2) dwelling units. Accessory dwelling units are not counted as dwelling units for the purpose of calculating density.

1. **The Target Density is permitted outright.**
2. **The Minimum Density is required to ensure:**
   a. **Land is being used at the appropriate intensity planned for the area;**
   b. **Enough dwelling units can be developed to accommodate the projected need for housing; and**
   c. **Compliance with the Metro Functional Plan.**

3. **The Incentive Density provides the opportunity for a density bonus to reward design features, amenities, and/or other improvements which can be shown to increase the value of the residential development for neighborhood residents and the general public and/or provide affordable housing. Incentive Density is only allowed as part of a Planned Development (see Article 4, Section 17.4.200).**

Response: The planned 165 dwelling units result in a density of 7.15 units per net acre, meeting both the minimum density of the R-7 zoning district and the target density of 4.98 and 6.22 units per net acre, respectively. This application involves a PD; as such, the project utilizes the incentive density. Please see the narrative responses to Section 17.4.200 for further details. The criteria are met.

C. Density Reductions Due to Slope

All densities (target, minimum and incentive) listed in Table 3-3 shall be reduced based on the slope of the property as shown below. Where a parcel has areas of different slopes, the property shall be divided up into areas of like slopes, and the reductions applied to those areas. If the areas of similar slopes do not fit into the categories below, the Director shall use a percentage reduction that is based on the slope-to-density reduction relationship expressed in Table 3-4 (For example, an area of 13% to 18% slope would receive a reduction of around 25%).

TABLE 3-4: Density Reduction for Slopes

Average Slope	Reduction in Density
10% to 14.9%	10%
15% to 24.9%	30%
25% to 34.9%	50%
35% and above	100%

Response: The property contains slopes ranging from 10 percent to 35+ percent; therefore, the slope density reduction does apply. The density calculations discussed in this narrative and shown on the Existing Developable Slopes Area (Exhibit A) reflect the applicable density reduction for slopes.

D. Exemptions from Minimum Density Standards

…

Response: As shown on the Table 1, above, the minimum density for the subject site is met. Therefore, an exemption from minimum density is not necessary. This criterion does not apply.

E. Incentive Density

Planned Developments may request a density bonus up to a maximum of the Incentive Density shown in Table 3-3 and shall be based on the following discretionary criteria:

Response: This application involves a PD and includes a request for incentive density (in addition to the inclusion of 19 percent of single-family attached lots); therefore, per footnote 5 in Table 3-2 in 17.31.120, the criteria of this section are applicable and are addressed below.

1. **The availability and accessibility of public transportation, and/or connectivity improvements likely to result in reduced vehicular use;**

Response: The City of Forest Grove operates a free community bus service, GroveLink, which circulates throughout the City and connects to TriMet's Line 57, providing service along the Highway 47 corridor. The GroveLink West Loop route runs south along NW Thatcher Road before turning west onto Gales Creek Road, then north onto Vista Drive, and ultimately Watercrest Road. The route runs along the project site, and a designated bus stop is located at the intersection of NW Thatcher Road and Gales Creek Road, ±0.4 miles from the site's closest street intersection with Watercrest Road.

The completion of the sidewalk infrastructure along Watercrest Road will provide a means of safe pedestrian connectivity for transit users. Furthermore, the pedestrian infrastructure improvements to NW Thatcher Road, as well as the internal pedestrian network within Parkview Terrace, will provide connectivity for future residents to access nearby facilities, such as Forest Grove High School and the existing trails and playgrounds within Thatcher City Park to the north. The increased percentage of single-family attached lots planned in Parkview Terrace will allow for a diverse mix of housing types for households at a variety of income levels and demographics in close proximity to Forest Grove High School; the existing Thatcher City Park playgrounds, ball fields, and trails abutting the site; and the future commercial and employment areas planned within the Westside Refinement Plan. Placing a higher concentration of future residents near these facilities, coupled with the planned pedestrian infrastructure improvements and existing bus transit options, may encourage future residents to use alternative modes of transportation and potentially reduce vehicles miles traveled and trips. Therefore, the criterion above is met.

2. **How well natural resources such as streams, riparian areas and wetlands are protected, integrated into the design residential development, defined as a common area, and made accessible to as many individual parcels/units as possible;**

Response: As shown on the Clean Water Services (CWS) Service Provider Letter (Exhibit F), the subject site does not contain streams, riparian areas, and/or wetland areas. As discussed in Exhibit F, the project will not impact existing sensitive areas (off-site vegetated corridor and wetland boundary) found to the northeast of the property. Further, the Preliminary Plat (Exhibit A) shows Tracts D and E provide open space and tree preservation for the community to enjoy. Additionally, Tracts F and G connect the neighborhood to the existing Thatcher City Park woods and trails, linking future units to the City of Forest Grove public parks system. Therefore, this project provides tree conservation and access to natural space for future residents. The criterion is met.

3. **How well common recreational areas are integrated into the design of the residential development, such that there is the maximum number of physical connections to lots and units, and visual connections to future dwelling sites;**

Response: Parkview Terrace does not include formal recreational areas. However, the project abuts an existing 16-acre public neighborhood park, Thatcher City Park, and the 10-acre Thatcher Woods site directly to the north. Future pedestrian access is planned along A Avenue and C Avenue, which will connect to the extensive amenities described above. The Thatcher City Park and Woods site will be accessible by all 164 planned lots within

Parkview Terrace through use of local streets, sidewalks, and pedestrian accessways throughout the neighborhood. The completion of Parkview Terrace will also provide connections to existing residential neighborhoods to the south and east with the completion of the NW Thatcher Road and Watercrest Road sidewalk and road infrastructure connecting to the community.

4. Public accessibility and use of the common recreation area where appropriate, given the intended use of the area, linkage to future trails, etc.; and

Response: This PD application does not require or include public recreation area. Common open space areas include Tracts A and B, the natural resource and tree preservation area in Tracts D and E, and the stormwater facility in Tract H. However, the project abuts the existing 16-acre Thatcher City Park site and 10-acre wooded site to the north. The pedestrian accessways in Tracts F and G provide connectivity to these public areas and encourage community use. The interconnected vehicle and pedestrian network within Parkview Terrace was designed with access to the park site in mind. As shown on the Preliminary Plans (Exhibit A), planned pedestrian access to the park site will be direct from A Avenue and C Avenue. Furthermore, as shown on the Conceptual Future Circulation Plan and consistent with the City's Transportation System Plan (TSP), a future north-south collector near the western edge of the park site could further enhance connectivity and access to the park (and to the potential future school site if developed in the future). The criterion is satisfied, as applicable.

5. Other design features, amenities and/or improvements which can be shown (by use of built examples) to increase the value of the residential development for neighborhood residents and the general public and/or provide more affordable housing.

Response: The subject site is within the David Hill Planning Area included in the original Urban Growth Boundary (UGB) and the City's planning area since the early 1980s. The Forest Grove Comprehensive Plan forecasted the majority of the David Hill area for residential designation. Parkview Terrace provides residential housing consistent with the vision outlined in the Westside Refinement Plan. The project includes infrastructure improvements to NW Thatcher Road and Watercrest Road, including sidewalk and planter strip along the site frontage. Furthermore, Parkview Terrace is directly south of a potential future school site (Tax Lot 100) and a 26-acre public neighborhood park site (Thatcher City Park) and is less than a half-mile from Forest Grove High School. Proximity to these sites will attract young families and first-time homebuyers wanting to live in an accessible, safe, and complete neighborhood close to recreation areas, open space, and public facilities. As discussed throughout this narrative, the single-family attached lots, in addition to the Parkview Terrace project as a whole, will provide a mix of needed housing accessible to a variety of income levels, changing demographics, and will propel the City of Forest Grove closer to its housing needs goals.

F. Minimum Lot Size and Dimensions (SR, R-10, R-7, and R-5 Zones)

Varied lot sizes and housing types are permitted and encouraged within the density ranges established for the SR, R-10, R-7 and R-5 Zones. As described above, the number of units allowed on a parcel is based on the target density allowed for the particular zone (see Table 3-3).

The city has established base minimum lot size and dimensional standards that apply after the potential number of units has been determined. These standards ensue that each lot has enough area for a house, garage, setbacks and private outdoor area. To ensure that development can be built near to and oriented toward the street, a minimum width at the front setback line is required.

The minimum lot size is the smallest permissible size of a building lot. See Article 6 Land Divisions for additional lot development standards.

TABLE 3-5 Lot Dimensional Requirements (Low Density Residential)			
Housing Type	Minimum Lot Size	Lot Dimensions[1]	
Single-family detached	70% of average lot size	Depth: 75 feet	Width: 50 feet
Single-family attached	2,500 square feet	Depth: 75 feet	Width: 25 feet

[1] Lot width is measured at the front building line.

Response: Parkview Terrace includes ±165 lots within the R-7 zone. As shown on the Preliminary Plans (Exhibit A) planned lot sizes for single-family detached homes range from approximately 4,000 to 18,500 square feet and lot widths range from 29 to 60+ feet. The minimum lot size and lot width for detached single-family in the R-7 zone is ±3,900 square feet (70% of the average lot size) and 50 feet, respectively. Therefore, the PD application meets the minimum lot size and includes a reduction in lot width to 40 feet, for single-family detached lots, above.

Planned lots for single-family attached homes range from approximately 2,800 to 4,900 square feet and lot widths are generally 29 feet. The minimum lot size and width for attached townhomes in the R-7 zone is 2,500 square feet and 25 feet, respectively. Therefore, the project meets the lot dimensional criteria for single-family attached lots, above.

H. Setback Standards

Building setbacks have an important relationship to the character of the street. Because varied lot sizes and housing types are permitted in the residential zones, uniform setbacks are established to provide a consistent streetscape.

TABLE 3-7: Setback Requirements	
Front Yard, Dwelling[1,2]	20 feet (possible reduction to 14 feet)
Front Yard, Garage	20 feet
Interior Side Yard[3,4]	Either 5 feet or 1 foot for each 3 feet of building height, whichever is greater
Corner Side Yard	Same as front yard
Rear Yard[5,6]	15 feet or 2 feet for every 3 feet in building height at the eave line, whichever is greater.

Footnotes:

[1] The front yard setback (for the dwelling or dwellings) may be reduced to 14 feet when the front facade is designed for orientation to and visibility from the street as follows: The front facade is designed to provide a line of sight starting at a point five (5) feet above the floor and two (2) feet directly back from any Standard Front Porch (see definitions) or front-facing window such that a person (if there were no vegetation) would be able to see 100% of their front property line.

[2] On an infill lot in a developed neighborhood with established front yard setbacks that are less than the twenty (20) – foot standard, the setback for the new dwelling(s) and the location of the garage shall match front yard setback of the existing dwellings and garage location on abutting lots. Setback compatibility shall be determined through building plan check review, and shall not require a land use application or approval of an adjustment.

[3] The side yard setback for attached single-family dwellings shall be a minimum of zero (0) feet at common walls and five (5) feet or one (1) foot for each three (3) feet of building height at the eave line, from the end of the unit series. Unless approved by the Director, the dwellings shall be arranged on lots in a manner that the non-zero setback portion

for one lot shall be adjacent to the non-zero setback portion on the adjoining lot in order to provide greater continuous open space.

[4] Accessory buildings (including accessory dwellings and detached garages) that do not exceed one (1) story in height may be located on or within five (5) feet of an interior side yard property line or a rear property line.

[5] Attached garages which exit to an alley may have a minimum rear yard setback of five (5) feet.

[6] A larger rear yard setback may be required for multi-family dwellings when the rear yard abuts a lower density residential zone. The need for a larger rear yard setback to provide privacy, access to sunlight and a transition between zones shall be evaluated in the Design Review Process. The screening and buffering standards of Article 8 will be used as guidelines.

Response: The Parkview Terrace project is designed as a PD, allowing for flexibility in lot development standards. The Applicant proposes interior side setbacks at 5 feet, street side yard setbacks at 11 feet, and rear setbacks at 15 feet. As shown on the Preliminary Building & Setbacks Plans (Exhibit A), the consistent building setbacks requested will establish uniform character of the neighborhood in relation to the varied lot sizes and housing units.

I. Building Height

Building height standards are used to establish a compatible building scale. This can help to create a harmonious visual setting and helps to bring about a successful mixing of diverse housing types.

1. **Buildings in the SR, R-10, R-7, R-5 and RML Zones are limited to a maximum height of two and one half (2 ½) stories or thirty-five (35) feet, whichever is less.**

2. **Buildings in the RMH Zone are limited to a maximum height of three (3) stories or forty-five (45) feet, whichever is less. A step-down in building heights may be required for multi-family building(s) that abut a lower density residential zone.**

   The need for a step down in building heights to provide privacy, access to sunlight and a transition between zones shall be evaluated in the Design Review Process.

3. **A chimney, radio or television antenna, or device designed for the collection and/or generation of energy from the sun and/or wind may exceed the building height limit by a maximum of fifteen (15) feet.**

4. **Church steeples may exceed 35 feet in height through a Type II process. The maximum height is 15 feet above the building height limit in any location allowed by other requirements of the zone district. Church steeples may go to a maximum total height of 75 feet provided that setbacks of 1 foot for each 1 foot in height from the property line are maintained.**

Response: This application does not involve home construction; compliance with building height will be reviewed with future building permit submittal. The property is zoned R-7; as noted above, all homes are limited to a maximum height of two and a half stories or 35 feet. The applicable criteria can be met.

17.3.140 RESIDENTIAL DESIGN STANDARDS

All residential development is subject to the design standards found in §17.8.880.

Response: The applicable portions of Section 17.8.880 are addressed below in this written document.

Article 4 Overlay Districts

Planned Developments

14.4.200 Purpose

The purpose of the Planned Development (PD) provisions is to provide greater flexibility in the development of land for residential, commercial or industrial purposes than allowed by the conventional standards of the Development Code. For residential sites over two acres that have an average slope greater than 20%, development is allowed only through approval of a planned development (see § 17.3.130, Table 3-4).

A PD is not intended to be simply a means of avoiding normal Development Code requirements. The PD provisions are intended to:

A. Promote flexibility and innovation in site design and permit diversity in the location of structures in order to preserve natural features and view corridors;

Response: This application involves a Planned Development to allow interior side setbacks to 5 feet, street side yard setbacks to 11 feet, and rear setbacks to 15 feet, as well as the incentive density increases. A variety of lot sizes are planned, allowing for housing diversity at a variety of income levels. Generally, lot widths are 29 feet for attached (duplex) lots, and range 40 to 60+ feet for lots accommodating detached units. The project site includes tracts for open space and tree preservation throughout the site. The site promotes a walkable community by providing multiple accessways to the existing public parkland to the north and infrastructure improvements connecting to the surrounding area. Additionally, the site provides land (adjacent to the City's existing water treatment plant) for a future public water reservoir (Tract C).

The requested setback standards for Parkview Terrace attempt to establish a consistent setback standard to accommodate the planned mix of housing product. FGDC 17.3.130.H states, "Building setbacks have an important relationship to the character of the street. Because varied lot sizes and housing types are permitted in the residential zones, uniform setbacks are established to provide a consistent streetscape." The requested setback deviations are not grossly different from the standards in the base zoning district and eliminate consideration of building height in pursuit of establishing a consistent standard. On balance, the deviations will equally or better meet the purpose of the underlying standard.

The requested design exceptions will have a negligible impact on surrounding neighborhoods. As shown on the Preliminary Plans (Exhibit A), the majority of lots along the perimeter of the northern property line abut existing public land (Thatcher Woods and land owned by City of Forest Grove School District). The lots in the northwest corner of the site are planned as estate lots with ample building envelopes and are near properties with densely wooded rear setback areas (including the Tract D open space area). Additionally, the existing grade in this portion of the site will provide relief from future homes.

B. Promote innovative and creative design by providing a variety and mixture of building types and architectural styles;

Response: Parkview Terrace includes a variety of lots sized to accommodate a mix of single-family attached and detached housing units. As shown in the Preliminary Architectural and

Fencing Details within Exhibit G, planned homes contain a variety of styles and include a mix of one- and two-story, daylight and tuck-under, and attached and detached dwellings. Therefore, the flexible PD standards allow Parkview Terrace to provide a variety of lot sizes and home options during a regional housing shortage.

C. Promote efficient use of land and facilitate a more economical arrangement of buildings, circulation systems, land uses and utilities when compared with conventional development patterns;

Response: The subject property's location in proximity to Forest Grove High School and abutting the existing park and potential school site affords a unique opportunity to provide a variety of housing types to this desirable area. Attached single-family and smaller lot sizes, will cater to young families and first-time homebuyers as well as retirees looking to downsize. The smaller lot sizes and increased number of attached single-family homes places a higher concentration of future residents within this neighborhood with access to existing and future public facilities, key transportation corridors, and neighborhood amenities, reducing potential driving distances and access to these spaces. A variety of housing types and lot sizes bolsters a larger demographic of income levels, propelling the City of Forest Grove closer to their needed housing goals and away from monotonous cookie-cutter neighborhoods.

Further, this project provides transportation infrastructure in accordance with the Westside Refinement Plan and Transportation System Plan (TSP). As shown on the Preliminary Neighborhood Circulation Plan (Exhibit A), the planned collector that runs centrally through the site is stubbed at the northwest corner for future connection to Valley Crest Way. Additionally, a collector connection between NW Thatcher Road and Watercrest Road is planned to be provided as forecasted by the plans mentioned above. Through the PD process, these improvements are made possible due to flexibility in lot dimensional standards to protect natural areas and work with existing topography onsite.

D. Preserve to the greatest extent possible existing landscape features and amenities such as trees, creeks, ponds, floodplains, hills and similar natural assets, and incorporate such features into the design of the PD;

Response: As shown on the Existing Conditions Plans (Exhibit A) and the Clean Water Services (CWS) Service Provider Letter (Exhibit F), the project does not include or impact sensitive areas. Tracts A, B, and D through G preserve open space and tree conservation and incorporate existing public amenities north of the site into the design of Parkview Terrace by providing accessways to link and encourage use.

E. To encourage the provision of open space and recreational facilities in a generally central location and within reasonable walking distance of all living units in residential planned developments;

Response: The Applicant has no control over the location of natural resources. As shown on the Preliminary Plans (Exhibit A), open space and tree preservation are provided on-site where existing natural resources are present. An existing neighborhood park site and future school site border the planned PD to the north and can provide additional opportunities for open space and recreational facilities within walking and bicycling

distance. Accessways are planned within Tract F and G to encourage and facilitate pedestrian movement to these areas.

F. Combine and coordinate architectural styles, building forms and building relationships within the PD; and

Response: This application does not involve home construction; future dwellings within Parkview Terrace are planned to be attached and detached single-family homes. Designs for the homes will not be determined until buyers choose lots and determine what houses they want to build. However, preliminary architectural elevations are provided in Exhibit G to show the range of potential home designs. The PD flexibility in lot dimensional standards allows Parkview Terrace to provide a variety of housing types and lot sizes to accommodate a larger demographic of income levels and propel the City of Forest Grove closer to their needed housing goals.

G. Provide the applicant with reasonable assurance of ultimate approval before requiring detailed design and engineering, while providing the city with assurances that the project will retain the character envisioned at the time of approval.

Response: This Planned Development application is being reviewed concurrently with a Tentative Subdivision application, so the application includes a fairly high level of design detail and is more than just a conceptual plan approval.

17.4.205 PROCEDURES

A planned development is reviewed through a two-step process.

A. Preliminary plan. The preliminary plan is reviewed under Type III procedures. The preliminary plan review examines the PD plan with respect to items such as density, including the number, type and location of dwelling units; parking; impacts on surrounding areas; adequacy of services; and conceptual plan for service improvements. Preliminary plan approval will only be granted when there is a reasonable certainty that the PD will fulfill all applicable requirements of the City Codes.

B. Final plan. The final plan for the PD is reviewed under Type I administrative procedures. The applicant must submit the detailed and technical information necessary to demonstrate that all applicable city standards, requirements and conditions have been met. Approval will only be granted if the final plan is in substantial conformance with the preliminary plan.

C. Concurrent land division. A PD may be filed and processed concurrently with a partition or subdivision application. All of the submittal requirements and review standards of Article 6 will apply to a concurrent PD/land division request. The tentative plat will be combined with the preliminary PD review and the final plat will be combined with the final PD review.

D. Site development/design review. The PD approval may remove the requirement for subsequent site development or design review of individual buildings, if the PD includes building elevations and sufficient information to demonstrate compliance with the applicable site development /design review standards. The PD decision shall expressly state whether individual buildings within the PD (such as commercial or multi-family buildings) require site development or design review approval.

Response: The Applicant is requesting concurrent review of a Preliminary Planned Development and a Tentative Subdivision, to be reviewed through a Type III process. Applicable approval criteria are included throughout this narrative.

17.4.210 PROFESSIONAL DESIGN TEAM REQUIRED

The PD applicant must certify, in writing, that a member of each of the following professions will be used in the planning and design process for the proposed PD:

A. A licensed architect or professional urban designer;

B. A licensed landscape architect, a certified nurseryman or landscape designer approved by the Director; and

C. A registered civil engineer or land surveyor.

One of the above professionals shall be designated by the applicant to act as a liaison between the Community Development Department, the design team, and the applicant during the two-step PD review process. The Planning Commission or City Council may require the expertise of other professionals on the design team if it is determined that the site merits special consideration to unique or adverse features or conditions.

Response: The Applicant and their consultant team include a variety of experienced professionals with decades of experience involving projects of this magnitude. The Applicant's representative, Mimi Doukas of AKS Engineering & Forestry, LLC, is a licensed landscape architect and certified planner (urban designer) and serves as the project manager and primary contact for City staff. In addition, the project team includes a licensed civil engineer and professional land surveyor. The criteria are met.

17.4.215 PD DEVELOPMENT STANDARDS

A. Base Zone Standards. The development standards of the base zone apply unless they are superceded by the standards of this section or the PD approval. Exceptions from the standards of the underlying zoning district must be warranted based on the unique design and amenities incorporated into the development plan, and shall have a beneficial effect which could not be achieved using the standards of the underlying zoning district. Exceptions shall be clearly and specifically identified in the application, which shall also include an explanation justifying and substantiating the need for each exception.

Response: The NW Thatcher Road PD requests the following deviation from base zone standards as discussed throughout this narrative:

- Building setbacks,
- Lot width, and
- Percentage of attached single-family units

As discussed throughout the narrative and below, building setbacks are proposed to include interior side yard setbacks of 5 feet, reduced street side yard setbacks of 11 feet, and rear yard setbacks of 15 feet. Lots will range from 40 to 60+ feet in width for detached homes. Furthermore, ±13 percent of total lots are planned to accommodate attached single-family units.

The variety of lot sizes and the increased percent of lots accommodating attached units can provide a housing type not typically seen in this part of Forest Grove. The project's proximity to Forest Grove High School (east), Harvey Clarke Elementary School (southeast), Pacific University (southeast), and Thatcher City Park (north) will attract small

families and first-time homebuyers as well as retirees and students looking for smaller, more affordable housing options.

These requested deviations from the base zone standards are intended to facilitate a neighborhood design incorporating a variety of lot sizes and housing types to increase the City's supply of needed housing across a range of income levels and price points and provide greater housing choices for new residents. Deviations from the base zone standards are necessary in order to prioritize meeting anticipated demands for housing as well as integrating the City's objectives for housing diversity. On balance, the deviations will equally or better meet the purpose of the underlying standard.

B. Site size. There are no minimum or maximum size limitations for a PD.

Response: Parkview Terrace is proposed as a Planned Development; therefore, there are no site size limitations.

C. Calculation of density. The number of dwelling units allowed in residential zone PDs shall be calculated on the basis of § 17.3.130A. Table 3-2. All residential development shall be at a minimum of 80% of the target density for the parent zone. A request for incentive density may be approved for the PD, based on the criteria in § 17.3.130E.

Response: Density calculations are shown on the Preliminary Plans (Exhibit A) and provided in Table 1 under Section 17.3.130. The project meets the incentive density for the R-7 zone and applicable criteria in 17.3.130E are addressed.

D. Multiple base zones. When a proposed PD site includes more than one base zone, the uses and residential density may be allocated throughout the site without regard to zoning boundaries.

Response: The project site includes one base zone (R-7). The standard above is not applicable.

E. Lot sizes. There are no required minimum lot sizes.

Response: The minimum lot size in the R-7 zone for detached single-family lots is 70% of the average lot size, equating to 3,900 square feet. For attached single-family lots, the minimum lot size standard is 2,500 square feet. This application meets the minimum lot sizes of the base zone, although through the PD process, lot dimensional sizes are considered flexible. Parkview Terrace includes a variety of lot sizes in order to provide assorted housing types. In summary, lot sizes range from ±2,900 square feet to ±18,500 square feet.

F. Housing types allowed. Housing types in zones that allow residential uses are not restricted in the PD, except that housing types in the RML and RMH zones shall include a mixture of single-family , duplex or multi-family units.

Response: Planned housing types include single-family attached and detached, as allowed in the R-7 zone.

G. Architectural Pattern Book. In residential PDs, a variety of architectural styles shall be required. For all PDs, a compendium of architectural elevations, details and colors of each building type shall be submitted. The pattern book shall act as the architectural control for the homeowner's association or the commercial owner. The pattern book shall include the following:

1. An explanation of how the pattern book is organized, and how it is to be used.

2. **Definitions of specific standards for architecture, color, texture, materials and other design elements.**

3. **A checklist system to facilitate review of the development for conformity with the pattern book.**

4. **Information for each building type including:**

   a. **Massing, facades, elevations, roof forms, proportions, materials and color palette.**

   b. **Doors, windows and siding, including sash and trim details.**

   c. **Porches, chimneys, light fixtures and any other unique details, ornamentation or accents.**

   d. **Illustrations of elevations and floor plans.**

   e. **A fencing plan with details that addresses the relationship between public and private space, and between the PD site and abutting property.**

Response: Please see the Preliminary Architectural and Fencing Details within Exhibit G. Elevations are provided which illustrate a variety of one-and two-story detached, attached, tuck-under, and daylight style homes. Additionally, renderings are provided to illustrate the home diversity from the perspective of the pedestrian. However, this application does not involve home construction and designs for future homes will not be determined until buyers choose lots and determine what house they want to build.

H. Height. The height limits of the base zone apply.

Response: Planned homes are allowed to be a maximum of two and a half stories or 35 feet, as permitted in the R-7 zone. As discussed herein, this application does not involve home construction and future building permits will be reviewed for compliance with height standards. The criterion can be met.

I. Building setbacks. Building setbacks are established as part of the preliminary development plans approval. Garage setbacks shall be a minimum of 20 feet. No building projections (roofs or foundations) shall be permitted in the front yard public utility easement required by § 17.8.905E.1.

Response: This application involves reduced interior side yard setbacks of 5 feet, reduced street side yard setbacks of 11 feet, and rear yard setbacks of 15 feet through the PD review process. As shown on the Preliminary Building and Setbacks Plans (Exhibit A), future garages are intended to meet the minimum 20-foot standard front garage setback. The criteria above are met, as applicable.

J. Peripheral yards. Along the boundary of any PD, a yard at least as deep as that required in the underlying zone district shall be provided.

Response: As shown on the Preliminary Plans, lots along the perimeter boundary of the PD can comply with the applicable rear yard setback, as required. The standard can be met.

K. Open space. At least 20% of the buildable portion of the PD not in streets and driveways must be devoted to open space . At least half of the open space in all zones must be in common ownership and at least half of that space must be contained in one tract. The tract's configuration shall be 45% of the site 's overall length and width with a minimum dimension of 20 feet. The extent to which any type of open space satisfies the total open space requirement shall be in the sole discretion of the city.

Response: The planned open space for Parkview Terrace is summarized in Table 2 below.

Table 2: Parkview Terrace Site Summary

	Square Feet (sf)	Acres (ac)
Gross Site Area	±1,503,958	±34.53
Right-Of-Way Dedication	± 372,406	± 8.55
Tract for Future Public Water Reservoir	± 43,927	± 1.01
10% -14.9% Slope (7.8 ac) - 10% Density Reduction	± 34,270	± 0.79
15% -24.9% Slope (2.3 ac) - 30% Density Reduction	± 29,457	± 0.68
25% -34.9% Slope (0.3 ac) - 50% Density Reduction	± 5,843	± 0.13
35% + Slope (0.3 ac) - 100% Density Reduction	± 15,392	± 0.35
Net Developable Area	± 1,002,664	± 23.02
Required		
20% Required Open Space	± 200,533	±4.6
50% of Open Space in Common Ownership	± 100,267	±2.3
Provided		
Open Space in Common Ownership	± 112,435	± 2.58
Average Private Rear Yard Area (15' x 44' x 165 du)	± 108,900	±2.5
Total Open Space Within Project Site	**±221,335**	**±5.08**

In addition to the open space and tree retention provided throughout Parkview Terrace, the subdivision abuts the ±16-acre City-owned Thatcher City Park and ±10-acre wooded area to the north. As shown on the Preliminary Plans (Exhibit A), the subdivision is planned to provide access to Thatcher City Park as well as the open space areas planned throughout the site, providing recreational and nature-viewing opportunities for future residents. The criterion is met.

L. Parking. The base zone parking requirements apply. Common parking and maneuvering areas must be set back at least 20 feet from the boundary of the PD.

Response: Individual future lots are planned to meet the minimum parking requirements of the base zone. Compliance with parking standards will be confirmed during the building permit phase for individual lots. However, it is anticipated that each home will have one or two garage parking spaces and additional driveway parking. As shown on the Preliminary Street Plans (Exhibit A), on-street parking is provided throughout the internal street network where practicable. Common parking/maneuvering areas are not planned with this project. This criterion is met.

M. Water features. Water features such as streams or ponds must be left in a natural state unless altered to improve the natural values of the water feature or to improve stormwater drainage. Water features and their edges should be kept in common ownership.

Response: As shown on the Existing Conditions Plans (Exhibit A), water features are not present on the subject site. The criterion is not applicable.

N. Facilities and services. It is the responsibility of the applicant to provide all service facilities necessary for the functioning of the PD. Service facilities such as streets, water supply facilities, sanitary sewers and stormwater detention facilities must be dedicated to the public if they are to provide service to any property not included in the PD. However, the review body may approve private service facilities with the consent of the appropriate service provider.

Response: The internal street network is designed to contain public streets within public rights-of-way. Future water lines, sewer lines, and storm lines are proposed to be public and located within public rights-of-way or public utility easements. Tract H is a stormwater facility to be under common ownership by the Homeowners' Association (HOA) as it is only planned to serve the PD. The criterion above is met.

O. Development regulations and design standards not subject to modification. The PD process cannot be used to vary or take an exception from the Street Standards listed in § 17.8.610.

Response: This application does not include variations or exceptions from the Street Standards in Section 17.8.610. The criterion is not relevant.

P. Underground utilities. All service facilities must be placed underground except those that by their nature must be on or above ground, such as fire hydrants and open watercourses. The applicant is responsible for making the necessary arrangements with utility companies and other appropriate entities when installing all service facilities.

Response: As shown on the Preliminary Composite Utility Plans (Exhibit A), infrastructure conveyance is planned to be located underground except for water quality treatment swales and the stormwater facility. Coordination with the applicable entities for installation of service facilities will be completed. The criterion is met.

Q. Construction to standards. All service facilities dedicated to the public must be constructed to city standards. All private service facilities must be designed by a qualified civil engineer to city standards or comparable design life as determined by the City Engineer.

Response: As shown on the Preliminary Plans (Exhibit A), water, sanitary sewer, and storm sewer systems are designed to public standards. The Preliminary Street Sections (Exhibit A) demonstrate public streets are designed to be built to Forest Grove public improvement standards. Therefore, this criterion is satisfied.

R. Building size standards. For areas designated as Planned Shopping Center by the Comprehensive Plan, commercial retail is limited to 20,000 square feet and commercial office is limited to 10,000 square feet.

Response: The project does not include areas designated as Planned Shopping Center by the Forest Grove Comprehensive Plan; therefore, the criterion is not applicable.

17.4.220 PRELIMINARY PLAN REVIEW

A. Procedure. Preliminary plan reviews are processed through a Type III procedure.

B. Submittal requirements. Applications for a preliminary plan review must contain the information stated below in addition to that required by § 17.1.225.

1. General statement. A statement of how the purpose of § 17.4.200 will be achieved by the proposed PD. The statement should include sketches or illustrations of the proposed character of the development , a description of how the PD will relate to surrounding land uses and whether other land use reviews are requested.

2. Summary report. A summary report identifying the different land uses, including the amount of land for housing, non-residential uses, open areas, streets and parking; the number and type of housing units; the amount and type of commercial or industrial areas, if any; and a statement of how

necessary services will be provided and whether the services will be publicly or privately owned and operated.

3. **Drawings of existing site conditions. A drawing or drawings must be submitted which display and inventory existing site conditions including the items listed below:**

   a. **Ground elevations shown with contour lines at two-foot intervals or less;**

   b. **Areas of moderate or severe landslide potential, as identified on city maps or documented by an engineering geologist or geotechnical engineer;**

   c. **General soil types as identified on city maps or as documented by an engineering geologist of soils engineer;**

   d. **Existing natural features, including rock outcroppings, trees and tree groves, fish and wildlife habitats, ponds, wetlands and watercourses;**

   e. **Existing on-site or abutting sanitary sewage, storm drainage and water supply facilities. If such facilities are not on or abutting the site, indicate the direction and distance to the nearest ones;**

   f. **Width, location and purpose of all existing easements of record on or abutting the site;**

   g. **A description of the traffic circulation system on or abutting the site, including street sizes, level of improvements and condition of the streets;**

   h. **A description of areas abutting the PD, indicating zoning districts, land uses, densities, circulation systems, public service facilities, natural features and approximate locations of nearby structures; and**

   i. **Any additional information about existing site conditions required for a concurrent subdivision application.**

4. **PD Site plan. The site plan must include the information stated below:**

   a. **Setbacks for houses and the placement and bulk of other buildings;**

   b. **The traffic circulation system, including connections to existing public rights-of-way, off-street parking and the ownership of streets and parking areas;**

   c. **Conceptual plans for pedestrian and bicycle circulation systems;**

   d. **Conceptual plans for all necessary services, including their location and whether the services will be publicly or privately owned and maintained;**

   e. **Conceptual plans for all facilities for the control and disposal of stormwater and groundwater;**

   f. **Conceptual plans for the location and design of public and private open areas or structures;**

   g. **Treatment proposed for the periphery of the site, including the approximate amount, location and type of any required landscaping; and**

   h. **Conceptual guidelines for multi-family and commercial structures, including such things as building heights, sizes, areas, roof shapes, exterior materials and types of parking areas.**

5. **Phased PDs. PDs being developed in phases require a description of each phase, including the size, uses, timing and infrastructure phasing. Any PD which will require more than 24 months to complete shall be constructed in phases. Each phase shall conform to the phasing plan.**

6. **Drawings. Drawings showing the existing site conditions and the proposed site plan must be at a reasonable size and scale to clearly show all required information. The drawings must display the following:**

   a. **Name of the proposed PD;**

   b. **Date, north arrow and scale of the drawing;**

   c. **Legal description of the PD sufficient to define its location and boundaries;**

   d. **Names, addresses and telephone numbers of the owner, applicant and design team; and**

   e. **Appropriate identification of the drawing as a preliminary plan.**

C. **Approval criteria. The preliminary plan will be approved if the review body finds that the applicant has shown that all of the following approval criteria are met:**

1. **The plan fulfills the purpose for PDs stated in § 17.4.200;**

2. **The plan meets the submittal requirements of § 17.4.220B.;**

3. **Adequate public services exist or can be provided to serve the proposed PD; and**

4. **Where a tentative subdivision plat is requested, the requirements of Article 8 are met.**

Response: The preliminary plan review process above is understood. As indicated on the Preliminary Plans (Exhibit A), Parkview Terrace is planned to be built in two phases due to needed infrastructure, such as the existing and future locations of water service pressure mains. Sections 17.4.200, 17.4.220B, and the tentative subdivision plat requirements of Article 8 are addressed in this narrative, and the Preliminary Plans demonstrate compliance. Will-serve letters from City of Forest Grove Engineering and Light and Power, as well as the CWS Service Provider Letter, have been provided in Exhibit E and F respectively to show that adequate public services are available for this proposed project. Therefore, the approval criteria above are met.

D. **Time limit. Preliminary plan approval – including all phases - is valid for four years and may not be extended. The four-year period will not begin until any appeals beyond the jurisdiction of the city are completed. Within the four-year time period, the applicant must submit a final development plan for the entire site.**

Response: The preliminary plan approval time limits are understood. This criterion can be met.

…

Article 5 Special Provisions

Natural Resource Areas

17.5.010 INFORMATION REQUIREMENTS

An applicant who wishes to remove vegetation or do work within a Natural Resource Area (NRA) shall submit for a tree permit. It shall include the information required by this subsection. The information shall be submitted either prior to or concurrent with a land use application such as site development, conditional use permit, planned development

application, preliminary subdivision or partition application. Where no land use permit is required, the tree permit shall be submitted and approved prior to any physical modification of the subject site.

A. Applicants must verify the natural resource area on their property as described in § 17.5.050.

B. For the entire subject property (natural resource area and non-natural resource area), applicants must submit a scale map of the property that includes:

1. Location of all natural resource areas on the property;

2. Outline of any existing disturbance area, including the location of existing adjacent streets and paved areas, utilities, culverts, stormwater management facilities or bridges;

3. Location of any wetlands or water bodies on the property, including a delineation of the sensitive lands and vegetative corridors consistent with Clean Water Services Design and Construction Standards;

4. Location of 100-year floodplain and floodway boundary as defined by § 17.8.315B. Basis for Establishing Areas of Special Flood Hazard; and

5. Topography shown by contour lines of two-foot intervals for slopes less than 15% and by ten-foot intervals for slopes 15% or greater. On properties that are two acres or larger, such a contour map is required only for the portion of the property to be developed.

C. The nature of the work proposed, and/or the reasons for removal of vegetation. If applicable, this shall include detailed site plan of proposed development outlining total disturbance area, including, proposed building footprints, site property improvements, utilities and landscaping.

D. The following additional information shall be provided about the natural resource area:

1. For properties containing less than one acre of natural resource area, the location of all trees within the natural resource area that are greater than six inches diameter at breast height (DBH), shall be identified by size and species. For properties containing one acre or more of natural resource area, the applicant may approximate the number of trees and the diameter range, and provide a listing of the dominant species;

2. For proposed disturbance areas containing less than one acre of natural resource area, all trees with a diameter of six inches or greater that will be removed shall be specifically identified as to diameter at breast height (DBH) and species. For proposed disturbance areas containing one acre or more of natural resource area an approximate of the number of trees, their diameters and the dominant species; and

3. If grading will occur within the natural resource area, a grading plan showing the proposed alteration of the ground at 1-foot vertical contours in areas of slopes less than 5%, and two-foot vertical contours in areas of slopes 6-15%, and at five-foot vertical contours of slopes 15% or greater.

E. A plan for mitigation or re-vegetation consistent with the applicable mitigation requirements of § 17.5.035 or § 17.5.040; and

F. Evidence of submittal of appropriate applications to local, state and/or federal agencies as required.

Response: The Existing Conditions Plans (Exhibit A) demonstrate the subject site contains few native natural resources, and Tracts D and E provide tree preservation of the existing groves on-

site. Tree removal is illustrated on the Preliminary Tree Preservation and Removal Plans (Exhibit A) and contains the applicable information listed above. As shown on the CWS Service Provider Letter (Exhibit F), the subject site does not contain streams, riparian areas, and/or wetland areas. As discussed in Exhibit F, the project will not impact existing sensitive areas (off-site vegetated corridor and wetland boundary) found to the northeast of the property.

Tree Protection

17.5.110 CITY APPROVAL REQUIRED

A. In no case can trees within the public right-of-way that are deemed by the city to be healthy and pose no risk of property damage or personal injury be removed or topped. In addition, unless approved by a tree permit or specifically exempted under § 17.5.110C. below, it shall be unlawful within any one year to modify protected trees included in § 17.5.100 as follows:

1. Remove or prune as to remove over 20% of a tree's canopy;

2. Top a tree; or

3. Disturb over 10% of the critical root zone of any protected tree or vegetation except in accordance with the provisions of this Code.

B. Permit Requirements

1. The applicant shall file an application for protected tree removal or pruning with the City. The application shall include information on the location and size of the parcel, the location, type, and size of the tree or trees proposed for removal or pruning, and the reasons for the request. Where specified by this code, a tree protection plan shall be provided in accordance with the provisions of §17.5.120. The application and reasons shall address appropriate criteria based on the categories in described in §17.5.100 (i.e., street trees, trees on developable land, etc.)

2. Where an application involves infested tree(s), the application shall contain an analysis of the tree(s) by an arborist.

3. The Director shall determine whether the request is valid under the terms of this Code within four working days of submittal of the application. If valid, the application shall be processed as a Type I permit within seven working days unless referred or appealed to the Community Forestry Commission (CFC).

4. Applications for the removal or pruning of trees pursuant to § 17.5.125 shall be submitted as part of the land use permit application or grading permit, whichever is first. The application shall be reviewed and acted upon by the Community Forestry Commission prior to the issuance of any land use approval for new development or grading permit. Notice will be sent consistent with the Type II procedures with appeal to the City Council.

Response: The Preliminary Tree Preservation and Removal Plans (Exhibit A) illustrate the resources onsite listed above. The site contains an area of overgrown nursery stock, central to the property, that is not designated as "protected" and is planned for removal. The native tree groves onsite in the northern and western portions of the site are planned for preservation within Tracts D and E. As such, City approval for tree removal is not involved in this application. The criteria are not applicable.

17.5.115 TREE PROTECTION PLAN AND PROTECTION REQUIREMENTS.

A. **Plan requirements. Where required by this Code, a tree protection plan shall be submitted and approved by the Director or, where specified, the Community Forestry Commission. The plan shall be prepared by an Arborist and shall include:**

1. **A scale drawing of the subject property;**

2. **Location, species and diameter of each tree on site and within 15 feet of the site;**

3. **Location of the critical root zone;**

4. **Location of existing and proposed roads, water, sanitary and storm sewer, irrigation and other utility lines/facilities and easement;**

5. **Location of dry wells and soakage trenches;**

6. **Location of existing and proposed structures;**

7. **Existing topography and proposed grade change or cut and fill as a result of development;**

8. **Existing and proposed impervious surfaces;**

9. **Identification of a contact person and/or arborist who will be responsible for implementing and maintaining the approved tree protection plan;**

10. **Identification of a contact person and/or arborist who will be responsible for implementing and maintaining the approved tree protection plan; and**

11. **For Register Trees, an assessment of tree health or hazard condition, and recommendations for treatment of each applicable tree.**

B. **Protection standards. The following construction practices shall apply.**

1. **Excavations and driveways shall not be placed within six feet of any tree or within the closest 80% of the critical root zones to the tree trunk whichever is the greater distance. During such excavation or construction this distance shall be protected and no temporary building, building material, vehicle or debris shall be kept within this area. Exceptions to this distance may be approved with a favorable report by a qualified arborist.**

2. **During the erection, repair, alteration or removal of any building, structure or sign within the critical root zone of a register tree there shall be a sufficient fence to prevent injury to such tree before start and during construction. Special care shall be taken to avoid soil compaction within the critical root zone, including a prohibition of vehicle parking or driving and the prohibition of storage of equipment, construction supplies or construction debris.**

Response: Please see the Preliminary Tree Preservation and Removal Plans (Exhibit A), which demonstrate planned construction will not occur near existing trees planned for preservation. The requirement does not apply. The criteria are met, as applicable.

17.5.120 STREET TREES (TREES IN PUBLIC RIGHTS-OF-WAY).

A. **Standards and requirements.**

1. **Street trees required. All development projects fronting on a public or private street more than 100 feet in length approved after the adoption of this title shall be required to plant street trees.**

2. **Street tree planting list. Certain trees can severely damage utilities, streets and sidewalks or can cause personal injury. Approval of any planting list shall be subject to review by the Director.**

3. Tree plan required. New street trees shall conform to an existing tree plan unless a specific exception is granted. When a tree plan does not exist, the city shall determine tree species. In selection of tree species, the city shall consider the list of prohibited trees , the available planting area, above or below ground restrictions, the need for tree diversity, and the requests of adjacent property owners.

4. Size and spacing of street trees. The specific spacing of street trees by size of tree shall be as follows.

   a. Small or narrow-stature trees under 25 feet tall and less than 16 feet wide branching at maturity shall be spaced no greater than 20 feet apart.

   b. Medium-sized trees 25 to 40 feet tall, 16 to 35 feet wide branching at maturity shall be spaced no greater than 30 feet apart.

   c. Large trees over 40 feet tall and more than 35 feet wide branching at maturity shall be spaced no greater than 40 feet apart.

   d. Except for signalized intersections, trees shall not be planted closer than 20 feet from a street intersection, nor closer than two feet from private driveways (measured at the back edge of the sidewalk), fire hydrants or utility poles to maintain visual clearance.

   e. No new utility pole location shall be established closer than five feet to any existing street tree.

   f. Street trees shall not be planted closer than 20 feet to light standards.

   g. Where there are overhead power lines, the street tree species selected shall be of a type which, at full maturity, will not interfere with the lines.

   h. Street trees shall not be planted within two feet of any permanent hard surface paving or walkway:

      i. Space between the tree and the hard surface may be covered by a nonpermanent hard surface such as grates, bricks on sand, paver blocks and cobblestones; and

      ii. Sidewalk cuts in concrete for tree planting shall be at least four feet by four feet to allow for air and water into the root area.

5. Pruning requirements. Trees or shrubs within any public right-of-way, or on public and private grounds and having branches projecting into the public street or sidewalk, shall be kept pruned by the owner or owners of property adjacent to or in front of which such trees , shrubs or plants are growing and shall meet the following:

   a. At least eight feet of clearance above sidewalks, 13 feet above local streets, and 15 feet above collector and arterial street roadway surfaces shall be provided.

   b. The branches of any tree, shrub or other vegetation shall be pruned so as to maintain the clear vision area requirements as set forth in § 17.8.150.

   c. Newly planted trees may remain untrimmed, provided they do not interfere with street traffic or persons using the sidewalk.

6. Cut and fill around existing trees. Existing trees may be used as street trees if no cutting or filling takes place within the drip line of the tree.

7. Granting of adjustments. Adjustments to the street tree requirements may be granted by the Director by means of a Type I or II procedure, using approval criteria in Article 2 for Adjustments.

8. Street tree maintenance – property owner responsibility.

   a. The adjacent property owner shall appropriately water the tree for two years following planting, unless a city irrigation system, maintenance program, or separate maintenance contract is developed which specifically removes the property owner of this responsibility.

   b. Pruning requirements. Trees or shrubs within any public right-of-way, or on public and private grounds and having branches projecting into the public street or sidewalk, shall be kept pruned according to city standards by the owner or owners of property adjacent to or in front of which such trees, shrubs or plants are growing.

   c. Where tree roots create hazardous sidewalk conditions, the owner is responsible for pruning the roots or modifying the sidewalk to alleviate the hazardous condition.

9. City maintenance of street trees.

   a. The city may perform pruning on any street tree within the rights-of-way without a permit if total pruning results in removal of less than 20% of the crown or disturbance of less than 10% of the root system. Major pruning of a series of street trees may be combined in one permit.

   b. If the owner or owners, lessees, occupants or person in charge of the property shall fail and neglect to trim such trees, shrubs or plants within ten to 45 days after notice, the city shall trim such trees, shrubs or plants and shall bill the property owner for the cost of the work. Such trimming by the city shall not relieve such owner, lessee, occupant or person in charge of responsibility for violation of the Code.

10. Additional requirements.

   a. It shall be unlawful to attach anything to a tree, or to the support of protection devices of a tree, except that which is used for support or protection or approved by the city.

   b. It shall be illegal to remove protective devices from around a tree, or in any way damage a street tree.

   c. The applicant shall state when products of pruning or tree removal will be used for a financial return. The commercial harvesting of tree products (e.g., harvesting and selling of spring foliage) shall not be the primary purpose for pruning or cutting street trees.

   d. If removal is allowed, the stump shall be removed to a depth of six inches below the surface of the ground or finish grade of the street, whichever is of greater depth.

   e. A tree of at least two-inch or larger caliper size shall be planted within one year of removal of the street tree.

B. Criteria for pruning or removal. The permit for major pruning or removal shall be granted if any of the following criteria are met.

1. The tree is dead or diseased. This criterion shall not be used as the sole reason for removal if the cost of curing the disease is less than one-fourth of the value of the tree. Criterion 1 is to determine if major pruning or removal is appropriate, and shall not be used to require treatment of the tree.

2. The tree has become a major nuisance by virtue of damage to personal property or improvements, either public or private, on the subject site or adjacent sites, and that the maintenance required to prevent damage to such improvements or property outweighs the value of the tree to the community.

3. The tree is unsafe to the occupants of the property, an adjacent property or the general public.

4. The removal has been approved as part of a development project, pursuant to the provisions of § 17.5.135.

5. The removal is for a public purpose, and there is no alternative without significant cost or safety problems.

6. The removal is part of a street tree improvement program, such as improving the streetscape, or improving the age and species diversity within the city.

Response: The Preliminary Street Tree Plans (Exhibit A) illustrate the preliminary plant schedule and location for future street trees within Parkview Terrace and along the site's frontage on both NW Thatcher and Watercrest Roads. The street trees are intended to be planted in accordance with the applicable City standards above. The criteria are met.

…

17.5.130 TREES ON DEVELOPABLE LAND, PRIOR TO AND DURING DEVELOPMENT

A. Protected trees prior to development.

1. A permit shall be required for the removal or major pruning for trees six inches or greater in diameter or Oregon White Oaks three inches or greater in diameter, measured four and one-half feet above natural grade, or other Protected Trees as defined in this Code. A permit may cover a tree management plan which specified cutting, pruning and thinning on a six-month to two-year basis.

B. Tree removal criteria. The permit for removal of tree (s) on developable land shall be granted if any of the following criteria have been met:

1. The tree is dead or diseased. Criterion 1 shall not be used as the sole reason for removal if the cost of curing the disease is less than one-fourth of the value of the tree. Criterion 1 is to determine if major pruning or removal is appropriate, and shall not be used to require treatment of the tree;

2. Removal of the tree is necessary to accomplish a public purpose, such as the installation of public utilities or provision of public streets by a public agency. The applicant shall show evidence of alternative designs; and

3. Removal of the tree is for thinning purposes following accepted arboricultural practices.

C. Review Standards During Development Review

1. Prior to the removal of any protected trees a tree permit is required. If there is a land use or other permit which may result in modification of the site the tree permit shall be reviewed concurrent with that other permit and follow the same process.

2. Permit Requirements. In conjunction with the development permit requested, the applicant shall include the location, size, and species of all trees

subject to this code. Groves or trees that are to be protected do not have to be individually delineated; however, the approximate number of trees in each grove shall be indicated.

3. Protection Plan. For all trees proposed to be preserved, the applicant shall submit a protection plan consistent with the provisions of §17.5.120. Protected trees shall be identified on landscape plans.

4. Review criteria. Protected Trees, as defined in § 17.5.100 shall be preserved unless the applicant proves to the satisfaction of the reviewing body that removal is necessary as a result of:

   a. Need to remove trees that pose a safety hazard to pedestrians, property or vehicular traffic or threaten to cause disruption of public service; or which pose a safety hazard to persons or buildings;

   b. Need to remove diseased trees or trees weakened by age, storm, fire or other injury;

   c. Need to observe good arboricultural practices;

   d. Need for access to the building site or immediately around the proposed structure for construction equipment;

   e. Need for essential grade changes to implement safety standards common to standard engineering or architectural practices;

   f. Surface water drainage and utility installations;

   g. Locations of driveways, buildings or other permanent improvements so as to avoid unreasonable economic hardship;

   h. Compliance with other ordinances or codes; and

   i. Need to install solar energy equipment. For criteria d-g above, the applicant shall provide evidence of exploring alternate designs that would increase tree protection. Removal of register trees shall also comply with the criteria in § 17.5.145.

Response: As shown on the Preliminary Tree Removal and Preservation Plans (Exhibit A), trees planned for removal are necessary to complete public infrastructure and right-of-way improvements. Therefore, the tree removal criteria above are met.

…

Solar Access

17.5.405 APPLICABILITY

The solar design standard shall apply to applications for subdivisions in all residential zones, except to the extent the approval authority finds that exemptions or adjustments provided for in Section 17.5.420 are warranted.

Response: The subject site is within the R-7 zone, and, therefore, the solar access standards are applicable to this subdivision application.

17.5.415 DESIGN STANDARDS

At least 80% of the lots in a development subject to this section shall comply with one or more of the following options:

A. Basic requirement (see Solar Lot Option 1 below). A lot complies with this section if it:

   1. Has a north-south dimension of 90 feet or more; and

2. Has a front lot line that is oriented within 30 degrees of a true east-west axis.

Response: In accordance with this standard, 131 of the 165 planned lots are required to meet the solar lot standards. Approximately 95 lots (58 percent) are shown to have a north-south lot dimension of 90 feet or more and front lot lines oriented within 30 degrees of a true east-west axis. This is below the 80 percent standard. Therefore, the exemption standards are addressed below.

…

17.5.420 EXEMPTIONS FROM DESIGN STANDARD

A development is exempt from § 17.5.415 if the approval authority finds the applicant has shown that one or more of the following conditions apply to the site. A development is partially exempt from § 17.5.415 to the extent the approval authority finds the applicant has shown that one or more of the following conditions apply to a corresponding portion of the site. If a partial exemption is granted for a given development, the remainder of the development shall comply with § 17.5.415.

Response: As discussed above, the planned subdivision includes 95 lots meeting the solar access orientation standards, where 131 lots are required to meet the standard. Therefore, a partial exemption to these standards is requested.

…

D. Existing conditions.

1. There is a significant natural feature on the site that prevents given streets or lots from being oriented for solar access, and that will continue to exist after the site is developed;

2. Existing road patterns must be continued through the site or must terminate on-site to comply with applicable street standards or street plans in a way that prevents given streets or lots in the development from being oriented for solar access; or

3. An existing public easement or right-of-way prevents given streets or lots in the development from being oriented for solar access.

Response: The shape of the subject site, presence of steep, sloped topography, compliance with forecasted streets in the TSP, and inability to extend streets from the west side of the site create a constrained geometry that precludes designing a street network that meets City standards and allows for at least 80 percent of lots to meet the solar orientation requirements. The Preliminary Plat shows ±95 (58 percent) of the planned ±165 lots with a north-south dimension of 90 feet or greater or front lot lines within 30 degrees of a true east-west axis. This is the maximum possible, given the surrounding development pattern, on-site natural features, shape of the subject site, and planned development of the Forest Grove Comprehensive Plan and TSP.

Article 6 Land Divisions

17.6.005 INTRODUCTORY PROVISIONS

Land divisions are governed by state law, several related provisions of this Code and other chapters of the Forest Grove Municipal Code. An introduction to these related regulations is provided below.

A. Relationship to state law. O.R.S. Chapter 92 governs all land divisions. State law permits the city to develop its own procedures and review criteria for land divisions. However, because the state law limits the city 's discretion in land divisions, users of this Code are encouraged to review O.R.S. 92 to be aware of all state requirements applicable to land divisions. Pursuant to O.R.S. 197.015(10)(b)(G), a city decision to approve or not approve a final plat is not a land use decision.

B. Relationship to public improvements standards in Article 8. All proposed land divisions must meet the applicable design and construction standards for public improvements included in Article 8 , and related construction specifications adopted by the City of Forest Grove separate from this Code.

C. Relationship to other local regulations. All proposed land divisions must meet the applicable standards of the base zoning district (i.e., residential, commercial, industrial, etc.), the provisions of any applicable overlay districts (such as Environmental Review), and other development standards included in Article 8 (such as Clear Vision Area , Grading, Drainage and Erosion Control). A pre-application conference is required to highlight all of the key provisions of this Code and other regulations that will apply to the proposed land division application.

Response: The Applicant understands that land divisions are governed by Oregon state law and that the City has limited discretion upon land divisions. Approval or denial of this subdivision application is considered a "limited land use decision" as defined in ORS 197.015(12). The applicable public improvement standards are addressed in the responses to Article 8 below, within this written narrative. A pre-application conference for this project was held on May 12, 2021, and the applicable City standards are addressed in this narrative. Therefore, the criteria are met.

D. Phased subdivision.

1. The review body may authorize a time schedule for platting a subdivision in phases. Each phase may be for a period of time in excess of one year, but the total time period for all phases shall not be more than eight years without resubmission of the tentative plan. Each phase so platted and developed shall conform to the applicable requirements of this Code.

2. For a phased project, the right-of-way for streets within the development that provide connectivity to arterials or collectors outside the project site shall be dedicated with the first phase of the project.

Response: Parkview Terrace is planned to be constructed in two phases as depicted on the Preliminary Plans (Exhibit A). The platting of each phase may exceed one year but is not anticipated to exceed eight years for both phases. The applicable criteria can be met.

E. Prohibition on sale of lots. No person shall sell or convey any interest in any subdivision or partition lot until the final plat has been approved and recorded with the recording officer of Washington County.

Response: As required, all lots and tracts will be legally created prior to conveyance or sale. This criterion can be met.

F. Future re-division. When dividing tracts into large lots, the review authority shall require that the lots be of such size and shape to facilitate future re-division in accordance with the density targets established in Article 3.

Response: As shown on the Preliminary Plans (Exhibit A), lots intended for single-family homes are not intended (or practically large enough) for future re-division. Parkview Terrace meets the target density established in Article 3. This criterion is met.

G. A building permit for the construction of a structure shall not be issued unless all applicable and needed services including vehicular access, power, sewerage, domestic and fire water supply and stormwater drainage are available to the lot or parcel where the structure is to be built. This provision does not apply to permits for a structure that does not require such services (such as a storage shed).

Response: This application does not involve home construction. Future building permit applications will be submitted for each individual home at the completion of the project and infrastructure improvements. This criterion can be met.

Subdivisions

17.6.105 APPLICATION REQUIREMENTS FOR TENTATIVE PLAT REVIEW

…

B. Graphics. A tentative subdivision plat application shall include the following information where applicable:

1. Public notice map

2. Existing land use map. Typically an aerial photo that extends at least 500 feet beyond the site boundaries shall be submitted unless the Director accepts a different map type and/or extent. This map includes building footprints and makes a distinction between residential, commercial and industrial land uses, as well as noting other significant features such as roads, drainageways, parks, transit stops and schools;

3. Tentative subdivision plat and other graphics drawn to scale and containing sheet titles, date, north arrow, and legend placed in the same location on each sheet and containing the following:

a. Name and address of owner(s) of record, applicant and registered land surveyor who prepared the plat;

b. Sufficient description to define location and boundaries of the development site;

c. Location and use of adjacent structures within 150 feet of the development site;

d. Number of lots and their dimensions including frontage, depths and area in square feet;

e. General locations of existing and proposed structures including building types and gross density per acre and proposed use restrictions. An indication of approximate building envelopes may be required where necessary to evaluate building relationships;

f. General location and size of areas to be conveyed, dedicated or reserved as common open spaces, public parks, recreational areas, school sites and similar public and semipublic uses;

g. Existing and proposed general circulation system including bikeways, off-street parking areas, service areas, loading areas and major points of access to public rights-of-way. Notations of proposed ownership (public or private) should be included where appropriate;

h. Existing and proposed general pedestrian circulation system, including its interrelationship with the vehicular circulation system and indicating proposed treatments of points of conflict;

i. Existing and proposed utility systems including sanitary sewer, storm sewer, drainageways and water;

j. Identification of significant natural features including heavily wooded areas and significant trees;

k. Topographic contours at two-foot intervals for slopes under 20% and at five-foot intervals for slopes at or greater than 20%. Where the grade of any part of the subdivision exceeds 10% or where the subdivision abuts existing developed lots, a conceptual grading plan may be required to show features adjacent to or within a reasonable distance from the subdivision that would affect the subdivision and adjacent areas. If a grading plan is required, it shall show how runoff or surface water from individual lots will be managed and ultimate disposal of all subdivision surface waters;

l. Approximate location of proposed easements and/or dedications for drainage, sewage or other public utilities;

m. Location of waterways and drainageways, showing top of existing banks and channel depth, and if requested, a separate sheet showing cross section at 50-foot intervals of all such watercourses; and

n. For residential development, identification of which lots are intended to have solar access protection.

Response: As shown on the Preliminary Plans (Exhibit A), the subdivision application includes the above information, as applicable. The submittal requirements are met.

C. Narrative. A written statement shall include:

1. Proposed uses and development objectives;

2. Statement of on-site and off-site improvements to be constructed or installed, date of their anticipated completion, and availability of off-site rights-of-way and/or easements to the site to allow extension of off-site improvements to the site. Improvements include:

a. Domestic water supply;

b. Sewage disposal, storm drainage and flood control;

c. Pedestrian, bicycle and vehicular access;

d. Maintenance of common areas, if proposed; and

e. Landscaping.

3. General description of intentions concerning timing, installation and maintenance responsibilities, and assurances for all public and non-public improvements and facilities, such as irrigation, private roads and drives, landscape and open space, water quality and stormwater detention facilities and sensitive land buffers;

4. General data not included on the tentative plat such as:

a. Total number and type of dwelling units;

b. Lot sizes;

c. Proposed lot coverage of buildings and structures where known;

d. Densities per net acre;

e. Total amount of open space (lands not designated for buildings or vehicle parking and maneuvering areas); and

f. Total amount of nonresidential construction.

5. Any proposed Conditions, Covenants and Restrictions (CC & Rs); and

6. How the proposed project meets each of the approval criteria.

Response: This written narrative includes a detailed description of the project, including provision of public and private improvements. The applicable approval criteria are addressed herein. Therefore, the submittal criteria above are met.

D. An application for a subdivision within the City of Forest Grove must include a certification from the City Engineer and Light and Power Director for electricity as follows:

1. Certification from the City Engineer and Light and Power Director on forms provided by the city that the following are available to the site:

   a. Municipal water with legal access to the site and sufficient volume and pressure to serve the proposed development.

   b. Sanitary sewer with legal access to the site and sufficient treatment plant capacity and line capacity to serve the proposed development.

   c. Storm sewer with legal access to the site and sufficient line capacity to adequately provide the necessary drainage.

   d. Road access with available public right-of-way and capacity to serve the proposed development.

   e. Electrical power with legal access to the site and sufficient capacity to serve the development.

2. The City Engineer or Light and Power Director may require such information from the applicant as deemed necessary to make the determination whether to issue the certifications described in § 17.6.105D.1. above.

3. When any of the certifications described in § 17.6.105D.1. above cannot be made because the utilities lack sufficient capacity or line availability to the property boundary, the City Engineer, or the Light and Power Director for electricity, shall state on the form, based on the information provided by the applicant, whether the utilities could be provided by the extension or replacement of existing lines or construction of pumping stations, transformers or other facilities needed to provide capacity. If offsite improvements are required, the applicant shall be responsible for constructing or installing any such improvements.

4. The application shall include a written statement from the applicant that the applicant understands that development of the site will not be authorized until the utilities are available and that the city cannot provide a time schedule for their availability.

5. The city will not accept or review an application when certification under § 17.6.105D.1. above cannot be given due to a lack of legal access to extend the service to the site through offsite easements or rights-of-way for any service identified in 17.6.105D.1. above.

Response: Certifications from City of Forest Grove Engineering and Light and Power are included in this application as Exhibit E. Additionally, an existing sewer analysis in response to Forest Grove Engineering's will-serve is included with the letter in Exhibit E. The submittal requirement is met.

17.6.110 TENTATIVE PLAT REVIEW CRITERIA

Type II approval of a tentative subdivision plat will be granted if the Director finds that the applicant has met or can meet all of the following criteria without reliance on other parties not

associated with the subject development, unless agreements with such other parties are in place prior to project approval to the satisfaction of the Director:

A. The tentative subdivision plat complies with all applicable requirements for submittal.

Response: This application packet contains the required materials applicable to review of the Tentative Subdivision Plat. The criterion is met.

B. The subdivision plat complies with all applicable standards and design requirements of this Code.

Response: As detailed throughout this written narrative and demonstrated on project plans and exhibits, the planned subdivision conforms to applicable standards and requirements of this Code. Therefore, the criterion is met.

C. Any special features of the site (such as topography, floodplains, wetlands, vegetation, historic sites) have been adequately considered and addressed in the design of the tentative plat.

Response: The subject site contains few natural resources. As shown on the Preliminary Plans (Exhibit A), the few natural resources that exist on the subject site are generally preserved as open space and tree preservation areas in the northern portions of the site (Tracts D and E). Additionally, the site contains steep slopes and topography which impact the design of the subdivision layout by dictating the most efficient street layout and lot orientation. Special features beyond the vegetation and topography described above and shown on the Preliminary Plans (Exhibit A) are not located on the subject property.

D. All lots shall be suitable for their intended use. No parcel shall be of such size or design as to be detrimental to the health, safety, or sanitary needs of the occupants of such lot or subdivision.

Response: The project consists of lots suitable for their intended residential use (household living). Planned lots within the project meet or exceed minimum dimensional requirements of the R-7 zoning district, except where deviations under the PD process are planned. This criterion is met.

E. Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.

Response: The planned subdivision does not result in remainder portions of the subject property. Therefore, the criterion does not apply.

F. Adjoining land can be developed or is provided access that will allow its development in accordance with this Code.

Response: This application provides access to adjoining land, where appropriate, and does not preclude the development of abutting properties. The subject site is generally surrounded by developed properties (to the south, east, west, and northwest) and bounded by Thatcher City Park and future school land to the north. Parkview Terrace includes one stubbed collector street (A Avenue) along the northern boundary which can be extended if property to the north develops. A Avenue roughly bisects the property and is shown in the TSP. No other practical opportunity to provide access to adjoining properties for future development exists, due to existing homes, woodland areas, City infrastructure

[e.g., the water treatment facility and future public water reservoir (Tract C)], and existing Thatcher City Park. Therefore, the criterion is met.

G. The proposed street plan provides safe, convenient and direct options for pedestrian, bicycle and vehicular circulation.

Response: As shown on the Preliminary Plans (Exhibit A), the planned street improvements for Parkview Terrace provide an efficient internal network for vehicle and pedestrian circulation. A Avenue/B Street will be extended southwest from NW Thatcher Road across the site to provide the connection to Watercrest Road as forecasted in the TSP. As shown on the Preliminary Neighborhood Circulation Plan, the planned collector (A Avenue) is extended northwest to provide an east-west spine and, ultimately, (at full build out of adjacent properties) link to Valley Crest Way as warranted in the TSP.

Internal connectivity is planned through the local street network radiating off A Avenue. One cul-de-sac (G Court) is proposed in the northwest corner of the site due to steep topography and to protect the existing tree groves slated for open space preservation. Street F is completed with a hammerhead due to restricted access on the frontage collector street (NW Thatcher Road) and for emergency apparatus turnaround. From the end of the hammerhead, a 10-foot-wide access easement within Tract B is planned to provide a means of efficient pedestrian movement to NW Thatcher Road. Frontage improvements along Watercrest and NW Thatcher Roads will include sidewalks and intersection improvements to create access into the project site. The criterion is met.

H. Adequate public facilities are available to or within the site, including sufficient legal access, or can be provided by the applicant to serve the proposed subdivision.

Response: As illustrated in the Preliminary Plans (Exhibit A) and indicated in the will-serves/service provider letters (Exhibits E and F), access and other public facilities are available to serve the subdivision. This criterion is met.

I. Protection and assurance of access to incident solar radiation and/or wind as defined by ORS 92.044 for potential electrical generation or mechanical application.

Response: The project's internal street system has been designed at appropriate widths and locations that do not hinder the potential for electrical generation or mechanical applications of solar or wind energy. This criterion is met.

Article 8 General Development Standards

Access and Circulation

17.8.105 APPLICABILITY

A. When Provisions Apply. The provisions of this article shall apply to all development, including the construction of new structures, and the remodeling or new structures or a change of use which increases the on-site parking or loading requirements or which changes the access requirements.

B. When Site Plan/Design Review Is Not Required. Where the provisions of site plan review or design review do not apply to the proposed developments, the Director shall approve, approve with conditions, or deny an access plan submitted under the provisions of this Article in conjunction with another permit or land use action.

C. Conflict with Land Division Requirements. The requirements and standards of this article shall not apply where they conflict with the land division rules and standards of Article 6.

17.8.110 GENERAL PROVISIONS

A. Continuing Obligation of Property Owner. The provision and maintenance of access and egress stipulated in this section are continuing requirements for the use of any structure or parcel of real property in the City.

B. Access Plan Requirements. No building or other permit shall be issued until a scaled site plan is submitted that shows how access, egress and circulation requirements are to be fulfilled. The Director shall provide the applicant with information about the submittal requirements for an access plan.

Response: The Preliminary Plat and Preliminary Street Plan (Exhibit A) outline the full public roadway circulation system. Further, the Preliminary Neighborhood Circulation Plan (Exhibit A) illustrates the circulation and connectivity this project will provide in relation to surrounding properties and the City's transportation network. This criterion is met.

C. Joint Access. Owners of two or more uses, structures, or parcels of land may agree to jointly use the same access and egress when the combined access and egress of both uses, structures, or parcels of land satisfies their requirements as designated in this Article, provided:

1. Satisfactory legal evidence shall be presented in the form of deeds, easements, leases or contracts to establish the joint use; and

2. Copies of the deeds, easements, leases or contracts are placed on permanent file with the City.

Response: As shown on the Preliminary Plans (Exhibit A), joint access/shared driveways are provided to Lots 49 and 50, 60 through 62, 105 and 106, and 79 through 84. Lot 118 includes a 15-foot access easement for the abutting property (off-site) to restrict access from the arterial roadway (NW Thatcher Road) upon future redevelopment. Additionally, joint access is provided to the attached single-family homes in the southeastern portion of the site, as shown. Proper documentation will be provided to the City and recorded, as applicable. This criterion is satisfied.

D. Public A Avenueccess. All vehicular access and egress shall connect directly with a public or private A Avenuepproved by the City for public use, except where joint access is provided through adjacent or other property which is connected to a street. Vehicular access to a residential use shall be provided within the same lot for single-family and two-family dwellings, and within the same lot or development for multi-family dwellings. Access to multi-family units shall avoid being located through single family residential areas before being connected to a collector or arterial as designated by the City's Transportation Plan.

Response: All streets are proposed to be public. The planned street system for Parkview Terrace provides an efficient internal network for vehicle and pedestrian circulation. A future collector (A Avenue) will be extended north into the property to serve as the east-west spine. North-south connectivity is provided through a local street network extending outward from A Avenue and includes local connections outward to create complete blocks. One cul-de-sac is planned in the northwestern corner of the site, as a road cannot be extended through the natural resource area, and connectivity to/from the west is unavailable. An adequate hammerhead design is planned in the southeastern corner near

the attached single-family lots, as there is restricted access onto the collector roadway (NW Thatcher Road). This criterion is met.

E. Transit Agency Referral. The City shall submit all development proposals located along the Pacific Avenue/19th Avenue transit corridor to Tri-Met for review and comment regarding facilities necessary to support transit. The following facilities may be required as a condition of a permit:…

Response: This project is not located along Pacific Avenue or 19th Avenue. This criterion does not apply.

F. Where hard surfaces are stipulated by these requirements, pervious surfaces are encouraged to be used. Where improvements are within the public rights-of-way, such surfaces can be used upon approval by the City Engineer.

Response: This application does not involve pervious pavement.

G. Landscaped areas should include water quality features such as bio-swales or wetlands, trees, grass, shrubs, and other plant material when possible so as to cover landscape areas.

Response: The primary landscape features for Parkview Terrace are the open space, tree preservation, and stormwater facility tracts. Furthermore, required landscape strips along the internal street network, NW Thatcher Road, and Watercrest Road are planned to include a variety of street trees and grassy areas. This criterion is met.

…

17.8.120 MINIMUM ACCESS REQUIREMENTS FOR RESIDENTIAL USES

A. Direct Access to Arterial Streets from a residential dwelling established after the effective date of this Code is prohibited. The City may permit direct access to an arterial for lots of subdivisions approved prior to the effective date of this Code, and for multi-family residential complexes if the access is designed to local residential street standards.

Response: Direct driveway access is not proposed from planned residential lots to NW Thatcher Road, which is classified as an arterial. Further, there is a planned 15-foot access easement on Lot 118 to provide potential access to Tax Lot 4600 upon future redevelopment (to limit future access on the arterial roadway). Additionally, Tax Lot 4700 is also granted the ability to gain access off the internal street network in the future. This criterion is met.

B. Single-Family Dwellings and Duplexes shall be required to have one driveway, fully improved with hard surface pavement, with a minimum width of 10 feet.

Response: As shown on the Preliminary Street Plans (Exhibit A), single-family homes will be provided with a driveway designed to meet minimum width standards. This criterion is met.

C. Service Drives for Multi-Family Dwellings shall be fully improved with hard surface pavement with a minimum width of:

1. 12 feet when accommodating one-way traffic, or

2. 20 feet when accommodating two-way traffic.

In no case shall the design or said service drive or drives require or facilitate the backward movement or other maneuvering of a vehicle within a street.

Response: The project does not include the construction of multifamily dwellings; the criteria above do not apply.

D. Private Residential Access Drives shall be provided and maintained in accordance with the provisions of the Uniform Fire Code.

Response: As shown on the Preliminary Plans (Exhibit A), private residential access drives are planned to be provided pursuant to the requirements of the Uniform Fire Code and can be maintained accordingly. The criterion is met.

E. Dead End Access Drives In Excess Of 150 Feet shall be provided with approved provisions for the turning around of fire apparatus by one of the following:

1. A circular, paved surface having a minimum turn radius measured from center point to outside edge of thirty-five (35) feet; or

2. A hammerhead, paved surface with each leg of the hammerhead having a minimum depth of forty (40) feet and a minimum width of twenty (20) feet.

3. The maximum cross slope of a required turnaround is 5%.

Response: As shown on the Preliminary Street Plans (Exhibit A), driveways exceeding 150 feet in length are provided adequate hammerhead turnarounds and associated easements for fire apparatus services. Additionally, the subject homes are planned to include fire sprinklers, as applicable. The criteria are met.

F. Driveway Grades shall not exceed a maximum of 20%.

Response: Driveway grades are not expected to exceed 20 percent; this criterion can be met.

…

17.8.130 WIDTHS AND LOCATIONS OF DRIVEWAYS AND CURB CUTS

A. Minimum Driveway Widths at the street right-of-way line shall be fifteen (15) feet for institutional, commercial, industrial, and multi-family residential uses, and ten (10) feet for single-family and two-family residential uses.

Response: As shown on the Preliminary Street Plans (Exhibit A), single-family homes are planned to be provided with a driveway with a typical width of at least 10 feet. This application does not involve institutional, commercial, industrial, or multifamily uses. The criterion is met.

B. Maximum Driveway Widths at the street right-of-way line shall be as follows:

1. 24 feet in residential zones

2. 36 feet in institutional, town center or commercial zones

3. 40 feet in industrial zones

Response: Future residential driveways are planned to be within the 24-foot maximum width standard. This criterion can be met.

C. Location of Curb Cut. No portion of a curb cut shall be located closer to an intersecting street right-of-way line than:

1. 100 feet on an arterial street with four or more travel lanes

2. 50 feet on an arterial street with two or three travel lanes

3. 50 feet on a collector street

4. 20 feet on a local street

Response: Driveways can be located a minimum of 50 feet from NW Thatcher Road and Watercrest Road, or a minimum of 20 feet from all local streets. This criterion can be met.

D. Minimum Distance between Curb Cuts. On arterial and collector streets, minimum distances shall be maintained as follows between adjacent curb cuts on the same side of any such street:

1. 85 feet where the speed limit is 20 mph or less

2. 105 feet where the speed limit is 25 mph

3. 125 feet where the speed limit is 30 mph

4. 150 feet where the speed limit is 35 mph

5. 185 feet where the speed limit is 40 mph

6. 230 feet where the speed limit is 45 mph

7. 275 feet where the speed limit is 50 mph or greater

E. In measuring the distance between curb cuts on arterial and collector streets, existing curb cuts or accesses serving single-family and two-family dwellings shall not be considered.

Response: The project includes one curb cut along NW Thatcher Road (an arterial road with a speed limit of 40 miles per hour) for the western extension of A Avenue. The nearest curb cuts on the west side of NW Thatcher Road in both the north and south directions of the subject access are well over 185 linear feet.

Parkview Terrace includes two curb cuts along Watercrest Road (a collector road with a speed limit of 25 mph) for the northern extension of Vista Drive and B Street. The distance between existing driveways on the north side of Watercrest Road to the east and west of the subject access exceed 105 feet. Therefore, the criteria above are met.

C

17.8.155 STANDARDS.

Except in the Town Center zones, a clear vision area shall be maintained on the corners of all property adjacent to the intersection of two streets, a A Avenuend a railroad, or a driveway providing vehicular access to a public street, excluding alleys.

A. On corner lots, no vehicle, fence, wall, hedge or other planting or structure shall be parked, erected, planted, placed, located or maintained, except for occasional tree trunks or poles, so as to impede visibility within the greater of the two clear vision areas defined below (see Figure 8-5):

1. The triangular area formed by the curb lines along such lots and a straight line joining said curb lines at points which are 30 feet distant from the intersection of the curb lines and measured along such lines; or

2. The triangular area formed by the property lines of such lots and a straight line joining said property lines at points which are ten feet distant from the intersection of the property lines and measured along such lines.

B. A private access shall be treated as a public street for the purpose of this section. The edge of the paved surface area of the private access, be it roadway, curb or sidewalk, shall be treated as the curb line in determining the vision clearance area.

…

D. The vision clearance area for single-family homes and duplexes shall be determined in the manner set forth in subsection A.2. above.

E. Any obstruction maintained in violation of this section shall be deemed in violation of the Development Code and shall be abated pursuant to § 17.1.400 enforcement procedures.

Response: Vision clearance triangles have been shown on the Preliminary Plans in Exhibit A. The planned homes will be reviewed for compliance with these triangles at future building permit submittal. The criteria can be met.

Open Space, Recreational Facilities and Common Areas

17.8.205 STANDARDS

A. Open space areas may be required to avoid placing structures or other improvements either in identified hazard or resource areas as required by § 17.5.005 et seq. and 17.8.300 et seq.

B. Areas retained to comply with Clean Water Services (CWS) water quality sensitive area and vegetative corridor requirements of the Design and Construction Standards or surface water quality or quantity facilities requiring over 100 square feet of area shall be considered open space but not be considered a recreational area unless so designed as to be integrated with a development's site design and available for access for residents in the development.

D. Areas and tracts of land to be held in common, shall meet the following requirements.

1. Common areas shall be held in ownership by either a homeowners association or operator of a multi-family development, residential care facility, residential care institution or nursing or convalescent home.

2. To ensure adequate maintenance of common areas within the land division, the applicant shall provide maintenance provisions in Covenants, Conditions and Requirements (CC & Rs) when to be maintained by a homeowners association or another method an operator of a multi-family development, residential care facility, residential care institution or nursing or convalescent home.

Response: This application does not involve water quality sensitive areas or vegetative corridors. As shown on the Preliminary Plat (Exhibit A) Tracts A, B, D, E, F, and G are planned open space and tree preservation areas, planned to be privately owned and managed by the future Homeowners' Association. Tract C is an area anticipated for a future public water reservoir and will be held and maintained until the City (or a future entity) acquires the land after plat recordation. The criteria are met.

Hazards and Resources

17.8.305 RESOURCE AREAS

A. Wetlands, Wetland Buffer Areas, Wildlife Conservation Areas and Vegetated Corridors subject to the provisions of § 17.5.005 shall be left undisturbed unless:

1. Division of State Lands has issued a permit to allow fill in a wetland; or

2. Enhancements that are required or allowed either by the report approved by the city for Wildlife Conservation Areas pursuant to § 17.5.025 or by the Service Provider Letter issued by Clean Water Service.

B. Wetland buffer areas and vegetated corridors shall be provided consistent with the requirements of Clean Water Service (CWS) Design and Construction Standards. Pursuant to § 17.5.025A., a service provider letter from CWS shall be issued prior to filing for a land use permit with the city.

C. All development with Natural Resource Areas shall attempt to design development through avoidance of the resource area. If that cannot be achieved through standard development requirements, then the requirements of §§ 17.5.005 et seq. shall apply and shall override any conflicting development requirements established by other portions of the Development Code in order to minimize intrusion into the NRA.

D. All wetlands, wetland buffers, vegetated corridors and wildlife habitats shall be established as follows.

1. For divisions of land, the area shall be placed in an open space tract separate from areas intended for development. The open space tract is subject to the requirements of §§ 17.8.200 et seq.

Response: As shown on the Clean Water Services (CWS) Service Provider Letter (Exhibit F), the subject site does not include or impact sensitive areas. Therefore, the criteria above are not applicable. Please see Exhibit F for further information.

E. Historic structures and trees. Any modification of historic structures or the removal of trees shall comply with the requirements of §§ 17.5.200 et seq. and 17.5.100 et seq. respectively.

Response: The project site does not contain historic structures. Anticipated tree removal is shown on the Preliminary Plans (Exhibit A) and described in the written responses to Section 17.5.100. The criteria are met, as relevant.

Landscaping, Screening and Buffering

…

17.8.425 BUFFERING AND SCREENING STANDARDS

A. General Provisions

1. It is the intent that these requirements shall provide for privacy and protection and reduce or eliminate the adverse impacts of visual or noise pollution at a development site, without unduly interfering with the view from neighboring properties or jeopardizing the safety of pedestrians and vehicles;

2. Buffering and screening is required to reduce the impacts on adjacent uses which are of a different type in accordance with the matrices in this chapter (Tables 8-2, 8-3 and 8-4). The owner of each proposed development is responsible for the installation and effective maintenance of buffering and screening.

3. In lieu of these standards, a detailed buffer area landscaping and screening plan may be submitted for the Director's approval as an alternative to the standards, provided it affords the same degree of buffering and screening as required by this code.

B. Buffering and Screening Requirements

1. A buffer consists of an area within a required setback adjacent to a property line and having a depth equal to the amount specified in the buffering and screening matrix and containing a length equal to the length of the property line of the abutting use or uses.

2. Utilities, screening, sidewalks and bikeways, and landscaping may only occupy a buffer area. No buildings, accessways or parking areas shall be

allowed in a buffer area except where an accessway has been approved by the City.

3. The minimum improvements within a buffer area shall consist of combinations for landscaping and screening as specified in Tables 8-2, 8-3 and 8-4. In addition, improvements shall meet the following specifications:

a. At least one (1) row of trees shall be planted. They shall have a minimum caliper of two (2) inches at four (4) feet in height above grade for deciduous trees and a minimum height of five (5) feet high for evergreen trees at the time of planting. Spacing for trees shall be as follows:

1. Small or narrow-stature trees, less than twenty-five (25) feet tall or less than sixteen (16) feet wide at maturity shall be spaced no further than twenty (20) feet apart;

2. Medium-sized trees between twenty-five to forty (25-40) feet tall and with sixteen to thirty-five (16-35) feet wide branching at maturity shall be spaced no greater than thirty (30) feet apart;

3. Large trees, over forty (40) feet tall and with more than thirty-five (35) feet wide branching at maturity, shall be spaced no greater than forty (40) feet apart.

b. In addition, at least ten (10) five-gallon shrubs or twenty (20) one-gallon shrubs shall be planted for each 1,000 square feet of required buffer area;

c. The remaining area shall be planted in lawn or other living ground cover.

4. Where screening is required the following standards shall apply in addition to those required for buffering:

a. A hedge of narrow or broad leaf evergreen shrubs shall be planted which will form a four-foot continuous screen of the height specified in Table 8-3 within two years of planting;

b. An earthen berm planted with evergreen plant materials shall be provided which will form a continuous screen of the height specified in Table 8-3 within two years; or

c. A fence or wall of the height specified in Table 8-3 shall be constructed to provide a continuous sight-obscuring screen.

Response: This application involves detached single-family and attached single-family homes (duplexes). Therefore, pursuant to Table 8-2, a Type A buffer is required between the uses (generally in the southeastern corner of the site), except where the uses are separated by a public street. According to Table 8-3, the required buffer is a 10-foot-wide strip of lawn/living groundcover.

Property south of the planned duplexes is zoned R-7, intended for single-family homes, and, therefore, requires screening. Abutting property to the east of the planned duplexes is separated by public right-of-way and, therefore, does not require screening. However, the PD requests a uniform rear setback of 15 feet which is planned to be landscaped as common open space area. Additionally, it is anticipated that a perimeter fence will be installed around the planned residential lots to ensure privacy and safety of private rear yard areas. The criteria are met.

5. **Buffering and screening provisions shall be superseded by the clear vision area requirements as set forth in §10.8.150.**

Response: No buffering and/or screening will be required within the project's visual clearance areas. This criterion is met.

6. **When the use to be screened is downhill from the adjoining zone or use, the prescribed heights of required fences, walls, or landscape screening shall be measured from the actual grade of the adjoining property. In this case, fences and walls may exceed the permitted six (6)-foot height at the discretion of the Director as a condition of approval. When the grades are so steep so as to make the installation of walls, fences or landscaping to the required height impractical, a detailed landscape/screening plan shall be submitted for approval.**

Response: The project site is flat in this portion of the site where duplexes are planned and is not considered "downhill" from the adjoining property to the south. Therefore, this criterion does not apply.

7. **Fences and Walls**

   a. **Fences and walls shall be constructed of any materials commonly used in the construction of fences and walls such as wood, stone, rock or brick, or otherwise acceptable by the Director;**

   b. **Such fence or wall construction shall be in compliance with other City regulations;**

   c. **Walls shall be a minimum of six (6) inches thick; and**

   d. **Chain link fences with slats shall qualify for screening. However, chain link fences without slats shall require the planting of a continuous evergreen hedge to be considered screening.**

Response: The planned perimeter fencing along NW Thatcher Road and Watercrest Road is included in Exhibit G. This criterion is met.

C. **Screening: Special Provisions**

1. **Screening and Landscaping Of Parking and Loading Areas. Screening and landscaping of parking and loading areas is required as provided in this Article.**

2. **Screening of Service Facilities. Except for one-family and two-family dwellings, any service facilities such as gas meters and air conditioners which would otherwise be visible from a public street, customer or resident parking area, any public facility or any residential area shall be screened from view by placement of a solid wood fence or masonry wall between five and eight (5-8) feet in height.**

3. **Screening of Refuse Containers. Except for one- and two-family dwellings, any refuse container or refuse collection area which would be visible from a public street, parking lot, residential or commercial area, or any public facility such as a school or park shall be screened or enclosed from view by placement of a solid wood fence, masonry wall or evergreen hedge. All refuse shall be contained within the screened area.**

4. **Screening of Swimming Pools. All swimming pools shall be enclosed as required by the City of Forest Grove Building Code.**

Response: This application involves future lots intended for single-family detached and attached homes. It does not include parking lots, service facilities, swimming pool, or refuse containers that require screening. Therefore, the criteria are not applicable.

D. Buffer Matrix

1. **The Buffer Matrices contained in Tables 8-2, 8-3 and 8-4 shall be used in calculating widths of buffering/screening and required improvements to be installed between proposed uses and abutting uses or zoning districts.**

2. **An application for an adjustment or variance to the standards required in Tables 8-2, 8-3 and 8-4 shall be processed as a Type I, II or III procedure, as regulated by Article 2 provisions for Adjustments and Variances.**

TABLE 8-2: BUFFER MATRIX PROPOSED USE				
	DEVELOPMENT SITE			
ABUTTING USE	Single Units, Detached; Manufactured Units	Attached Single Units and Multifamily, 1-5 Units, Duplexes	Attached Single Units and Multifamily, 5+ Units	Commercial and Institutional Zones (NC, CC, INST)
Detached Single Units; Manufactured Units	-	A	C	D
Attached Single Units and Multifamily, 1-5 Units, Duplexes	A	-	B	D
Attached Single Units and Multifamily, 5+ Units	A	A	_	D
Commercial Zones (NC, CC)	C	C	C	_
Town Center Zones (TCC, TCT)	C	C	C	_
Industrial Zones (LI, GI)	D	D	C	B

TABLE 8-3: BUFFER COMBINATIONS FOR LANDSCAPING AND SCREENING[1]					
	Options	Minimum Width (feet)	Trees (per linear feet of buffer)	Shrubs or Groundcover	Screening
A	--	10	--	Lawn/ living groundcover	--
B	--	10	20' min/ 30' max spacing	Lawn/ living groundcover	--
C	1 2 3	10 8 6	15' min/ 30' max spacing	Shrubs	4' hedges 5' fence 6' wall
D	1 2 3	20 15 10	10' min/ 20' max spacing	Shrubs	6' hedge 6' fence 6' wall
E	1 2	30 25	10' min/ 20' max spacing	Shrubs	6' hedge or fence 5' earthen berm or wall

[1] Buffers are not required between abutting uses that are not of a different type when the uses are separated by a street. Adjustments from these requirements can be obtained; see Article 2.

Response: As described in the written responses above, this application involves detached single-family and attached single-family homes (duplexes). Therefore, pursuant to Table 8-2, a Type A buffer is required between the uses (generally in the southeastern corner of the site), except where the uses are separated by a public street. According to Table 8-3, the required buffer is a 10-foot-wide strip of lawn/living groundcover.

Property south of the planned duplexes is zoned R-7 intended for single-family homes and therefore requires screening. Abutting property to the east of the planned duplexes is separated by public right-of-way and therefore does not require screening. However, the PD requests a uniform rear setback of 15 feet, planned to be landscaped as common open space area. The screening and buffering standards above are met.

Public Improvements

17.8.605 GENERAL PROVISIONS

A. When Standards Apply. Unless otherwise provided, the standard specifications for construction, reconstruction or repair of streets, sidewalks, curbs and other public improvements within the City shall occur in accordance with the standards of this article.

No development may occur unless the public facilities related to development comply with the public facility requirements established in this section.

B. Standard Specifications. The City Engineer shall establish standard specifications consistent with the application of engineering principles.

C. Adjustments. Adjustments to the provisions in this chapter related to street improvements may be granted by means of a Type II procedure, as governed by §17.2.100.

D. Use of Pervious Surfaces. Where improvements subject to these off-street parking and loading provisions result in hard surfaces, previous surfaces should be used where possible. Where improvements are within the public rights-of-way, such surfaces can be used upon approval by the City Engineer.

E. Open Drainage Facilities. Where public storm sewer lines are proposed, drainage swales and other open drainage facilities may be used with the approval of the City Engineer.

Response: This project is designed in accordance with the City's standard specifications and meets the above general provisions, as applicable. The criteria are met.

17.8.610 STREETS

A. Improvements. No development shall occur unless the development has frontage or approved access to a public street:

1. Streets within a development and streets adjacent shall be improved in accordance with this article;

2. Any new street or additional street width planned as a portion of an existing street shall be dedicated and improved in accordance with this code;

3. New development shall be connected to a collector or arterial by a paved street;

4. Where transportation-related improvements are required as a result of a transportation study pursuant to §17.1.225 D, the developer shall install said improvements to the satisfaction of the City Engineer, or participate in the financing of said improvement where the impacts are beyond the responsibility of one project; and

5. The City Engineer may accept a future improvement guarantee in lieu of street or other transportation related improvements if one or more of the following conditions exist:

a. A partial improvement is not feasible due to the inability to achieve proper design standards;

b. A partial improvement may create a potential safety hazard to motorists or pedestrians;

c. Due to the nature of existing development on adjacent properties it is unlikely that street improvements would be extended in the foreseeable future and the improvement associated with the project under review does not, by itself, provide a significant improvement to street safety or capacity;

d. The improvement would be in conflict with an adopted capital improvement plan;

e. The improvement is associated with an approved land partition on property zoned residential and the proposed land partition does not create any new streets; or

f. Additional planning work is required to define the appropriate design standards for and the application is for a project that would contribute only a minor portion of the anticipated future traffic on the street.

6. Improvements to streets shall be made according to adopted City standards, unless the approval authority determines that the standards will result in an unacceptable adverse impact on existing development or on the proposed development or on natural features such as wetlands, steep slopes or existing mature trees.

Response: All proposed streets will have the public right-of-way dedicated through the tentative subdivision plat and are planned to conform to applicable City standards. The project includes the improvement of the existing NW Thatcher Road and Watercrest Road frontages which will include sidewalk, landscape strip, and street trees along the unimproved portion of the site frontages in addition to the construction of the site access

intersection improvements. Please see the Preliminary Plans (Exhibit A) for further information. The criteria are met.

B. Creation of Rights-Of-Way for Streets and Related Purposes. Rights-of-way shall be created through the approval of a final subdivision plat or major partition; however, the Council may approve the creation of a B Streety acceptance of a deed, provided that such street is deemed essential by the Council for the purpose of general traffic circulation:

Response: The street network will be dedicated as public right-of-way through the recording of the subdivision plat; no dedication by deed is requested. This criterion is not applicable.

C. Creation of Access Easements. The approval authority may approve an access easement established by deed without full compliance with this title provided such an easement is the only reasonable method by which a lot large enough to develop can be created:

1. Access easements shall be provided and maintained in accordance with the Uniform Fire Code;

2. Access shall be in accordance with Sections 17.8.100 et. seq.

Response: As shown on the Preliminary Plans (Exhibit A), this two-phased project complies with fire egress requirements without the need for temporary emergency access easements. The A Avenue and B Street connections are planned to be extended from NW Thatcher Road and Watercrest Road, respectively, with Phase 1. These roadways provide an adequate means of access internal to the site. This criterion is not applicable.

D. Street Location, Width and Grade. Except as noted below, the location, width and grade of all streets shall conform to an approved street plan and shall be considered in their relation to existing and planned streets, to topographic conditions, to public convenience and safety, and in their appropriate relation to the proposed use of the land to be served by such streets:

1. Street grades shall be approved by the City Engineer in accordance with subsection (M) below; and

2. Where the location of a street is not shown in an approved street plan, the arrangement of streets in a development shall either:

a. Provide for the continuation or appropriate projection of existing streets in the surrounding areas, or

b. Conform to a plan adopted by the Commission, if it is impractical to conform to existing street patterns because of particular topographical or other existing conditions of the land. Such a plan shall be based on the type of land use to be served, the volume of traffic, the capacity of adjoining streets and the need for public convenience and safety.

3. The City Engineer may require slope easements due to topography, the size and shape of the tract, or other conditions.

Response: As shown on the Preliminary Plans (Exhibit A), the project's internal street system conforms to City standards for location, width, and grade. The planned street widths conform to the design standards listed below in Subsection E. The location of streets meets the design standards in Section 17.8.905. Therefore, the criteria above are met.

E. Minimum Rights-Of-Way and Street Widths. Unless otherwise indicated on an approved street plan, or as needed to continue an existing improved street, street right-of-way and roadway widths shall not be less than the minimum width described below. Where a range is indicated, the width shall be determined by the appropriate decision-making authority based upon anticipated average daily traffic (ADT) on the new street segment.

These are presented in Table 8-7.

1. The decision-making body shall make its decision about desired right-of-way width and pavement width of the various street types within the subdivision or development after consideration of the following:

   a. The type, design and location of the road as set forth in the Transportation System Plan. Standards for specific streets identified in the Transportation System Plan shall apply;

   b. Anticipated traffic generation;

   c. On-street parking needs;

   d. Sidewalk and bikeway requirements;

   e. Requirements for placement of utilities;

   f. Street lighting;

   g. Drainage and slope impacts;

   h. Street tree location;

   i. Planting and landscape areas;

   j. Safety and comfort for motorists, bicyclists, and pedestrians;

   k. Access needs for emergency vehicles.

TABLE 8-7: STREET STANDARDS

Street Classification	Minimum R.O.W. Width	Minimum Roadway Width
Arterial	66 feet	40 feet
Collector	66 feet	40 feet
Local Street	58 feet	32 feet
Local Street	54 feet	28 feet[1]
Cul-de-sac	58 feet	32 feet

Footnotes:

[1] These streets shall not exceed 330 feet in length for any one segment. Each end of the segment shall connect to an existing or planned street with a minimum roadway width of 32 feet. Fire hydrants shall be placed at one-third intervals along the street segment. Driveways shall be placed in a manner to provide queuing space to allow for adequate traffic passage including emergency vehicles.

[2] These streets shall not exceed 330 feet in length for any one segment or the length needed to traverse a wetland or natural resource area. Each end of the segment shall connect to an existing or planned street with a minimum roadway width of 32 feet. Fire hydrants shall be placed at one-third intervals along the street segment. On-street parking is permitted on one side only.

[3] Street right-of-way may be reduced if approved by the City Engineer to preserve natural features, crossing a wetland or natural resource area or where construction of a full-width street would result in excessive cut and fill due to existing topography.

[4] One-way traffic only; no on-street parking permitted. One-way streets may be permitted only to preserve natural features or where the construction of a full-width street would result in excessive cut-and-fill due to existing topography, as determined by the City Engineer.

[5] No on-street parking permitted.

[6] Sidewalks permitted adjacent to curb.

Response: The Preliminary Street Sections (Exhibit A) include the cross-sections for planned internal local streets and improvements to the arterial and collector roadways, which meet the standards listed herein. Additionally, there is a cul-de-sac planned in the northwestern portion of the site which accommodates the street standards listed in Table 8-7. Therefore, the criteria above are met.

F. Future Street Plan and Extension of Streets

1. A future street plan shall:

a. Be filed by the applicant in conjunction with an application for a subdivision or partition. The plan shall show the pattern of existing and proposed future streets from the boundaries of the proposed land division and shall include other parcels within 500 feet surrounding and adjacent to the proposed land division. At the applicant's request, the city shall prepare a future streets proposal. A street proposal may be modified when subsequent subdivision proposals are submitted; and

b. Identify existing or proposed bus routes, pullouts or other transit facilities, bicycle routes and pedestrian facilities on or within 530 feet of the site.

2. For new residential and mixed-use development, possible local street connections to contiguous vacant or primary undeveloped land must be identified in conformance with street projections outlined on the Local Street Connectivity Plan, as shown on the Comprehensive Plan Map.

3. Where necessary to give access or permit a satisfactory future division of adjoining land, streets shall be extended to the boundary lines of the tract to be developed; and

a. These extended streets or street stubs to adjoining properties are not considered to be cul-de-sacs since they are intended to continue as through streets at such time as the adjoining property is developed.

b. A barricade shall be constructed at the end of the B Streety the property owners which shall not be removed until authorized by the City Engineer, the cost of which shall be included in the street construction cost.

c. Temporary hammerhead turnouts or temporary cul-de-sac bulbs shall be constructed for stub streets in excess of 150 feet in length.

Response: A Preliminary Neighborhood Circulation Plan is included in Exhibit A to demonstrate how the Parkview Terrace street network can be extended to serve the abutting vacant properties if they develop in the future, consistent with the City's Transportation System Plan (TSP). The project includes one stubbed collector street (A Avenue) along the northern boundary which can be extended when property to the north develops. The project does not include stubbed streets in excess of 150 feet in length; therefore, temporary turnarounds are not required. The requirements above are met.

G. Street alignment and Connections

1. Staggering of streets making "T" intersections at collectors and arterials shall not be designed so that jogs of less than 300 feet on such streets are created, as measured from the centerline of such street.

2. Spacing between local street intersections shall have a minimum separation of 125 feet.

3. All local and minor collector streets that abut a development site shall be extended within the site to provide through circulation when not precluded by environmental or topographical constraints, existing development patterns or strict adherence to other standards in this code. A street connection or extension is considered precluded when it is not possible to redesign or reconfigure the street pattern to provide required extensions. Land is considered topographically constrained if the slope is greater than 15% for a distance of 250 feet or more. In the case of environmental or topographical constraints, the mere presence of a constraint is not sufficient to show that a street connection is not possible. The applicant must show why the constraint precludes some reasonable street connection.

4. Proposed street or E Avenuextensions shall be located to provide direct access to existing or planned transit stops, commercial services, and other neighborhood facilities, such as schools, shopping areas and parks.

5. All developments should provide an internal network of connecting streets that provide short, direct travel routes and minimize travel distances within the development.

Response: The minimum proposed access spacing in Parkview Terrace is ±150 feet, which exceeds the local street spacing minimum of 125 feet. As shown on the Preliminary Plans (Exhibit A), the planned internal street network provides efficient street connections within the subdivision. The criteria above are met, as applicable.

H. Intersection Angles. Streets shall be laid out so as to intersect at an angle as near to a right angle as practicable, except where topography requires a lesser angle, but in no case shall the angle be less than 75o unless there is special intersection design, and:

1. Streets shall have at least twenty-five (25) feet of tangent adjacent to the right-of-way intersection unless topography requires a lesser distance;

2. Intersections which are not at right angles shall have a minimum corner radius of twenty (20) feet along the right-of-way lines of the acute angle; and

3. Right-of-way lines at intersection with arterial streets shall have a corner radius of not less than twenty (20) feet.

Response: As shown on the Preliminary Plans (Exhibit A), planned intersections have been designed with an angle of at least 90 degrees and corner radii of at least 25 feet. The requirements above are met.

I. Existing Rights-Of-Way. Whenever existing rights-of-way adjacent to or within a tract are of less than standard width, additional rights-of-way shall be provided at the time of subdivision or development.

Response: As shown on the Preliminary Plat (Exhibit A), a 12-foot and 7-foot dedication of additional right-of-way is provided along Watercrest Road and NW Thatcher Road, respectively. Therefore, the criterion is met.

J. **Partial Street Improvements. Partial street improvements resulting in a pavement width of less than twenty (20) feet; while generally not acceptable may be approved where essential to reasonable development when in conformity with the other requirements of these regulations, and when it will be practical to require the improvement of the other half when the adjoining property developed.**

Response: Partial width street improvements resulting in pavement widths of less than 20 feet are not planned. Therefore, the criterion above is not applicable.

K. **Cul-de-sacs. A cul-de-sac shall be no more than 200 feet long, shall not provide access to greater than twenty (20) dwelling units, and shall only be used when environmental or topographical constraints, existing development pattern, or strict adherence to other standards in this code preclude E Avenuextension and through circulation:**

1. **All cul-de-sacs shall terminate with a turnaround. Use of turnaround configurations other than circular shall be approved by the City Engineer; and**

2. **The length of the cul-de-sac shall be measured along the centerline of the roadway from the near side of the intersecting street to the farthest point of the cul-de-sac.**

3. **If a cul-de-sac is more than 300 feet long, a lighted direct pathway to an adjacent street may be required to be provided and dedicated to the City.**

Response: The planned cul-de-sac at the terminus of G Court does not provide access to more than 20 dwelling units but does exceed 200 feet in length. The cul-de-sac street design is necessary at this location because a full street connection is not permitted due to existing development as well as steep topography. Further, a pedestrian connection near this location is infeasible due to existing slopes, tree preservation area, and because the pathway would lead to the rear yard of private development (and not to an adjacent street, due to the existing transportation network).

The planned dead-end avenue at the terminus of E Avenue/F Street exceeds 200 feet in length and provides a pedestrian pathway for direct access to NW Thatcher Road. This street design is necessary due to the restricted access onto the arterial roadway in the southeastern corner of the site. As such, the applicable criteria above are met.

L. **Street Names. No street name shall be used which will duplicate or be confused with the names of existing streets in Washington County, except for extensions of existing streets.**

Street names and numbers shall conform to the established pattern in the surrounding area.

Response: The Preliminary Plans (Exhibit A) includes planned street names for review and approval. Further, the layout was sent to the City of Forest Grove for preliminary street name approval during application preparation. The criterion can be met.

M. **Grades and Curves. Grades shall not exceed 10% on arterials, 12% on collector streets, or 12% on any other street (except that local or residential access streets may have segments with grades of up to 15% for distances of no greater than 250 feet), and:**

1. **Centerline radii of curves shall not be less than 700 feet on arterials, 500 feet on major collectors, 350 feet on minor collectors, or 100 feet on other streets; and**

2. **Streets intersecting with a minor collector or greater functional classification street, or streets intended to be posted with a stop sign or signalization shall**

provide a landing averaging 5% or less. Landings are that portion of the street within twenty (20) feet of the edge of the intersecting streets full improvement.

Response: The planned streets within the project are not designed to exceed the maximum grades described in the requirements above. As illustrated in the Preliminary Plans (Exhibit A), the subject site contains topography constrained by steep slopes, and planned roadways are as flat and straight as practicable. The criteria are satisfied.

N. Curbs, Curb Cuts, Ramps, and Driveway Approaches. Concrete curbs, curb cuts, wheelchair, bicycle ramps and driveway approaches shall be constructed in accordance with standards specified in this chapter; and:

1. Concrete curbs and driveway approaches are required; except

2. Where no sidewalk is planned, an asphalt approach may be constructed with City Engineer approval; and

3. Asphalt and concrete driveway approaches to the property line shall be built to City configuration standards.

Response: Curbs, curb cuts, ramps, and driveway approaches are planned to be constructed in accordance with City standards. This criterion can be met.

O. Streets Adjacent To Railroad Right-Of-Way. Wherever the proposed development contains or is adjacent to a railroad right-of-way, provision shall be made 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. The distance shall be determined with due consideration at cross streets or the minimum distance required for approach grades and to provide sufficient depth to allow screen planting along the railroad right-of-way in nonindustrial areas.

Response: Railroad right-of-way is not located near the subject property. The criterion above is not applicable.

P. Access Control. Access control as described for each classification of street within the transportation element (Transportation System Plan (TSP), shall be implemented when a new street or E Avenuextension is built.

Response: Specific access control will be reviewed with the construction documents for conformance with the City's TSP. This criterion is met.

Q. Access to Arterials and Major Collectors. Where a development abuts or is traversed by an existing or proposed arterial or major collector street, the development design shall provide adequate protection for residential properties and shall separate residential access and through traffic, or if separation is not feasible, the design shall minimize the traffic conflicts. The design shall include any of the following:

1. A parallel access street along the arterial or major collector;

2. Lots of suitable depth abutting the arterial or major collector to provide adequate buffering with frontage along another street;

3. Screen planting at the rear or side property line to be contained in a non-access reservation along the arterial or major collector; or

4. Other treatment suitable to meet the objectives of this subsection;

5. If a lot has access to two streets with different classifications, primary access should be from the lower classification street.

Response: As shown on the Preliminary Plans (Exhibit A), planned single-family lots will not have direct access to NW Thatcher Road or Watercrest Road. All future lots will be accessed directly from the internal local street network of Parkview Terrace. The criteria are met.

R. Alleys, Public or Private

1. Alleys shall be no less than fifteen (15) feet in width. In commercial and industrial districts, alleys shall be provided unless other permanent provisions for access to off street parking and loading facilities are made.

2. While alley intersections and sharp changes in alignment shall be avoided, the corners of necessary alley intersections shall have a radius of not less than twelve (12) feet.

Response: Alleys are not included with this project. These criteria do not apply.

S. Survey Monuments. Upon completion of a street improvement and prior to acceptance by the City, it shall be the responsibility of the developer's registered professional land surveyor to provide certification to the City that all boundary and interior monuments shall be reestablished and protected.

Response: Survey monuments are planned to be installed and certified in conjunction with the recordation of the project's final subdivision plat. This criterion is met.

T. Private Streets

1. Design standards for private streets shall be established by the City Engineer; and

2. The City shall require legal assurances for the continued maintenance of private streets, such as a recorded maintenance agreement.

3. Private streets serving more than six (6) dwelling units are permitted only within planned developments, mobile home parks, and multi-family residential developments.

Response: Private streets are not included with this project. These criteria do not apply.

U. Railroad Crossings. Where an adjacent development results in a need to install or improve a railroad crossing, the cost for such improvements may be a condition of development approval, or another equitable means of cost distribution shall be determined by the Public Works Director and approved by the Commission.

Response: Railroad crossings are not located near the project site. This criterion does not apply.

V. Street Signs. The City shall install all street signs, relative to traffic control and street names, as specified by the City Engineer for any development. The cost of signs shall be the responsibility of the developer.

Response: Specific signage will be reviewed with the project's construction documents. It is understood that future street signs are to be installed by the City and financed by the developer. This criterion is met.

W. Traffic Signals. The location of traffic signals shall be noted on approved street plans.

Where a proposed street intersection will result in an immediate need for a traffic signal, a signal meeting approved specifications shall be installed. The cost shall be included as a condition of development.

Response: Traffic signals are not warranted or required. This criterion does not apply.

X. Street Light Standards. Street lights shall be installed in accordance with regulations adopted by the City's direction.

Response: Streetlights can be installed with the public street improvements where applicable in accordance with City standards. This criterion is met.

Y. Street Name Signs. Street name signs shall be installed at all street intersections. Stop signs and other signs may be required.

Response: Specific signage will be reviewed with the project's construction documents. It is understood that future street signs will be installed by the City and financed by the developer. This criterion is met.

Z. Street Cross-Sections. The final lift of asphalt concrete pavement shall be placed on all new constructed public roadways prior to final City acceptance of the roadway and within one (1) year of the conditional acceptance of the roadway unless otherwise approved by the City Engineer. The final lift shall also be placed no later than when 90% of the structures in the new development are completed or three (3) years from the commencement of initial construction of the development, whichever is less.

Response: The final lift of asphalt is planned to be installed in accordance with City standards. This criterion is met.

17.8.615 EASEMENTS

A. Easements. Easements for sewers, drainage, water mains, electric lines or other public utilities shall be either dedicated or provided for in the deed restrictions, and where a development traversed by a watercourse, or drainageway, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of the watercourse.

Response: As shown on the Preliminary Composite Utility Plans (Exhibit A), public utility easements have been provided where applicable, including along the first 10 feet adjacent to all public rights-of-way. The stormwater facility within Tract H will be covered with a blanket storm drainage easement. This criterion is met.

B. Utility Easements. A property owner proposing a development shall make arrangements with the City, the applicable district and each utility franchise for the provision and dedication of utility easements necessary to provide full services to the development. The City's standard width for public main line utility easements shall be fifteen (15) feet unless otherwise specified by the utility company, applicable district, or City Engineer.

Response: As shown on the Preliminary Plans (Exhibit A), the required utility easements for extension of public infrastructure lines will be a minimum width of 15 feet. This criterion is met.

C. Where the alignment of a utility easement (other than those required perimeter easements) is such that it would also serve as a suitable easement for originating or continuing a pedestrian/bicycle path, the Community Development Director may require that such easement be designated as serving both functions. The walkway shall be designed and improved consistent with the requirements of §17.8.100 Access and Circulation.

Response: Additional pedestrian connections are planned to be provided as shown on the Preliminary Plans (Exhibit A). The criterion is met.

17.8.620 SIDEWALKS

A. **Sidewalks Required. Sidewalks shall be constructed, replaced or repaired to City design standards as set forth in the standard specifications manual and located as follows:**

1. **On both sides of arterial and collector streets to be built at the time of street construction;**

2. **On both sides of all other streets and in pedestrian easements and rights-of-way, except as provided further in this section, to be constructed along all portions of the property designated for pedestrian ways in conjunction with development of the property; and**

3. **On one side of any industrial street to be constructed at the time of street construction or after determination of curb cut locations.**

Response: A 5-foot-wide concrete sidewalk is planned along the unimproved frontage of NW Thatcher Road and Watercrest Road abutting the subject site. Additionally, 5-foot-wide sidewalks are planned on both sides of all planned internal local streets. The criteria are met.

B. **Parkway Requirements. A parkway at least five (5) feet between the curb and the sidewalk shall be required in the design of any arterial or collector street where parking is prohibited adjacent to the curb, except where the following conditions exist: there is inadequate right-of-way; the curbside sidewalks already exist on predominant segments of the street; or it would conflict with the utilities.**

Response: The Preliminary Plans show a 5-foot-wide landscape strip is planned between the curb and sidewalk along NW Thatcher Road and Watercrest Road, where applicable. The requirement is met.

C. **Sidewalks in Town Center District. In the Town Center District, sidewalks shall be ten (10) feet in width, and:**

1. **All sidewalks shall provide a continuous unobstructed path; and**

2. **The width of curbside sidewalks shall be measured from the back of the curb.**

Response: This project is not located within the Town Center District; this criterion does not apply.

D. **Maintenance. Maintenance of sidewalks, curbs, and planter strips is the continuing obligation of the adjacent property owner.**

Response: It is understood maintenance of project improvements beyond the curb of adjoining streets will be the responsibility of the adjacent property owner. This criterion can be met.

E. **Application for Permit and Inspection. If the construction of a sidewalk is not included in a performance bond of an approved subdivision or the performance bond has lapsed, then every person, firm or corporation desiring to construct sidewalks as provided by this chapter, shall, before entering upon the work or improvement, apply for a street opening permit to the Engineering department to so build or construct:**

…

Response: Sidewalks will be required with the construction of public improvements. The requirement is met.

F. **Council Initiation of Construction. In the event one or more of the following situations are found by the Council to exist, the Council may adopt a resolution to initiate construction of a sidewalk in accordance with City ordinances:**

1. A safety hazard exists for children walking to or from school and sidewalks are necessary to eliminate the hazard;

2. A safety hazard exists for pedestrians walking to or from a public building, commercial area, place of assembly or other general pedestrian traffic, and sidewalks are necessary to eliminate the hazard; and

3. 50% or more of the area in a given block has been improved by the construction of dwellings, multiple dwellings, commercial buildings or public buildings and/or parks.

Response: This application does not involve the safety hazards described above. Therefore, the criteria are not applicable.

17.8.625 SANITARY SEWERS

A. Sewers Required. Sanitary sewers shall be installed to serve each new development and to connect developments to existing mains in accordance with the provisions set forth in Design and Construction Standards for Sanitary and Surface Water Management (as adopted by Clean Water Services in 1996 and including any future revisions or amendments) and the adopted policies of the Comprehensive Plan and the City's Master Sewer Plan.

B. Sewer Plan Approval. The City Engineer shall approve all sanitary sewer plans and proposed systems prior to issuance of development permits involving sewer service.

C. Over-Sizing. Proposed sewer systems shall include consideration of additional development within the area as projected by the Comprehensive Plan.

D. Permits Denied. Development permits may be restricted by the Commission or Hearings Officer where a deficiency exists in the existing sewer system or portion thereof which cannot be rectified within the development and which if not rectified will result in a threat to public health or safety, surcharging of existing mains, or violations of state or federal standards pertaining to operation of the sewage treatment system.

Response: As shown in Exhibit A, the public sanitary sewer system has been designed to provide public sewer access to all planned lots and will have access and capacity for future connections to development to surrounding properties, where applicable. Private lateral connections will be provided to each planned lot from the public system. For further information please see the will-serves and existing sanitary sewer analysis within Exhibit E. The criteria are met.

17.8.630 WATER FACILITIES

A. Water Facilities Required. Water facilities shall be installed to serve each new development and to connect developments to existing mains in accordance with the provisions set forth in the adopted policies of the Comprehensive Plan and the City's Master Water Plan.

B. Water Plan Approval. The City Engineer shall approve all plans for water facilities and proposed systems prior to issuance of development permits involving water service.

C. Over-Sizing. Proposed water facilities shall include consideration of additional development within the area as projected by the Comprehensive Plan.

D. Permits Denied. Development permits may be restricted by the Planning Commission or Hearings Officer where a deficiency exists in the existing water system or portion thereof which cannot be rectified within the development and which, if not rectified, will result in a threat to public health or safety or violations of local, state or federal standards pertaining to the operation of the water system.

Response: As shown in Exhibit A, the public water system has been designed to provide public water access to all planned lots and will have access and capacity for future connections to development surrounding the site. Private service connections will be provided to each planned lot from the public system. The criteria are met.

17.8.635 STORM DRAINAGE

A. General Provisions. The Director and City Engineer shall issue a development permit only where adequate provisions for storm water and flood water runoff have been made, and:

1. The storm water drainage system shall be separate and independent of any sanitary sewerage system;

2. Where possible, inlets shall be provided so surface water is not carried across any intersection or allowed to flood any street; and

3. Surface water drainage patterns shall be shown on every development proposal plan.

B. Easements. Where a watercourse, drainageway, channel or stream traverses a development, there shall be provided a storm water easement or drainage right-of-way conforming substantially to the lines of such watercourse and such further width as will be adequate for conveyance and maintenance.

C. Accommodation of Upstream Drainage.

1. A culvert or other drainage facility shall be large enough to accommodate runoff from its entire upstream drainage area, whether inside or outside the development, and;

2. The City Engineer shall approve the necessary size of the facility, based on the provisions of Design and Construction Standards for Sanitary and Surface Water Management (as adopted and amended by Clean Water Services) and the City's Master Storm Water Sewer Plan.

D. Effect on Downstream Drainage. Where it is anticipated by the City Engineer that the additional runoff resulting from the development will overload an existing drainage facility, the Director and Engineer shall withhold approval of the development until provisions have been made for improvement of the potential condition or until provisions have been made for storage of additional runoff caused by the development in accordance with the Design and Construction Standards for Sanitary and Surface Water Management (as adopted by Clean Water Services and including any future revisions or amendments).

Response: A Preliminary Stormwater Report has been provided in Exhibit I. Stormwater quality management for this project will be provided by an extended dry detention basin located in Tract H and designed per CWS standards. Tract H will be covered with a blanket storm sewer, surface water, drainage, and detention easement to the benefit of CWS. This criterion is met.

17.8.640 BIKEWAYS

A. Bikeway Extension. Developments adjoining proposed bikeways identified on the City's adopted pedestrian/bikeway plan shall include provisions for the future extension of such bikeways through the dedication of easements or rights-of-way.

B. Cost of Construction. Development permits issued for planned unit developments, conditional use permits, subdivisions, and other developments which will principally benefit from such bikeways shall be conditioned to include the cost or construction of bikeway improvements.

C. **Minimum Width. Minimum width for bikeways within the roadway is five (5) feet per bicycle travel lane. Minimum width for two-way bikeways separated from the road is eight (8) feet.**

Response: This application does not require or involve bikeways. The criteria are not relevant.

17.8.645 UTILITIES

A. **Underground Utilities. All utility lines in new developments shall be placed underground, and:**

1. **The developer shall make all necessary arrangements with the serving utility to provide the underground services;**
2. **The City reserves the right to approve location of all surface mounted facilities;**
3. **All underground utilities, including sanitary sewers and storm drains installed in streets by the developer, shall be constructed prior to the surfacing of the streets; and**
4. **Stubs for service connections shall be long enough to avoid disturbing the street improvements when service connections are made.**

Response: Future utilities are planned to be placed underground, as shown on the Preliminary Plans (Exhibit A). The criteria are met.

B. **Information on Development Plans. The applicant for a development shall show on the development plan or in the explanatory information, easements for all underground utility facilities, and:**

1. **Plans showing the location of all underground facilities as described herein shall be submitted to the City Engineer for review and approval; and**
2. **Care shall be taken in all cases to ensure that above ground equipment does not obstruct vision clearance areas for vehicular traffic.**

Response: Ten-foot-wide public utility easements have been provided adjacent to all public rights-of-way to allow for the undergrounding of franchise utilities. The easements are shown on the Preliminary Composite Utility Plans in Exhibit A. Pedestals and aboveground equipment will comply with the vision clearance triangle regulations.

C. **Exception to Under-Grounding Requirement for Infill Development. An applicant for infill development, which is served by above ground utilities, may be exempt from the requirement for undergrounding utilities. This exception shall apply only to existing utility lines.**

Response: This is not an infill project; this criterion does not apply.

17.8.650 AGREEMENT

For projects involving public improvements, the applicant shall enter into an agreement with the City Engineer prior to any site preparation or, where there is a partition or subdivision, prior to approval of the final map. The agreement shall be in a form as approved by the City Engineer.

At a minimum, it shall include detailed plans for public improvements and provide adequate assurance to guarantee the installation of the improvements (known as Performance Assurance) and the workmanship and material of the installation (known as Maintenance Assurance). The agreement may be waived by the City Engineer is the level of work is considered minor.

However, the assurances shall be required for any public improvements. The assurance shall be based on the following requirements:

A. Maintenance Assurance. All improvements installed by the developer shall be guaranteed as to workmanship and material for a period of one (1)-year following acceptance by the City Engineer.

B. Form of Assurance. All assurances shall be secured by cash deposit, bond or irrevocable letter of credit in the amount of 100% of the cost to complete the project as set by the City Engineer.

Response: Prior to the construction of public improvements, the developer will enter a public improvement contract with the City and provide a performance bond, as applicable. Upon completion and acceptance of the public improvements, the developer will convert the performance bond into a one-year maintenance bond. This criterion is met.

17.8.655 MONUMENTS

A. Replacement Required. Any monuments that are disturbed before all improvements are completed by the subdivider shall be replaced prior to final acceptance of the improvements.

Response: Monuments are anticipated to be installed by the developer and inspected by the County Surveyor as part of the final plat recordation process. This criterion is met.

17.8.660 INSTALLATION PREREQUISITE

A. Approval Required. No public improvements, including sanitary sewers, storm sewers, streets, sidewalks, curbs, lighting or other requirements shall be undertaken except after the plans have been approved by the City, permit fee paid, and permit issued.

B. Permit Fee. The permit fee is required to defray the cost and expenses incurred by the City for construction and other services in connection with the improvement. The permit fee shall be set by Council resolution.

Response: Construction documents will be reviewed and approved prior to the issuance of permits. This criterion is met.

17.8.665 INSTALLATION CONFORMATION

A. Conformance Required. In addition to other requirements, improvements installed by the developer either as a requirement of these regulations or at his own option, shall conform to the requirements of this chapter and to improvement standards and specifications followed by the City.

B. Adopted Installation Standards. The Standard Specifications for Public Works Construction, Oregon Chapter A.P.W.A., and Design and Construction Standards for Sanitary and Surface Water Management (as adopted by Clean Water Services and including any future revisions or amendments) shall be a part of the City's adopted installation standard(s); other standards may also be required upon recommendation of the City Engineer.

Response: Construction documents will be reviewed for compliance with City standards. This criterion is met.

17.8.670 PLAN CHECK

A. Submittal Requirements. Work shall not begin until construction plans and construction estimates have been submitted and checked for adequacy and

approved by the City Engineer in writing. The developer can obtain detailed information about submittal requirements from the City Engineer.

B. Compliance. All such plans shall be prepared in accordance with requirements of the City.

Response: Construction documents will be reviewed and approved prior to the issuance of permits. This criterion is met.

17.8.675 NOTICE TO CITY

A. Commencement. Work shall not begin until the City has been notified in advance.

B. Resumption. If work is discontinued for any reason, it shall not be resumed until the City is notified.

Response: A pre-construction meeting will be scheduled prior to any construction activity. The criterion can be met.

17.8.680 CITY INSPECTION

A. Inspection of Improvements. Improvements shall be constructed under the inspection and to the satisfaction of the City. The City may require changes in typical sections and details if unusual conditions arising during construction warrant such changes in the public interest.

Response: The City will inspect the construction activity. This criterion is met.

17.8.685 ENGINEER'S CERTIFICATION

A. Written Certification Required. The developer's engineer shall provide written certification of a form provided by the City that all improvements, workmanship and materials are in accord with current and standard engineering and construction practices, and are of high grade, prior to City acceptance of the subdivision's improvements or any portion thereof for operation and maintenance.

Response: At the completion of public improvement construction, the project engineer will provide written certification that the improvements were constructed as approved. The criterion is met.

…

17.8.880 SINGLE FAMILY AND DUPLEX

B. Applicability.

1. The standard relating to street connection is applicable to construction of single-family dwellings, manufactured homes and duplexes on lots 9,000 square feet or smaller with an average slope of 12% or less. The intent of the standard is to ensure that dwellings on smaller lots are oriented to and visible from the public street and to enhance the pedestrian environment. The dwelling diversity standard is applicable to new subdivisions. Compliance with the design standards is checked during building plan review.

C. Standards

1. Street connection and visual surveillance standard. The front facade shall be designed to provide a line of sight starting at a point five feet above the floor and two feet directly back from any Standard Front Porch (see definitions) or front-facing window such that a person, if there were no vegetation, would be able to see 100% of their front property line. The intent is to create a physical connection between the dwelling unit and the public sidewalk and/or street,

and to allow the dwelling units occupants to see the public sidewalk and/or street for visual surveillance and crime prevention.

Response: The planned subdivision includes ±165 lots for future detached and attached single-family homes. The street connection standard is applicable to future dwellings on lots that are 9,000 square feet or less with an average slope of 12 percent or less. The dwelling diversity standard is also applicable to the subdivision. Structures are not included with the subdivision; however, the Applicant notes the standards and compliance will be confirmed at future building permit submittal. Actual home plans will be dependent on the purchaser of the home and their individual plan selection.

2. Lot diversity requirement. For subdivisions of six lots or more, there shall be a variety of lot sizes, with at least a 50% increase between the smallest and largest lots.

Response: As illustrated on the Preliminary Plat (Exhibit A), the ±165-unit planned subdivision contains a variety of lot sizes and includes at least a 50 percent increase between the smallest and largest lots. The criterion is met.

3. Dwelling diversity standard. Front elevations shall not be replicated on adjacent lots nor on lots directly across the street, within any 24-month period or replicated within a subdivision over a 12-month period more than the larger number of a) five times or b) 10% of the total number of subdivision lots. These provisions can be met by having the requirements included in the Conditions, Covenants, and Restrictions of the subdivision. For this section the definition of replication includes mirrored images (where the main features such as windows, door location, garage location, roof peak, etc. are reversed), and minor trim, and paint changes.

Response: The Applicant notes these requirements. Structures are not included with this application. Compliance will be checked during future building permit review. Actual home plans will be dependent on the purchaser of the home and their individual plan selection. The criterion can be met.

…

Land Division Standards

17.8.905 STANDARDS

A. Block Design

1. The length, width and shape of blocks shall be designed 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 limitations and opportunities of topography.

2. Blocks shall have sufficient width to provide for two tiers of lots of appropriate depths, except where blocks are adjacent to an arterial, a railroad, or waterway, and shall meet the following standards:

Response: As shown on the Preliminary Plans (Exhibit A), interior blocks allow for two rows of lots, where practicable. The lots along the perimeter of the neighborhood have a single row of lots, including those along NW Thatcher Road and Watercrest Road. Access to the lots along NW Thatcher Road will be limited to one internal local street (A Avenue); further, access to future lots on Watercrest Road will be limited to the extension of Vista Drive and one additional internal local street (B Street). Individual driveway access will not be

permitted onto NW Thatcher Road or Watercrest Road. The Preliminary Plans represent a layout consistent with applicable zoning standards, provides convenient access and circulation for pedestrians and vehicles, and results in minimal impact to on-site natural resources.

B. Block Length and Perimeter

1. **The layout of streets shall not create excessive travel lengths. Block lengths shall be a maximum of 500 feet and block perimeters shall be a maximum of 1,200 to 1,600 feet. Block length is defined as the distance along a B Streetetween the centerline of two intersecting through streets. Block perimeter is defined as the sum of the block lengths of all sides of a block.**

2. **In residential subdivisions and mixed-use developments, no block shall be more than 330 feet in length. This length can be exceeded up to a maximum length of 660 feet under Block Length Exceptions below.**

Response: Planned internal blocks along the north and south sides of A Avenue measure ±420 feet to ±660. This also applies to the western block between A Avenue and E Avenue as a full east-west road connection is not possible due to the abutting development pattern precluding a full-street connection. The limited access spacing standards along NW Thatcher and Watercrest Roads preclude an additional north-south street connection. Furthermore, neighboring homes and steep topography in the northwest corner preclude the westward extension of A Avenue. Blocks do not exceed 660 feet in length. The project design represents a desirable pattern of orderly developed streets and blocks, given the surrounding development and street pattern.

C. Block Length Exceptions. An exception to the block length standard may be permitted during the land division review when one of more of the following conditions exists:

1. **Physical conditions that preclude development of a public street. In certain situations where the physical features of the land create severe constraints, or natural features should be preserved, exceptions may be made. Such conditions may include, but are not limited to, topography, wetlands, mature trees, creeks, drainages, and rock outcroppings.**

2. **Buildings or other existing development on adjacent lands that preclude a street connection now or in the future, considering the potential for redevelopment.**

3. **Barriers such as freeways or railroads preclude street connections.**

4. **Average slope of the block exceeds 15%, the additional block length is the minimum necessary to address characteristics of the site, and the tangent of the roadway centerline does not vary more than 30 degrees transverse to the slope contours.**

5. **Where an existing public street or streets terminating at the boundary of the development site have a block length exceeding 500 feet, or are situated such that the extension of the street(s) into the development site would create a block length exceeding 500 feet. In such cases, the block length shall be as close to 500 feet as practical.**

Response: As noted above, planned internal blocks between A Avenue and B Street measure ±420 feet. This also applies to the western block between A Avenue and E Avenue, as a full east-west road connection is not possible due to the abutting development pattern precluding a full-street connection. The limited access spacing standards along

Watercrest Road preclude an additional north-south street connection. No blocks exceed 660 feet in length. The project design represents a desirable pattern of orderly developed streets and blocks, given the surrounding development and street pattern.

D. Pedestrian Ways

1. **Off-street pedestrian ways shall be connected to the street network and used to provide pedestrian and bicycle access in situations where a street is not feasible. In cases where a street connection is feasible, off-street pedestrian ways shall not be permitted in lieu of a traditional street with sidewalks.**

2. **When block lengths exceed 500 feet, a pedestrian way of not less than ten (10) feet in width shall be dedicated to provide pedestrian access thorough the block, or to provide access to schools, parks, designated open areas, or other public areas. Such pedestrian ways shall be improved with hard surface material with an appropriate base to a minimum width of five (5) feet prior to issuance of any building permit for construction within the subdivision.**

3. **Sidewalks and/or pedestrian ways shall be designed according to City standards or specifications on file at the City.**

4. **Designated crosswalks across streets may also be required by the Director near the center of blocks that are over 500 feet in length.**

Response: As shown on the Preliminary Plans (Exhibit A), all planned public streets have been provided with sidewalks on both sides of the streets. Areas in the northwest portion of the site contain steep slopes and would warrant additional tree removal to allow safe trails in this area. Further, the land to the north of the subject site is not developed and there is no specific destination to warrant the provision of additional pedestrian connection. Pedestrian pathways are planned to the northeast, abutting Thatcher City Park, for convenient and intentional circulation along existing parkland. Land in the southeast corner of the project site contains restricted access onto NW Thatcher Road; as such, a pedestrian pathway is planned in Tract B to allow efficient movement. The project includes the construction of sidewalks along the NW Thatcher Road and Watercrest Road frontages. The criteria are met.

E. Easements

1. **Easements of ten (10) feet in width shall be provided along the front lines of all lots or parcels for public utilities and sidewalks. Larger easements may be required where necessary. The City or other appropriate public agency shall be empowered to enter upon such easement for construction or maintenance of public utilities, and to remove, if necessary, any fence, tree, shrubbery or other obstruction, which may have been located within the easement.**

2. **Where a land division contains a watercourse or area serving for the accumulation or retention of surface water, easements shall be provided for such watercourses or retention area to ensure that no building or structure shall be erected therein.**

3. **Where the alignment of a utility easement (other than required perimeter easements) is such that it would also serve as suitable easement for originating or continuing a pedestrian/bicycle path, the Director may require that such easement be designated on the plat as serving both functions. In such cases, the minimum easement width shall be ten (10) feet and the pedestrian/bicycle path shall be improved with a hard surface to a minimum width of eight (8) feet.**

Response: As shown on the Preliminary Plans (Exhibit A), 10-foot-wide public utility easements have been provided along the outside edge of all public rights-of-way in the front yards of all proposed homes. The Tract H stormwater facility will be covered with a blanket storm drainage easement to the benefit of Clean Water Services. This criterion is met.

F. Lots, Parcels and Common Areas

The size, dimensions, and orientation of lots and parcels shall be appropriate for the location of the subdivision or partition, for the type of development and use contemplated, and shall be consistent with all applicable standards of this Code and the following:

1. Lot and Parcel Side Lines. The side lines of parcels in partitions shall run at right angles to the street upon which they face to the maximum extent feasible, and on curved streets shall be radial to the curve wherever possible. The side lines of lots in subdivisions need not run at right angles to the abutting street, but may be laid out at any suitable angle to satisfy the solar access standards of Section 17.5.400, and to allow for a suitable subdivision design for the type of development and use contemplated.

Response: Planned lots intersect the right-of-way lines with the side lot lines at a right angle or radial to the centerline where possible. As discussed in the written responses to Section 17.5.400, above, the subject site contains sloped topography and has an existing irregular shape. As such, lots are designed to be as geometric as practicable considering the existing conditions of the site. The criterion is met, as applicable.

2. Frontage. Each lot and parcel shall have a minimum frontage on a public street of at least twenty (20) feet with two exceptions:

a. A lot or parcel on the radius of a curved street or on the circular end of a cul-de-sac shall have frontage of not less than thirty (30) feet upon the abutting street right-of-way measured on the arc.

b. Where a flag lot is proposed and the access strip is serving only one lot, the frontage shall be not less than fifteen (15) feet.

Response: All lots within the project have at least 20 feet of frontage on a public street and 30 feet when abutting a cul-de-sac. This criterion is met.

3. Through Lots and Parcels. Through lots and parcels are prohibited, except where they are necessary to provide separation of development from arterial streets or adjacent incompatible activities or developments. In such cases, the Director may require that evergreen screening, a masonry wall, a landscaped earth berm, and/or a non-access easement be provided along the line of lots or parcels abutting such an arterial street or other incompatible uses.

Response: Through lots are planned along NW Thatcher Road and Watercrest Road, respectively arterial and collector roadways in the Forest Grove TSP (both designated as collectors and under Washington County jurisdiction in the County TSP). No driveway access will be permitted to these streets, and access will be limited to the local streets along the internal side of the lots. The NW Thatcher Road and Watercrest Road frontages will be provided with a 6-foot-tall wood screen fence with masonry pilasters. A photo example of this fencing design is included in Exhibit G. The criterion is met.

4. Future Subdivision or Partition of Lots or Parcels. Where a subdivision or partition will result in a lot or parcel of one-half (½) acre or larger in size which in the judgment of the Director is likely to be further divided in the future, the

Director may require that the location of lot and parcel lines and other details allow for efficient future division without violating the requirements of this Code and without interfering with the orderly extension of adjacent and abutting streets. The Director may also require that restrictions concerning locations of buildings within future street locations and vehicular access to lots or parcels be made a matter or record if deemed necessary for permitting the efficient subsequent division of the land.

Response: Residential lots greater than ½ acre are not included in this subdivision application (i.e., the largest lot is ±18,500 square feet or ±0.42 acres). Therefore, this criterion does not apply.

5. Subsequent Flag Lots. Land partitions are prohibited within subdivisions for a period of five (5) years after the date of final plat approval, unless the land is shown as a future development area on the final plat.

Response: This criterion is understood.

6. Lot Access to Resource Areas. For subdivisions, significant natural resources such as streams, riparian areas, and wetlands shall be protected, integrated into the design of the subdivision, platted as a common area, and made accessible to as many individual parcels as possible.

Response: The subject site does not contain protected streams, riparian areas, or wetlands. As shown on the Preliminary Plans (Exhibit A), Tracts A, B, D, E, F, and G are included open space and tree preservation areas to be owned and maintained by the Homeowners' Association. Public access to these natural resource areas is provided, as shown. The criterion is met, as applicable.

G. Public Use Areas

1. Dedication Requirements.

a. Where a proposed park, playground or other public use shown in a development plan adopted by the City is located in whole or in part in a subdivision, the Commission may require the dedication or reservation of such area within the subdivision.

b. Where considered desirable by the Commission in accordance with adopted comprehensive plan policies, and where a development plan of the City does not indicate proposed public use areas, the Commission may require the dedication or reservation of areas within the subdivision or sites of a character, extent and location suitable for the development of parks and other public use.

2. Acquisition By Public Agency. If the developer is required to reserve land area for a park, playground, or other public use, such land shall be acquired by the appropriate public agency within eighteen (18) months following plat approval, at a price agreed upon prior to approval of the plat, or such reservation shall be released to the subdivider.

Response: Public use areas requiring dedication to the City are not included in this project. The criteria above do not apply.

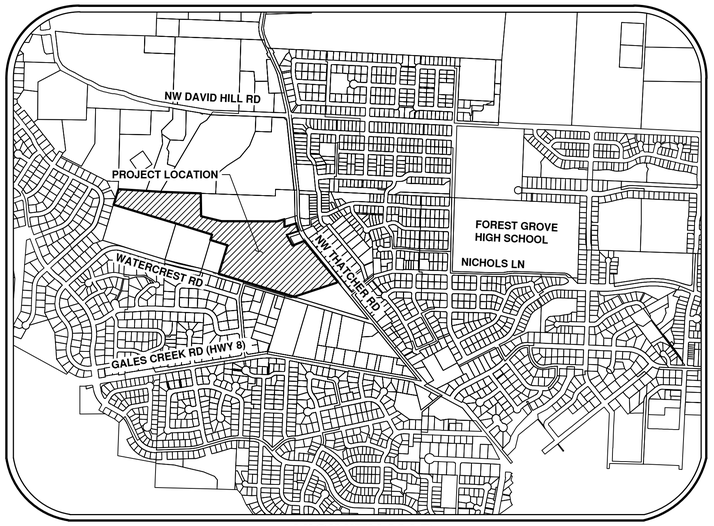
V. Conclusion

The required findings have been made, and this written narrative and accompanying documentation demonstrate that the application is consistent with the applicable provisions of the Forest Grove Development Code. The evidence in the record is substantial and supports approval of the application.

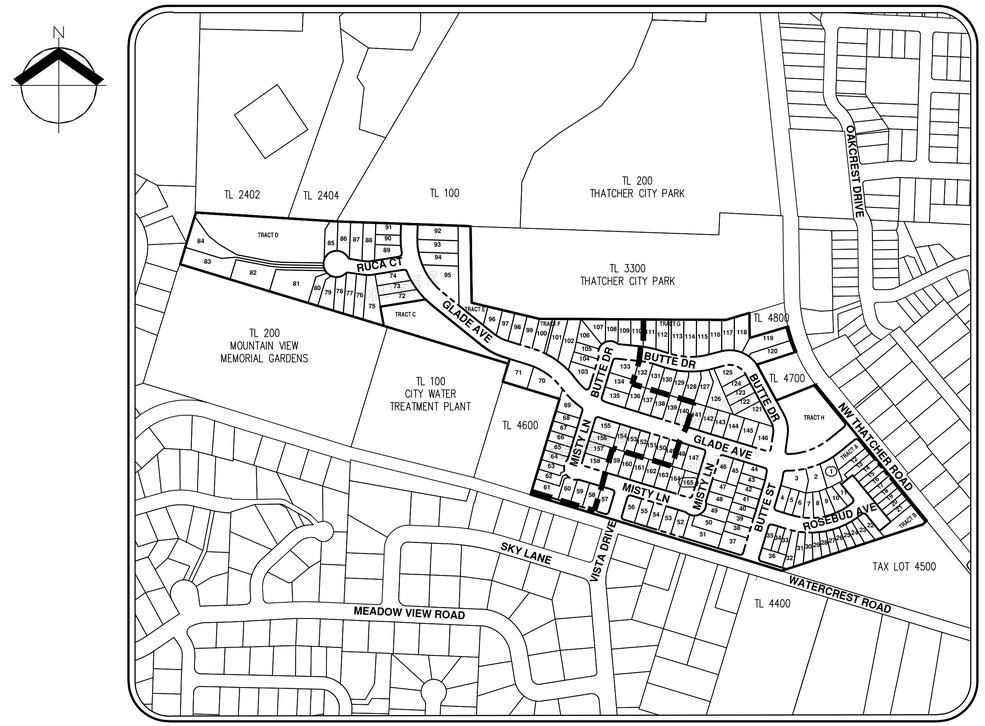
Exhibit A: Preliminary Plans

PARKVIEW TERRACE SUBDIVISION

PLANNED DEVELOPMENT LAND USE APPLICATION



VICINITY MAP
1" = 600'



SITE MAP
1" = 300'

LEGEND

	EXISTING	PROPOSED		EXISTING	PROPOSED
DECIDUOUS TREE			STORM DRAIN CLEAN OUT		
CONIFEROUS TREE			STORM DRAIN CATCH BASIN		
			STORM DRAIN AREA DRAIN		
FIRE HYDRANT			STORM DRAIN MANHOLE		
WATER BLOWOFF			GAS METER		
WATER METER			GAS VALVE		
WATER VALVE			GUY WIRE ANCHOR		
DOUBLE CHECK VALVE			UTILITY POLE		
AIR RELEASE VALVE			POWER VAULT	P	P
SANITARY SEWER CLEAN OUT			POWER JUNCTION BOX		
SANITARY SEWER MANHOLE			POWER PEDESTAL		
SIGN			COMMUNICATIONS VAULT	C	C
STREET LIGHT			COMMUNICATIONS JUNCTION BOX		
MAILBOX	MB	MB	COMMUNICATIONS RISER		

	EXISTING	PROPOSED
RIGHT-OF-WAY LINE		
BOUNDARY LINE		
PROPERTY LINE		
CENTERLINE		
DITCH		
CURB		
EDGE OF PAVEMENT		
EASEMENT		
FENCE LINE		
GRAVEL EDGE		
POWER LINE	PWR	PWR
OVERHEAD WIRE	OHW	OHW
COMMUNICATIONS LINE	COM	COM
FIBER OPTIC LINE	CFO	CFO
GAS LINE	GAS	GAS
STORM DRAIN LINE	STM	STM
SANITARY SEWER LINE	SAN	SAN
WATER LINE	WAT	WAT

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P02 RENDERED CONCEPTUAL PLAN
P03 PRELIMINARY AERIAL PHOTO SITE MAP
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P06 EXISTING CONDITIONS PLAN
P07 EXISTING CONDITIONS PLAN
P08 EXISTING CONDITIONS PLAN
P09 EXISTING CONDITIONS PLAN
P10 DEVELOPABLE SLOPE AREAS
P11 PRELIMINARY PLAT – EAST
P12 PRELIMINARY PLAT – WEST
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P14 PRELIMINARY BUILDING & SETBACK PLAN – WEST
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P16 PRELIMINARY GRADING & ESC PLAN – WEST
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P18 PRELIMINARY COMPOSITE UTILITY PLAN – WEST
P19 PRELIMINARY STREET PLAN – EAST
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P21 PRELIMINARY STREET CROSS SECTIONS
P22 PRELIMINARY STREET PLAN – THATCHER ROAD
P23 PRELIMINARY STREET PLAN – WATERCREST ROAD
P24 PRELIMINARY STREET PROFILE – WATERCREST ROAD
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P32 PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN – EAST
P33 PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN – WEST
P34 PRELIMINARY TREE PRESERVATION AND REMOVAL TABLE
P35 PRELIMINARY TREE PRESERVATION AND REMOVAL TABLE
P36 PRELIMINARY TREE PRESERVATION AND REMOVAL TABLE
P37 PRELIMINARY STREET TREE PLAN – EAST
P38 PRELIMINARY STREET TREE PLAN – WEST

APPLICANT:

VENTURE PROPERTIES, INC
CONTACT: KELLY RITZ
4230 GALEWOOD ST., SUITE 100
LAKE OSWEGO, OR 97035

PROPERTY OWNER:

CYPRESS, LLC / SCALENE, LLC
1455 SW BROADWAY, SUITE 1500
PORTLAND, OR 97201

PLANNING/CIVIL ENGINEERING /SURVEYING/LANDSCAPE ARCHITECTURE/NATURAL RESOURCES/ARBORIST FIRM:

AKS ENGINEERING & FORESTRY, LLC.
CONTACT: MIMI DOUKAS, AICP, RLA
12965 SW HERMAN ROAD, SUITE 100
TUALATIN, OR 97062
PH: 503.563.6151
MIMID@AKS-ENG.COM

PROJECT LOCATION:

LOCATED NORTH OF WATERCREST ROAD AND WEST OF NW THATCHER ROAD ABUTTING THATCHER CITY PARK TO THE NORTH.

PROPERTY DESCRIPTION:

TAX LOT 3400 (WASHINGTON COUNTY TAX MAP 1N 4 36) LOCATED IN THE SW 1/4, SECTION 25, THE SE 1/4, SECTION 26, NE 1/4, SECTION 35, AND THE NW 1/4, SECTION 36, T1N, R4W, W.M. WASHINGTON COUNTY, OREGON

EXISTING LAND USE:

AGRICULTURAL FIELD

PROJECT PURPOSE:

165 LOT SINGLE FAMILY SUBDIVISION IN THE R-7 ZONE (2 PHASES)

VERTICAL DATUM:

VERTICAL DATUM: ELEVATIONS ARE BASED ON CITY OF FOREST GROVE VERTICAL DATUM, BEING THE U.S.C.&G.S. 1934 ADJUSTMENT TO THE NGVD 29 DATUM. BASIS FOR ELEVATIONS WERE TAKEN FROM WASHINGTON COUNTY BENCHMARK NO. 952, A BRASS DISK LOCATED ON THE EAST SIDE OF THATCHER ROAD IN THE SIDEWALK, 250'± SOUTH OF DAVID HILL ROAD, WITH A NGVD 29 ELEVATION OF 236.654 FEET. 0.49 FEET WAS SUBTRACTED FROM THE NGVD 29 DATUM TO GET TO THE CITY OF FOREST GROVE DATUM.

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FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

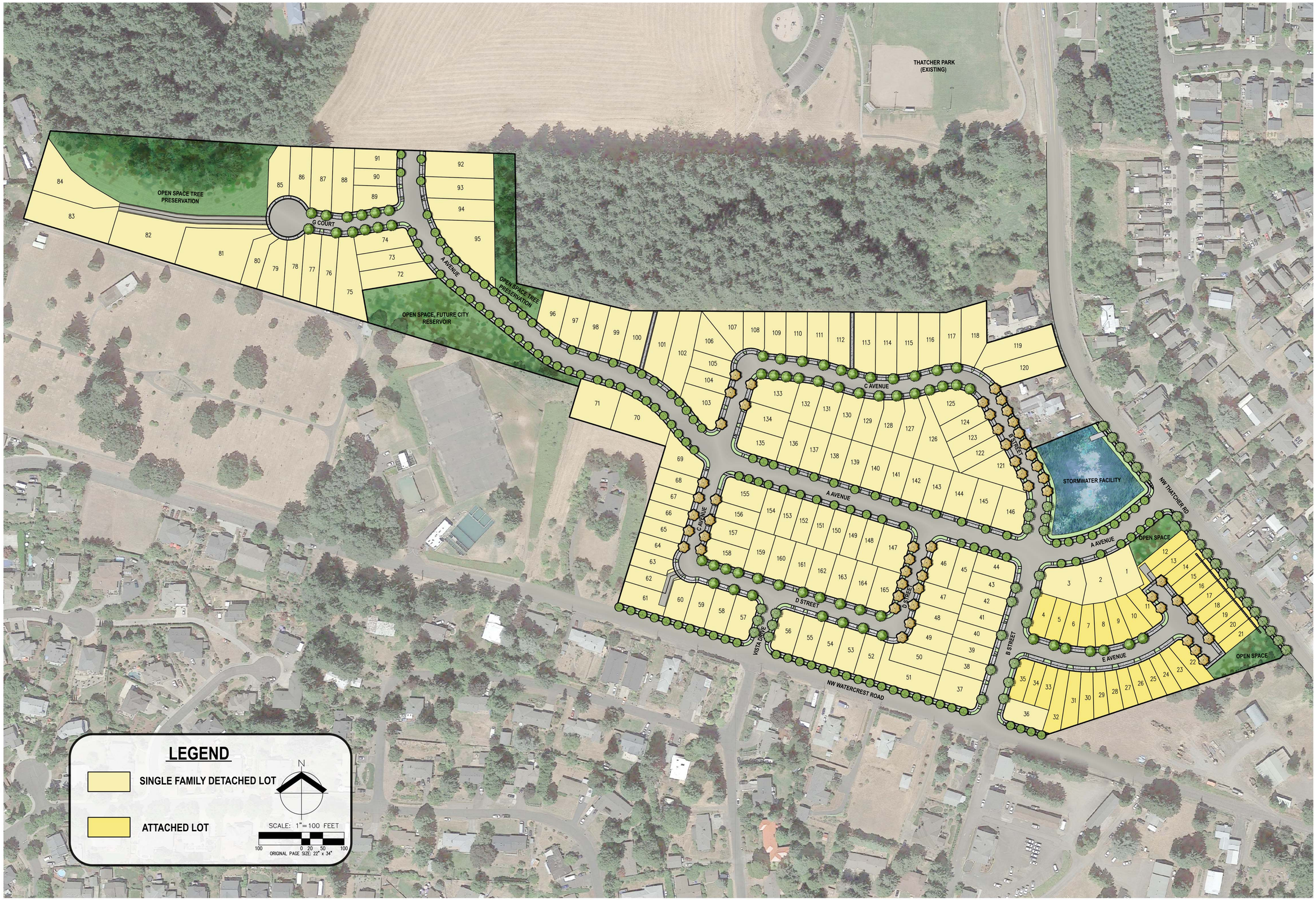
COVER SHEET WITH SITE AND VICINITY MAP
PARKVIEW TERRACE SUBDIVISION
VENTURE PROPERTIES
FOREST GROVE, OREGON

REGISTERED PROFESSIONAL ENGINEER
OREGON
JANUARY 12, 2016
TOMKO SIMIC
PRELIMINARY NOT FOR CONSTRUCTION
RENEWAL DATE: 6/30/22

JOB NUMBER:	6511
DATE:	10/28/2021
DESIGNED BY:	TNS
DRAWN BY:	TNS
CHECKED BY:	DS

P01

AKS DRAWING FILE: PRELIM COVER.DWG | LAYOUT: LAYOUT1



AKS DRAWING FILE: 6511 STREET TREE 1.DWG | LAYOUT: RENDER TB

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RENDERED CONCEPTUAL PLAN
PARKVIEW TERRACE SUBDIVISION
VENTURE PROPERTIES
FOREST GROVE, OREGON

REGISTERED LANDSCAPE ARCHITECT
PRELIMINARY NOT FOR CONSTRUCTION
8/30/13

JOB NUMBER:	6511
DATE:	09/15/2021
DESIGNED BY:	ZTN
DRAWN BY:	ZTN/NKP
CHECKED BY:	NKP/KAH

P02

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PRELIMINARY AERIAL PHOTO SITE MAP
PARKVIEW TERRACE SUBDIVISION
VENTURE PROPERTIES
FOREST GROVE, OREGON

REGISTERED PROFESSIONAL ENGINEER
OREGON
DANKO J. SIMIC
PRELIMINARY NOT FOR CONSTRUCTION
RENEWAL DATE: 6/30/22

JOB NUMBER:	6511
DATE:	10/28/2021
DESIGNED BY:	TNS
DRAWN BY:	TNS
CHECKED BY:	DS

P03

AKS DRAWING FILE: 6511 PRELIM CIRCULATION AERIAL.DWG | LAYOUT: AERIAL

LOT SUMMARY TABLE				
HOUSE PLAN	LOT DIMENSION	PHASE 1 UNITS	PHASE 2 UNITS	TOTAL UNITS
CUSTOM DETACHED FRONT LOAD	40' MIN WIDTH	4	11	15
50' WIDE DETACHED FRONT LOAD	60' X 100'	8	2	10
40' WIDE DETACHED FRONT LOAD	50' X 100'	38	27	65
30' WIDE DETACHED FRONT LOAD	40' X 100'	12	31	43
24' WIDE ATTACHED FRONT LOAD	29' X 100'	32	0	32
TOTAL	94	71	165	

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PRELIMINARY LOT LAYOUT
PARKVIEW TERRACE SUBDIVISION
VENTURE PROPERTIES
FOREST GROVE, OREGON

REGISTERED PROFESSIONAL ENGINEER
OREGON
JANUARY 22, 2016
DANKO SIMIC
PRELIMINARY NOT FOR CONSTRUCTION
RENEWAL DATE: 6/30/22

JOB NUMBER:	6511
DATE:	10/28/2021
DESIGNED BY:	TNS
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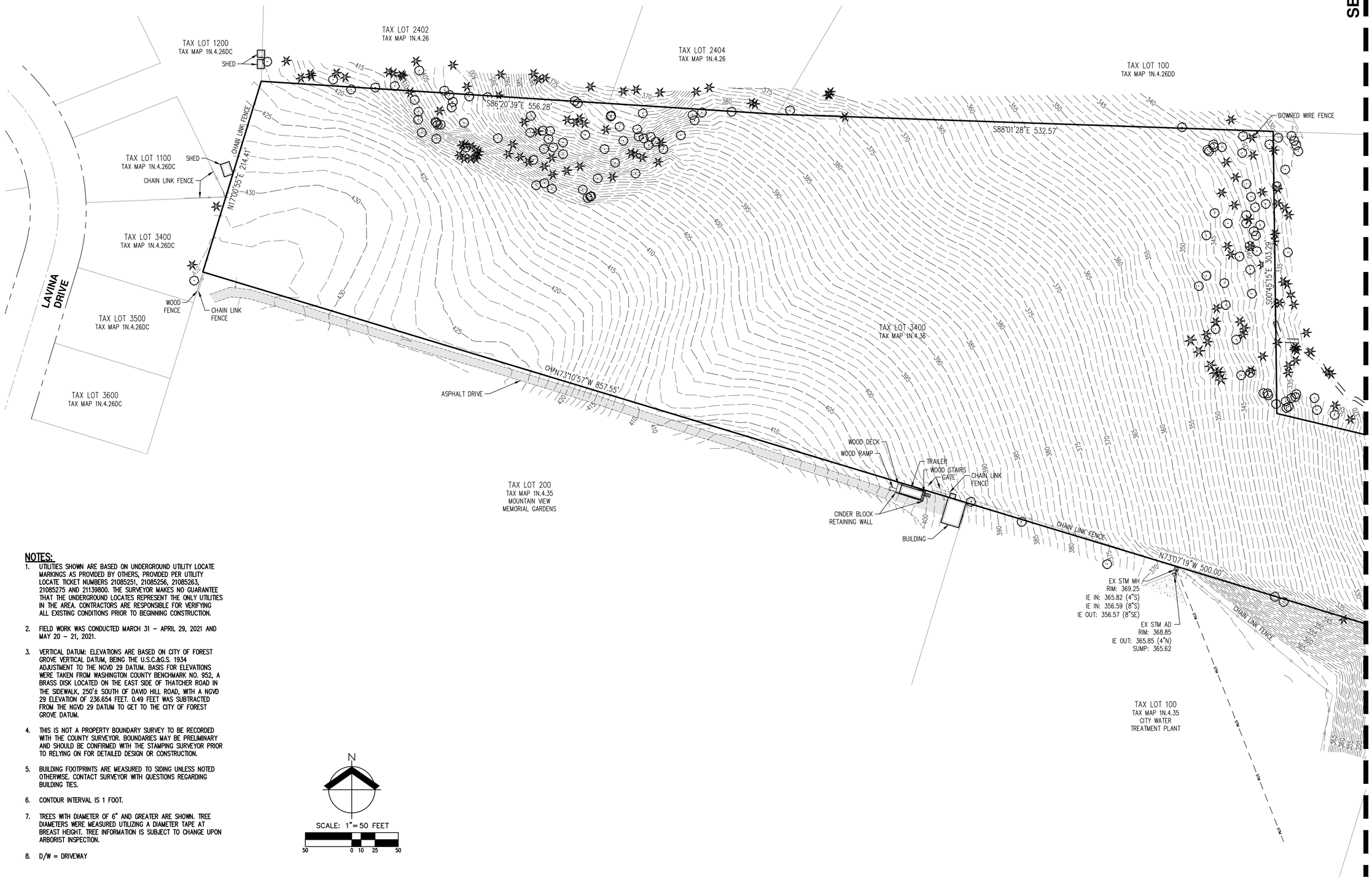
CHECKED BY:	DS

P04

AKS DRAWING FILE: 6511 PRODUCT DISDWG | LAYOUT: LOT LAYOUT



SEE PAGE P06

NOTES:

1. UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBERS 21085251, 21085256, 21085263, 21085275 AND 21139800. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
2. FIELD WORK WAS CONDUCTED MARCH 31 – APRIL 29, 2021 AND MAY 20 – 21, 2021.
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4. THIS IS NOT A PROPERTY BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY SURVEYOR. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
5. BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
6. CONTOUR INTERVAL IS 1 FOOT.
7. TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE MEASURED UTILIZING A DIAMETER TAPE AT BREAST HEIGHT. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.
8. D/W = DRIVEWAY

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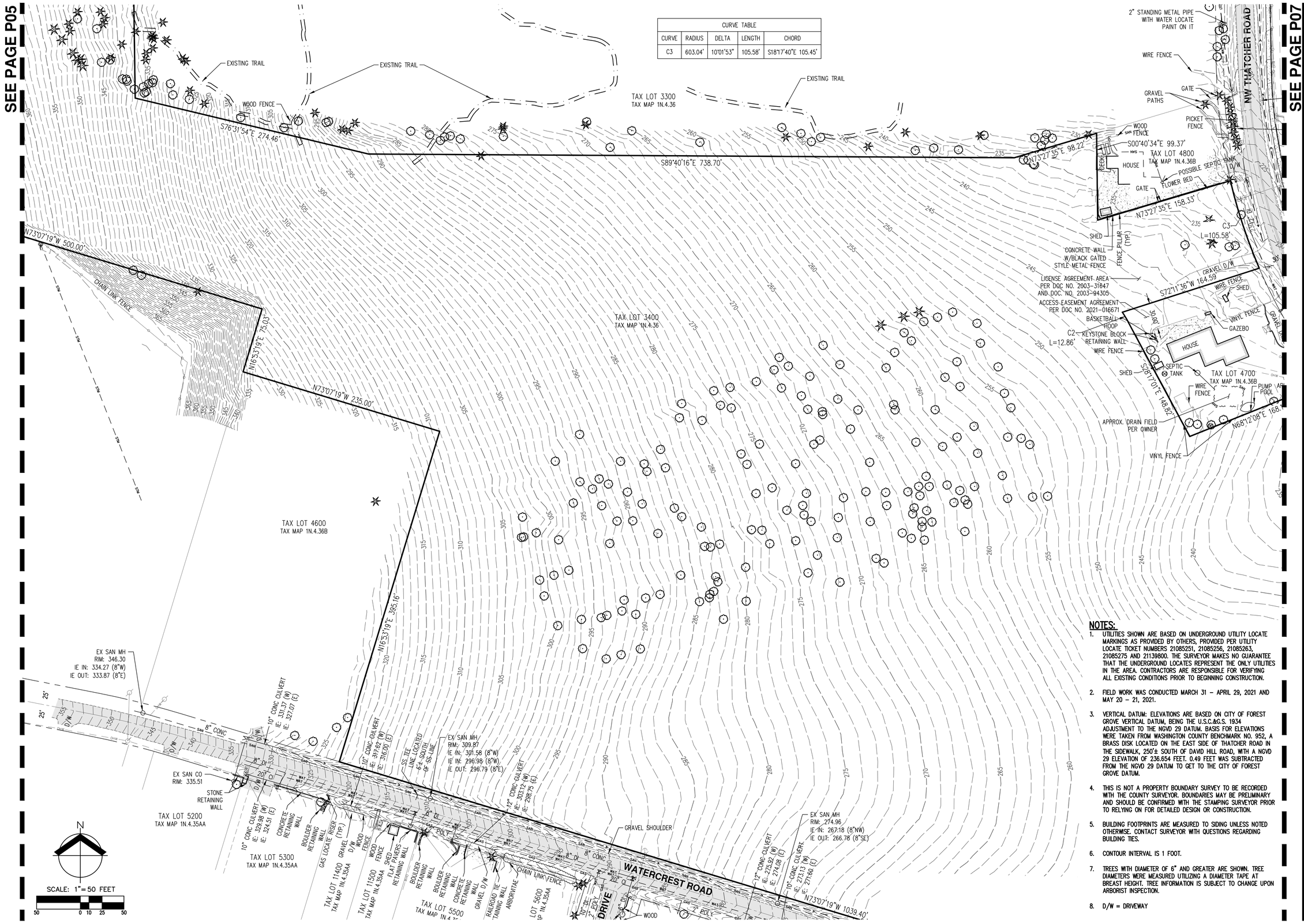
EXISTING CONDITIONS PLAN
PARKVIEW TERRACE SUBDIVISION
VENTURE PROPERTIES
FOREST GROVE, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JANUARY 12, 2016
CORREL S. KALINA
89558PLS
RENEWS: 6/30/23

PRELIMINARY NOT FOR CONSTRUCTION

JOB NUMBER:	6511
DATE:	10/28/2021
DESIGNED BY:	ML
DRAWN BY:	MK
CHECKED BY:	MK

AKS DRAWING FILE: 6511 PRELIM EXCOND.DWG | LAYOUT: 01



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8. D/W = DRIVEWAY

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C3	603.04'	10°01'53"	105.58'	S18°17'40"E 105.45'

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EXISTING CONDITIONS PLAN
PARKVIEW TERRACE SUBDIVISION
VENTURE PROPERTIES
FOREST GROVE, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JANUARY 12, 2016 DANIEL S. KALINA 89558PLS
RENEWS: 6/30/23
PRELIMINARY NOT FOR CONSTRUCTION

JOB NUMBER:	6511
DATE:	10/28/2021
DESIGNED BY:	ML
DRAWN BY:	MK
CHECKED BY:	MK

AKS DRAWING FILE: 6511 PRELIM EXCOND.DWG | LAYOUT: 02

SEE PAGE P06

NOTES:

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N

SCALE: 1"= 50 FEET

50 0 10 25 50

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	603.04'	1°35'55"	16.83'	S38°28'39"E 16.83'
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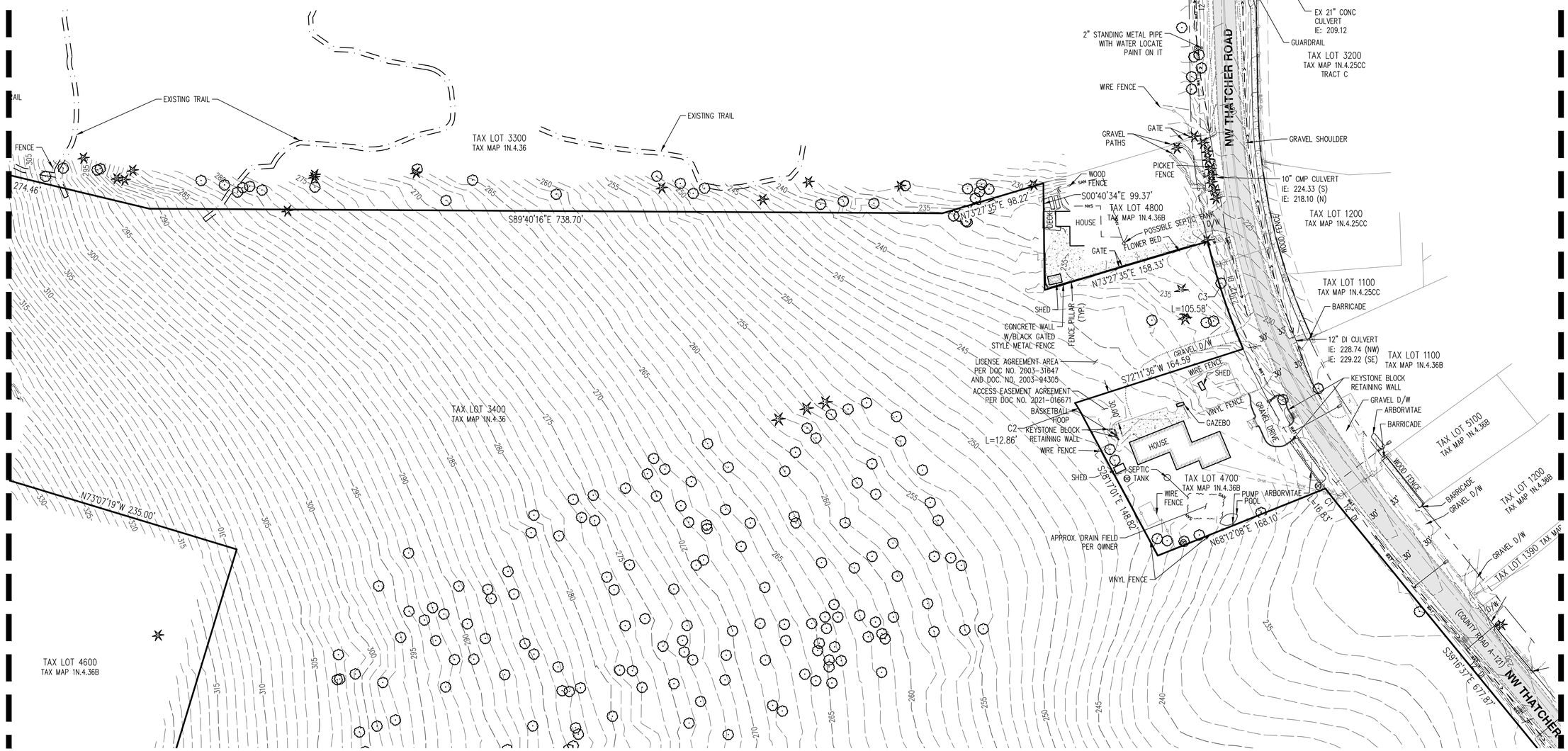

SEE PAGE P08

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FOREST GROVE, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JANUARY 12, 2016 CORREL S. KALINA 89558PLS
RENEWS: 6/30/23

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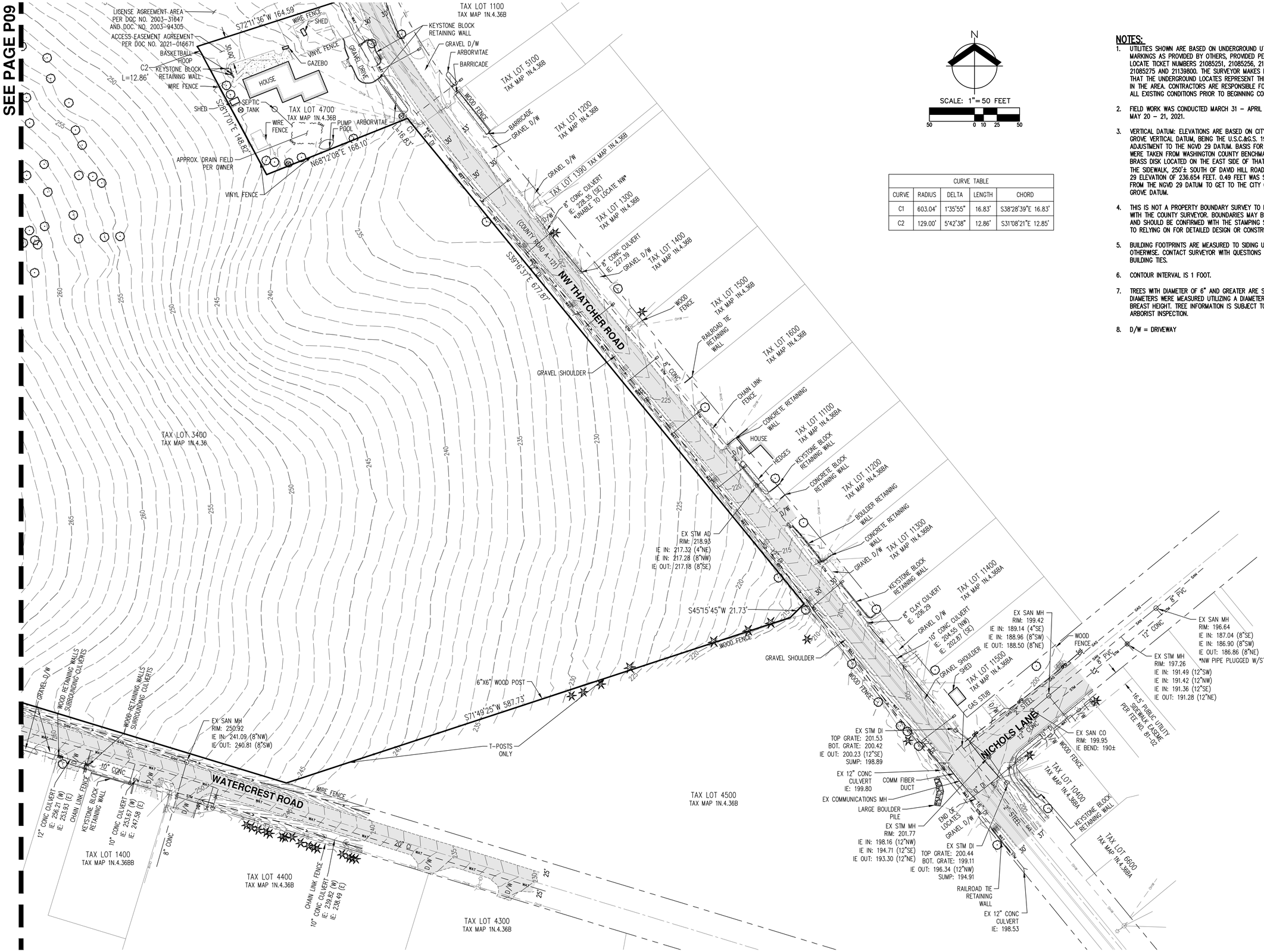
SEE PAGE P09



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EXISTING CONDITIONS PLAN
PARKVIEW TERRACE SUBDIVISION
VENTURE PROPERTIES
FOREST GROVE, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY NOT FOR CONSTRUCTION
OREGON JANUARY 12, 2016 CORREL S. KALINA 89558PLS
RENEWS: 6/30/23

JOB NUMBER:	6511
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DRAWN BY:	MK
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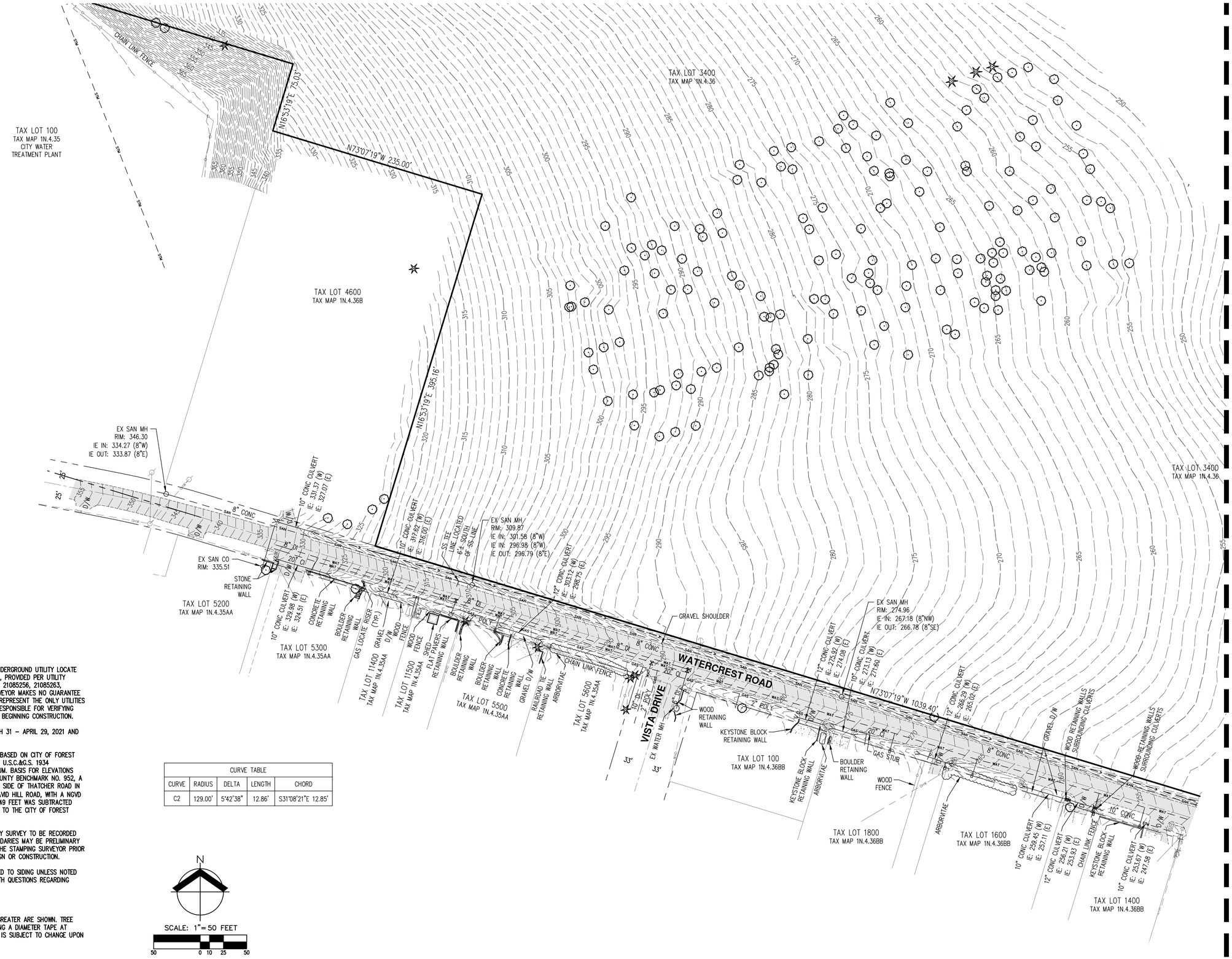

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N

SCALE: 1"=50 FEET

50 0 10 25 50

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EXISTING CONDITIONS PLAN
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FOREST GROVE, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS
RENEWS: 6/30/23

PRELIMINARY NOT FOR CONSTRUCTION

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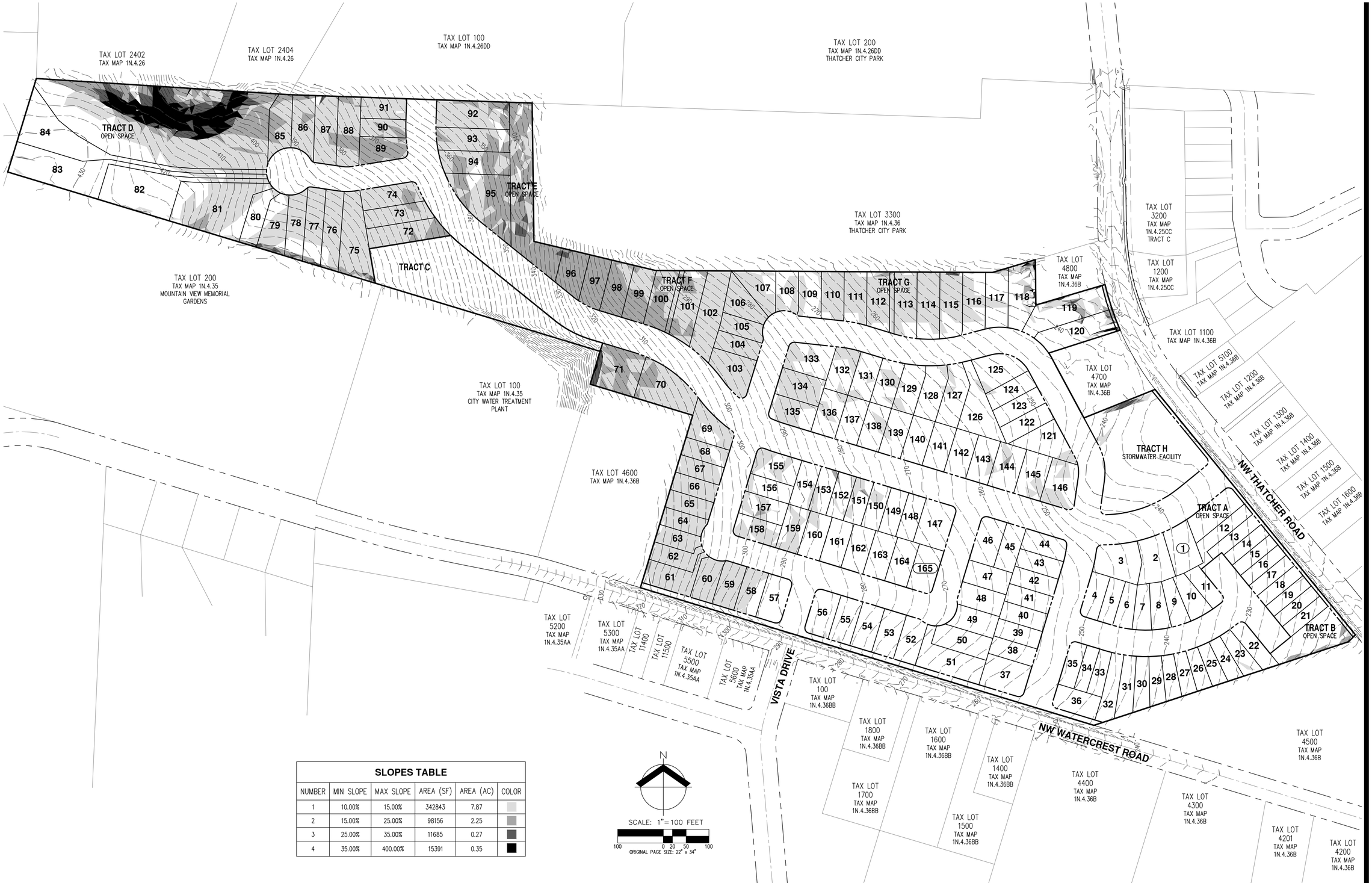
CHECKED BY:	MK

AKS DRAWING FILE: 6511 PRELIM EXCOND.DWG | LAYOUT: 05



SLOPES TABLE

NUMBER	MIN SLOPE	MAX SLOPE	AREA (SF)	AREA (AC)	COLOR
1	10.00%	15.00%	342843	7.87	
2	15.00%	25.00%	98156	2.25	
3	25.00%	35.00%	11685	0.27	
4	35.00%	400.00%	15391	0.35	

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DEVELOPABLE SLOPE AREAS
PARKVIEW TERRACE SUBDIVISION
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FOREST GROVE, OREGON

REGISTERED PROFESSIONAL ENGINEER
OREGON
NOV. 12, 2018
DRAGO SIMIC
PRELIMINARY
NOT FOR CONSTRUCTION
RENEWAL DATE: 6/30/22

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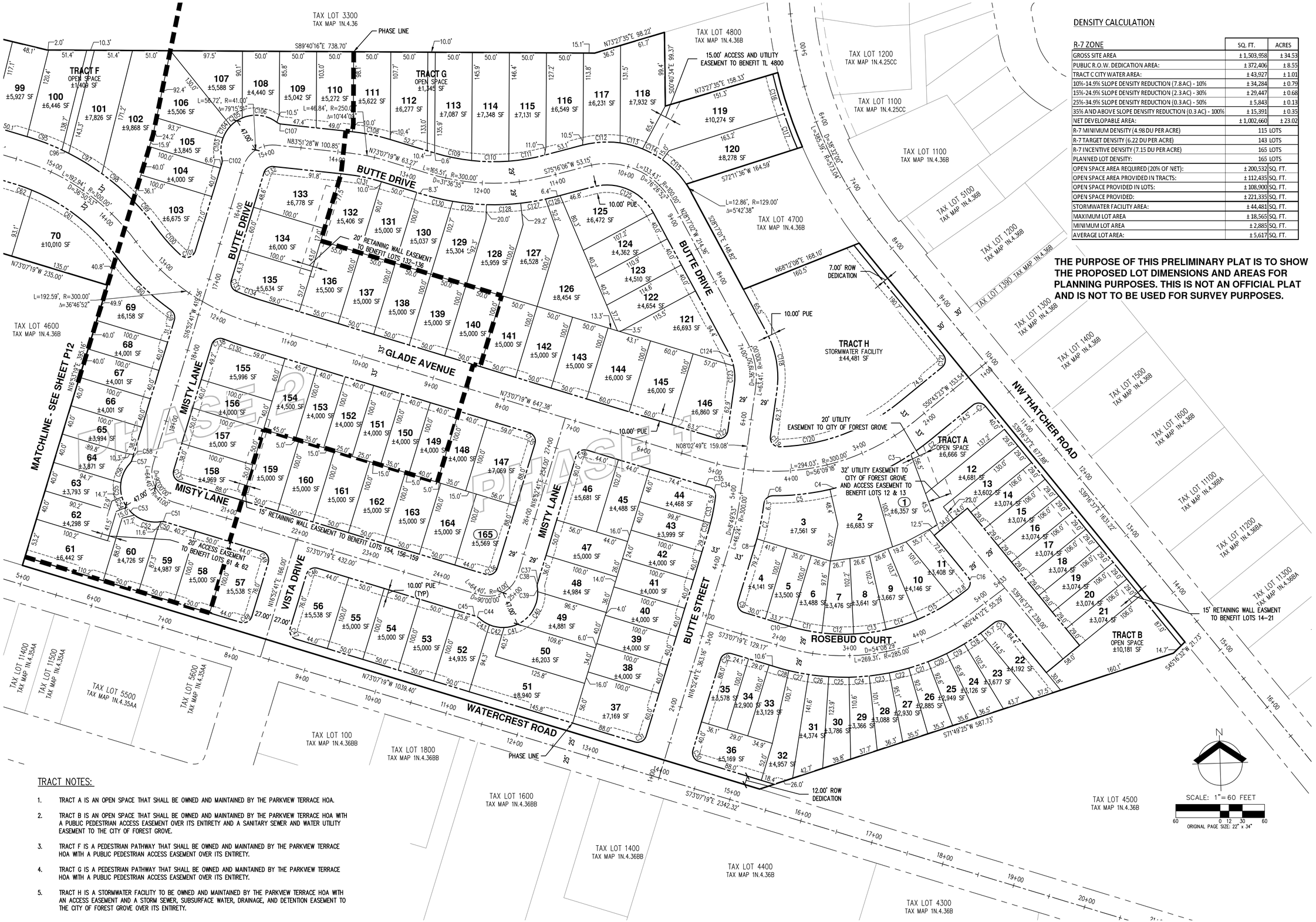

DENSITY CALCULATION

R-7 ZONE	SQ. FT.	ACRES
GROSS SITE AREA	± 1,503,958	± 34.53
PUBLIC R.O.W. DEDICATION AREA:	± 372,406	± 8.55
TRACT C CITY WATER AREA:	± 43,927	± 1.01
10%-14.9% SLOPE DENSITY REDUCTION (7.8 AC) - 10%	± 34,284	± 0.79
15%-24.9% SLOPE DENSITY REDUCTION (2.3 AC) - 30%	± 29,447	± 0.68
25%-34.9% SLOPE DENSITY REDUCTION (0.3 AC) - 50%	± 5,843	± 0.13
35% AND ABOVE SLOPE DENSITY REDUCTION (0.3 AC) - 100%	± 15,391	± 0.35
NET DEVELOPABLE AREA:	± 1,002,660	± 23.02
R-7 MINIMUM DENSITY (4.98 DU PER ACRE)	115 LOTS	
R-7 TARGET DENSITY (6.22 DU PER ACRE)	143 LOTS	
R-7 INCENTIVE DENSITY (7.15 DU PER ACRE)	165 LOTS	
PLANNED LOT DENSITY:	165 LOTS	
OPEN SPACE AREA REQUIRED (20% OF NET):	± 200,532	SQ. FT.
OPEN SPACE AREA PROVIDED IN TRACTS:	± 112,435	SQ. FT.
OPEN SPACE PROVIDED IN LOTS:	± 108,900	SQ. FT.
OPEN SPACE PROVIDED:	± 221,335	SQ. FT.
STORMWATER FACILITY AREA:	± 44,481	SQ. FT.
MAXIMUM LOT AREA	± 18,565	SQ. FT.
MINIMUM LOT AREA	± 2,885	SQ. FT.
AVERAGE LOT AREA:	± 5,617	SQ. FT.

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED LOT DIMENSIONS AND AREAS FOR PLANNING PURPOSES. THIS IS NOT AN OFFICIAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES.

TRACT NOTES:

1. TRACT A IS AN OPEN SPACE THAT SHALL BE OWNED AND MAINTAINED BY THE PARKVIEW TERRACE HOA.
2. TRACT B IS AN OPEN SPACE THAT SHALL BE OWNED AND MAINTAINED BY THE PARKVIEW TERRACE HOA WITH A PUBLIC PEDESTRIAN ACCESS EASEMENT OVER ITS ENTIRETY AND A SANITARY SEWER AND WATER UTILITY EASEMENT TO THE CITY OF FOREST GROVE.
3. TRACT F IS A PEDESTRIAN PATHWAY THAT SHALL BE OWNED AND MAINTAINED BY THE PARKVIEW TERRACE HOA WITH A PUBLIC PEDESTRIAN ACCESS EASEMENT OVER ITS ENTIRETY.
4. TRACT G IS A PEDESTRIAN PATHWAY THAT SHALL BE OWNED AND MAINTAINED BY THE PARKVIEW TERRACE HOA WITH A PUBLIC PEDESTRIAN ACCESS EASEMENT OVER ITS ENTIRETY.
5. TRACT H IS A STORMWATER FACILITY TO BE OWNED AND MAINTAINED BY THE PARKVIEW TERRACE HOA WITH AN ACCESS EASEMENT AND A STORM SEWER, SUBSURFACE WATER, DRAINAGE, AND DETENTION EASEMENT TO THE CITY OF FOREST GROVE OVER ITS ENTIRETY.

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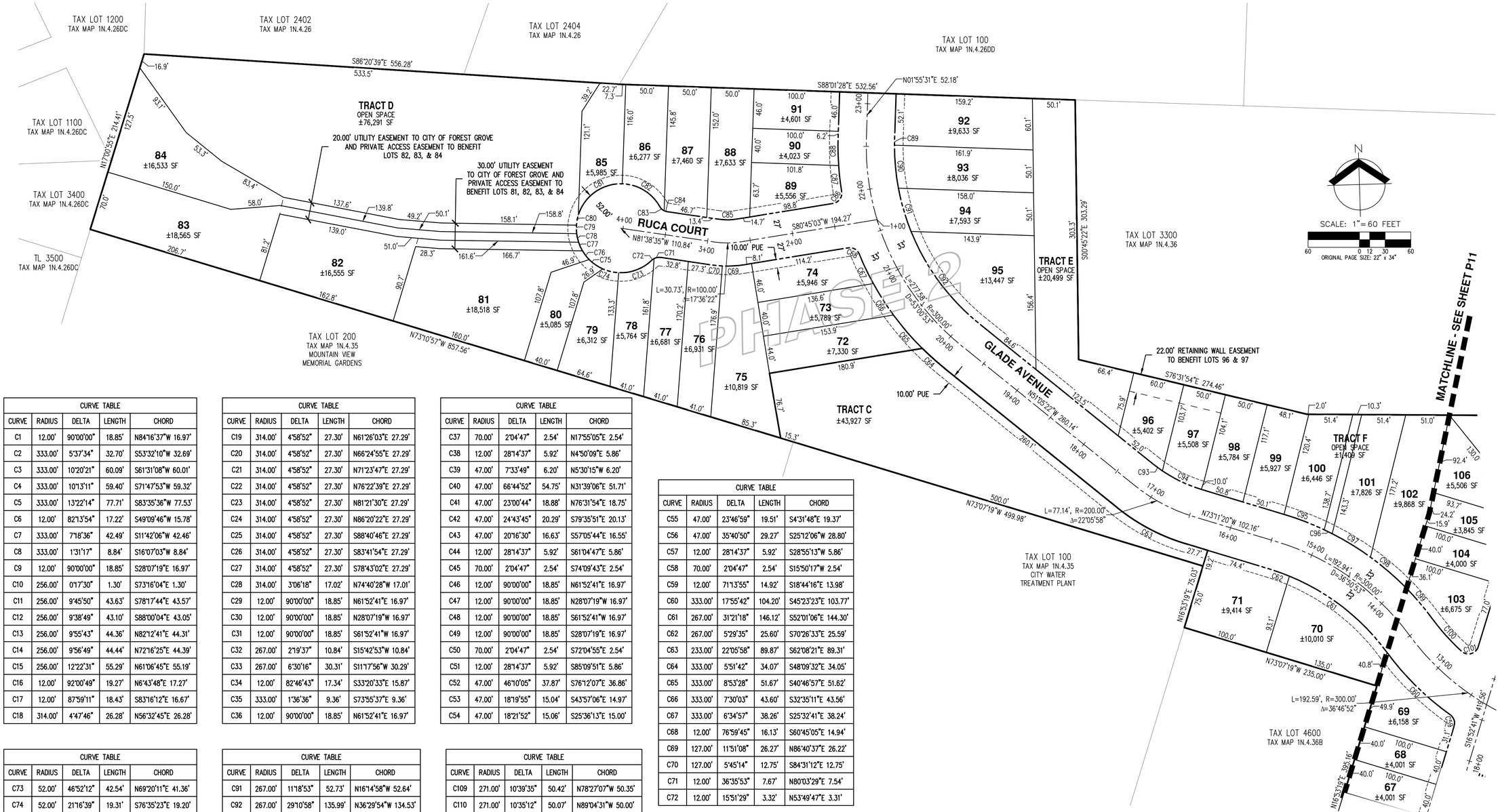
PRELIMINARY PLAT - EAST
PARKVIEW TERRACE SUBDIVISION
VENTURE PROPERTIES
FOREST GROVE, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY NOT FOR CONSTRUCTION
OREGON JANUARY 12, 2016 MICHAEL S. KALINA 89558PLS
RENEWS: 6/30/23

JOB NUMBER:	6511
DATE:	10/28/2021
DESIGNED BY:	TNS
DRAWN BY:	TNS
CHECKED BY:	DS

AKS DRAWING FILE: 6511 PRELIM PLAT.DWG | LAYOUT: EAST



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	12.00'	90°00'00"	18.85'	N84°16'37"W 16.97'
C2	333.00'	5°37'34"	32.70'	S53°32'10"W 32.69'
C3	333.00'	10°20'21"	60.09'	S61°31'08"W 60.01'
C4	333.00'	10°13'11"	59.40'	S71°47'53"W 59.32'
C5	333.00'	13°22'14"	77.71'	S83°35'36"W 77.53'
C6	12.00'	82°13'54"	17.22'	S49°09'46"W 15.78'
C7	333.00'	7°18'36"	42.49'	S11°42'06"W 42.46'
C8	333.00'	1°31'17"	8.84'	S16°07'03"W 8.84'
C9	12.00'	90°00'00"	18.85'	S28°07'19"E 16.97'
C10	256.00'	0°17'30"	1.30'	S73°16'04"E 1.30'
C11	256.00'	9°45'50"	43.63'	S78°17'44"E 43.57'
C12	256.00'	9°38'49"	43.10'	S88°00'04"E 43.05'
C13	256.00'	9°55'43"	44.36'	N82°12'41"E 44.31'
C14	256.00'	9°56'49"	44.44'	N72°16'25"E 44.39'
C15	256.00'	12°22'31"	55.29'	N61°06'45"E 55.19'
C16	12.00'	92°00'49"	19.27'	N6°43'48"E 17.27'
C17	12.00'	87°59'11"	18.43'	S83°16'12"E 16.67'
C18	314.00'	4°47'46"	26.28'	N56°32'45"E 26.28'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C19	314.00'	4°58'52"	27.30'	N61°26'03"E 27.29'
C20	314.00'	4°58'52"	27.30'	N66°24'55"E 27.29'
C21	314.00'	4°58'52"	27.30'	N71°23'47"E 27.29'
C22	314.00'	4°58'52"	27.30'	N76°22'39"E 27.29'
C23	314.00'	4°58'52"	27.30'	N81°21'30"E 27.29'
C24	314.00'	4°58'52"	27.30'	N86°20'22"E 27.29'
C25	314.00'	4°58'52"	27.30'	S88°40'46"E 27.29'
C26	314.00'	4°58'52"	27.30'	S83°41'54"E 27.29'
C27	314.00'	4°58'52"	27.30'	S78°43'02"E 27.29'
C28	314.00'	3°06'18"	17.02'	N74°40'28"W 17.01'
C29	12.00'	90°00'00"	18.85'	N61°52'41"E 16.97'
C30	12.00'	90°00'00"	18.85'	N28°07'19"W 16.97'
C31	12.00'	90°00'00"	18.85'	S61°52'41"W 16.97'
C32	267.00'	2°19'37"	10.84'	S15°42'53"W 10.84'
C33	267.00'	6°30'16"	30.31'	S11°17'56"W 30.29'
C34	12.00'	82°46'43"	17.34'	S33°20'33"E 15.87'
C35	333.00'	1°36'36"	9.36'	S73°55'37"E 9.36'
C36	12.00'	90°00'00"	18.85'	N61°52'41"E 16.97'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C37	70.00'	2°04'47"	2.54'	N17°55'05"E 2.54'
C38	12.00'	28°14'37"	5.92'	N4°50'09"E 5.86'
C39	47.00'	7°33'49"	6.20'	N5°30'15"W 6.20'
C40	47.00'	66°44'52"	54.75'	N31°39'06"E 51.71'
C41	47.00'	23°00'44"	18.88'	N76°31'54"E 18.75'
C42	47.00'	24°43'45"	20.29'	S79°35'51"E 20.13'
C43	47.00'	20°16'30"	16.63'	S57°05'44"E 16.55'
C44	12.00'	28°14'37"	5.92'	S61°04'47"E 5.86'
C45	70.00'	2°04'47"	2.54'	S74°09'43"E 2.54'
C46	12.00'	90°00'00"	18.85'	N61°52'41"E 16.97'
C47	12.00'	90°00'00"	18.85'	N28°07'19"W 16.97'
C48	12.00'	90°00'00"	18.85'	S61°52'41"W 16.97'
C49	12.00'	90°00'00"	18.85'	S28°07'19"E 16.97'
C50	70.00'	2°04'47"	2.54'	S72°04'55"E 2.54'
C51	12.00'	28°14'37"	5.92'	S85°09'51"E 5.86'
C52	47.00'	46°10'05"	37.87'	S76°12'07"E 36.86'
C53	47.00'	18°19'55"	15.04'	S43°57'06"E 14.97'
C54	47.00'	18°21'52"	15.06'	S25°36'13"E 15.00'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C55	47.00'	23°46'59"	19.51'	S4°31'48"E 19.37'
C56	47.00'	35°40'50"	29.27'	S25°12'06"W 28.80'
C57	12.00'	28°14'37"	5.92'	S28°55'13"W 5.86'
C58	70.00'	2°04'47"	2.54'	S15°50'17"W 2.54'
C59	12.00'	71°13'55"	14.92'	S18°44'16"E 13.98'
C60	333.00'	17°55'42"	104.20'	S45°23'23"E 103.77'
C61	267.00'	31°21'18"	146.12'	S52°01'06"E 144.30'
C62	267.00'	5°29'35"	25.60'	S70°26'33"E 25.59'
C63	233.00'	22°05'58"	89.87'	S62°08'21"E 89.31'
C64	333.00'	5°51'42"	34.07'	S48°09'32"E 34.05'
C65	333.00'	8°53'28"	51.67'	S40°46'57"E 51.62'
C66	333.00'	7°30'03"	43.60'	S32°35'11"E 43.56'
C67	333.00'	6°34'57"	38.26'	S25°32'41"E 38.24'
C68	12.00'	76°59'45"	16.13'	S60°45'05"E 14.94'
C69	127.00'	11°51'08"	26.27'	N86°40'37"E 26.22'
C70	127.00'	5°45'14"	12.75'	S84°31'12"E 12.75'
C71	12.00'	36°35'53"	7.67'	N80°03'29"E 7.54'
C72	12.00'	15°51'29"	3.32'	N53°49'47"E 3.31'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C73	52.00'	46°52'12"	42.54'	N69°20'11"E 41.36'
C74	52.00'	21°16'39"	19.31'	S76°35'23"E 19.20'
C75	52.00'	21°16'39"	19.31'	S55°18'44"E 19.20'
C76	52.00'	14°06'49"	12.81'	S37°37'00"E 12.78'
C77	52.00'	12°12'49"	11.08'	S24°27'12"E 11.06'
C78	52.00'	11°21'08"	10.30'	S12°40'13"E 10.29'
C79	52.00'	11°02'41"	10.02'	S1°28'18"E 10.01'
C80	52.00'	13°17'19"	12.06'	S10°41'42"W 12.03'
C81	52.00'	74°28'48"	67.60'	S54°34'45"W 62.94'
C82	52.00'	58°59'36"	53.54'	N58°41'03"W 51.21'
C83	12.00'	34°42'11"	7.27'	N46°32'20"W 7.16'
C84	12.00'	17°45'09"	3.72'	N72°46'01"W 3.70'
C85	73.00'	17°36'22"	22.43'	S89°33'14"W 22.34'
C86	12.00'	89°56'20"	18.84'	S35°46'53"W 16.96'
C87	333.00'	5°16'43"	30.68'	S6°32'56"E 30.67'
C88	333.00'	5°50'05"	33.91'	S0°59'32"E 33.90'
C89	267.00'	1°41'15"	7.86'	N1°04'53"E 7.86'
C90	267.00'	10°49'47"	50.47'	N5°10'38"W 50.39'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C91	267.00'	11°18'53"	52.73'	N16°14'58"W 52.64'
C92	267.00'	29°10'58"	135.99'	N36°29'54"W 134.53'
C93	167.00'	4°46'17"	13.91'	N53°28'31"W 13.90'
C94	167.00'	17°19'40"	50.51'	N64°31'30"W 50.31'
C95	333.00'	8°26'44"	49.08'	N68°57'58"W 49.04'
C96	333.00'	1°45'37"	10.23'	S63°51'48"E 10.23'
C97	333.00'	9°02'00"	52.50'	N58°27'59"W 52.45'
C98	333.00'	9°35'41"	55.76'	N49°09'08"W 55.70'
C99	333.00'	8°00'51"	46.58'	N40°20'52"W 46.54'
C100	267.00'	10°58'38"	51.15'	N41°49'46"W 51.08'
C101	12.00'	115°48'14"	24.25'	S74°46'48"W 20.33'
C102	12.00'	31°16'49"	6.55'	S11°14'16"W 6.47'
C103	47.00'	34°36'23"	28.39'	S2°54'03"W 27.96'
C104	47.00'	24°04'22"	19.75'	S32°14'26"W 19.60'
C105	47.00'	22°51'20"	18.75'	S55°42'17"W 18.62'
C106	47.00'	60°17'25"	49.46'	N82°43'21"W 47.21'
C107	12.00'	31°16'49"	6.55'	N68°13'04"W 6.47'
C108	279.00'	10°44'09"	52.28'	N78°29'24"W 52.20'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C109	271.00'	10°39'35"	50.42'	N78°27'07"W 50.35'
C110	271.00'	10°35'12"	50.07'	N89°04'31"W 50.00'
C111	271.00'	10°21'47"	49.02'	S80°27'00"W 48.95'
C112	129.00'	22°36'16"	50.89'	S86°34'14"W 50.56'
C113	129.00'	13°59'45"	31.51'	N75°07'45"W 31.43'
C114	129.00'	13°40'19"	30.78'	N61°17'44"W 30.71'
C115	129.00'	20°27'55"	46.08'	N44°13'37"W 45.83'
C116	610.04'	5°13'35"	55.65'	S15°55'46"E 55.63'
C117	610.04'	4°42'15"	50.09'	S20°53'41"E 50.07'
C118	129.00'	36°19'50"	81.80'	N10°07'06"W 80.43'
C119	12.00'	99°37'27"	20.87'	N41°45'55"W 18.33'
C120	267.00'	37°41'58"	175.68'	S69°34'22"W 172.53'
C121	12.00'	90°00'00"	18.85'	S5°43'23"W 16.97'
C122	12.00'	98°49'53"	20.70'	S57°27'45"W 18.23'
C123	71.00'	20°39'15"	25.59'	S2°16'49"E 25.46'
C124	71.00'	15°40'35"	19.43'	N20°26'44"W 19.37'
C125	71.00'	76°26'52"	94.73'	S66°30'27"E 87.86'
C126	329.00'	2°25'12"	13.90'	S76°28'42"W 13.89'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C127	329.00'	5°53'12"	33.80'	S80°37'54"W 33.79'
C128	329.00'	8°04'05"	46.33'	S87°36'32"W 46.29'
C129	329.00'	7°57'06"	45.66'	N84°22'52"W 45.62'
C130	329.00'	7°17'01"	41.82'	N76°45'49"W 41.79'
C130	333.00'	4°49'19"	28.02'	N70°42'40"W 28.02'
C131	221.00'	10°44'09"	41.41'	S78°29'24"E 41.35'
C132	12.00'	79°15'51"	16.60'	N56°30'36"E 15.31'
C133	12.00'	83°28'12"	17.48'	S24°51'25"E 15.98'
C134	267.00'	6°31'48"	30.43'	S69°51'25"E 30.41'
C135	12.00'	90°00'00"	18.85'	S28°07'18"E 16.97'
C136	12.00'	90°00'00"	18.85'	S61°52'41"W 16.97'
C137	12.00'	90°00'00"	18.85'	N28°07'19"W 16.97'
C138	12.00'	94°49'19"	19.86'	S64°17'20"W 17.67'

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED LOT DIMENSIONS AND AREAS FOR PLANNING PURPOSES. THIS IS NOT AN OFFICIAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES.

TRACT NOTES:

1. TRACT C WILL BE HELD BY VENTURE PROPERTIES FOR POTENTIAL NEW RESERVOIR.
2. TRACT D IS AN OPEN SPACE AREA THAT SHALL BE OWNED AND MAINTAINED BY THE PARKVIEW TERRACE HOA.
3. TRACT E IS AN OPEN SPACE AREA THAT SHALL BE OWNED AND MAINTAINED BY THE PARKVIEW TERRACE HOA.
4. TRACT F IS A PEDESTRIAN PATHWAY THAT SHALL BE OWNED AND MAINTAINED BY THE PARKVIEW TERRACE HOA WITH A PUBLIC PEDESTRIAN ACCESS EASEMENT OVER ITS ENTIRETY.

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PRELIMINARY PLAT - WEST
PARKVIEW TERRACE SUBDIVISION
VENTURE PROPERTIES
FOREST GROVE, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY NOT FOR CONSTRUCTION
OREGON JANUARY 12, 2016 MICHAEL S. KALINA 89558PLS
RENEWS: 6/30/23

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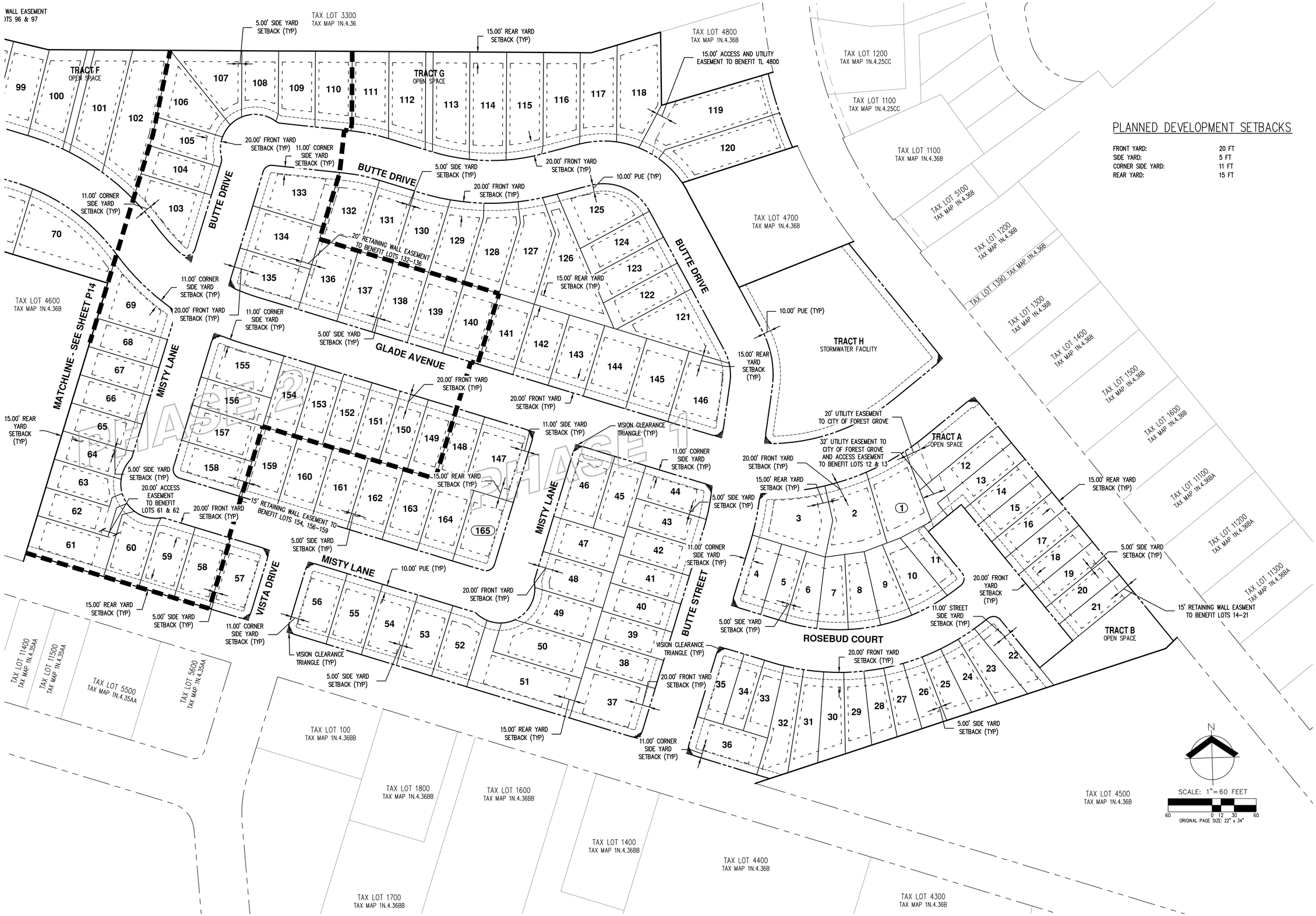
CHECKED BY:	DS

AKS DRAWING FILE: 6511 PRELIM PLAT.DWG | LAYOUT: WEST



PLANNED DEVELOPMENT SETBACKS

FRONT YARD:	20 FT
SIDE YARD:	5 FT
CORNER SIDE YARD:	11 FT
REAR YARD:	15 FT

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PRELIMINARY BUILDING & SETBACK PLAN - EAST
PARKVIEW TERRACE SUBDIVISION
VENTURE PROPERTIES
FOREST GROVE, OREGON

REGISTERED PROFESSIONAL ENGINEER
OREGON
JANUARY 12, 2016
DANKO SIMIC
PRELIMINARY NOT FOR CONSTRUCTION
RENEWAL DATE: 6/30/22

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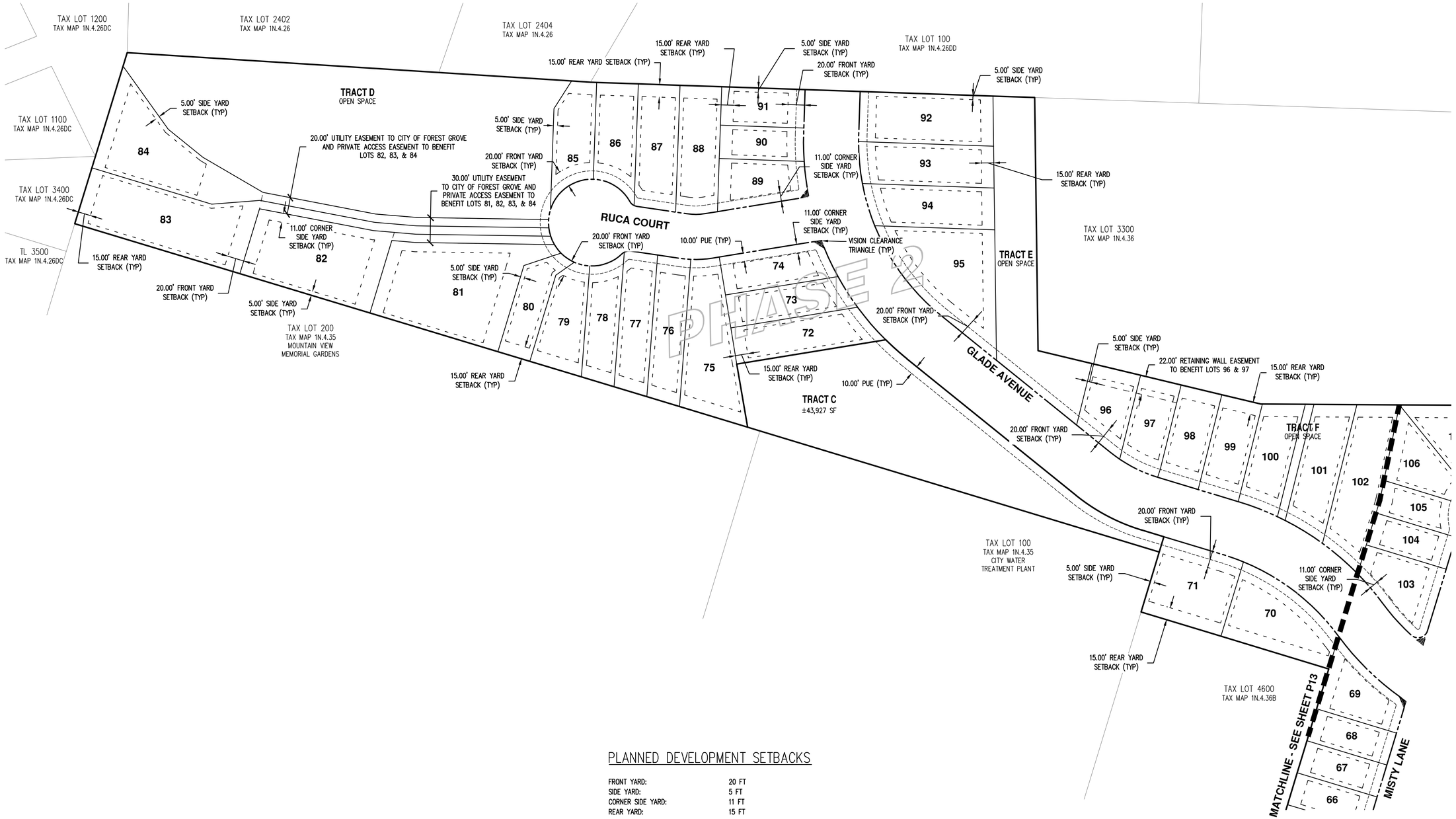

PLANNED DEVELOPMENT SETBACKS

FRONT YARD:	20 FT
SIDE YARD:	5 FT
CORNER SIDE YARD:	11 FT
REAR YARD:	15 FT

N

SCALE: 1"= 60 FEET

60 0 12 30 60

ORIGINAL PAGE SIZE: 22" x 34"

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PRELIMINARY BUILDING & SETBACK PLAN - WEST
PARKVIEW TERRACE SUBDIVISION
VENTURE PROPERTIES
FOREST GROVE, OREGON

REGISTERED PROFESSIONAL ENGINEER
OREGON
JANUARY 12, 2016
TOMISLAV SIMIC
PRELIMINARY NOT FOR CONSTRUCTION

RENEWAL DATE: 6/30/22

JOB NUMBER:	6511
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DESIGNED BY:	TNS
DRAWN BY:	TNS
CHECKED BY:	DS

P14

AKS DRAWING FILE: 6511 PRELIM SETBACKS.DWG | LAYOUT: WEST

LEGEND

- EXISTING GROUND CONTOUR (2 FT)
- EXISTING GROUND CONTOUR (10 FT)
- FINISHED GRADE CONTOUR (2 FT)
- FINISHED GRADE CONTOUR (10 FT)
- SEDIMENT FENCE (TO BE INSTALLED PRIOR TO GRADING)
- STRAW WATTLE (INSTALLED AFTER GRADING)
- CURB INLET PROTECTION (TYP)
- CONCRETE WASHOUT AREA
- DRAINAGE FLOW DIRECTION
- GRAVEL CONSTRUCTION ENTRANCE
- SLOPE MATTING
- HARDSCAPE (CONCRETE)
- DISTURBANCE BOUNDARY
- OUTLET PROTECTION
- EXISTING TREE

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PRELIMINARY GRADING & ESC PLAN - EAST
PARKVIEW TERRACE SUBDIVISION
VENTURE PROPERTIES
FOREST GROVE, OREGON

REGISTERED PROFESSIONAL ENGINEER
OREGON
JANUARY 12, 2016
DANKO SIMIC
PRELIMINARY NOT FOR CONSTRUCTION
RENEWAL DATE: 6/30/22

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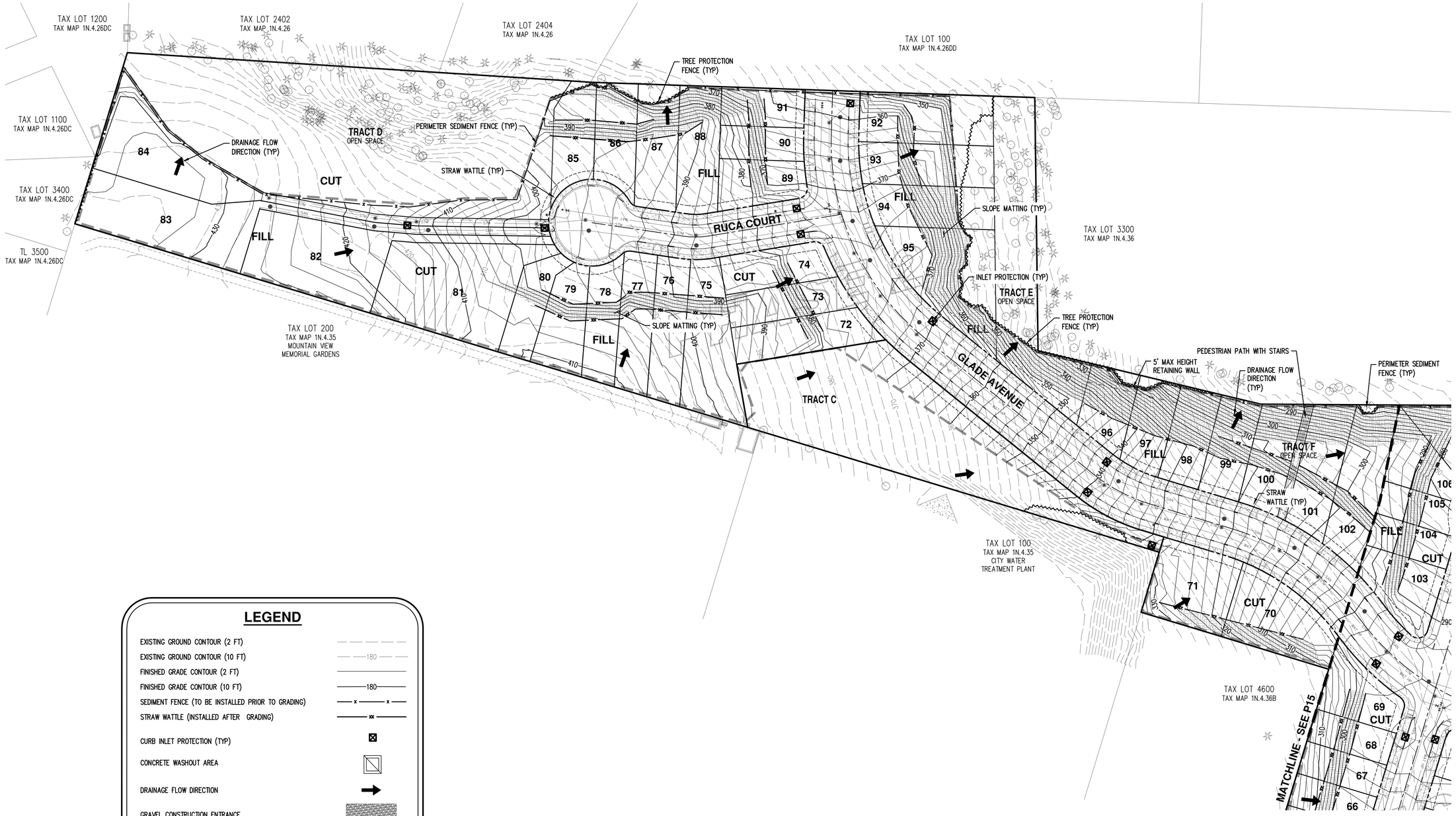
AKS DRAWING FILE: 6511 ESC GRADING.DWG | LAYOUT: EAST



LEGEND

- EXISTING GROUND CONTOUR (2 FT)
- EXISTING GROUND CONTOUR (10 FT) — 180
- FINISHED GRADE CONTOUR (2 FT)
- FINISHED GRADE CONTOUR (10 FT) — 180
- SEDIMENT FENCE (TO BE INSTALLED PRIOR TO GRADING)
- STRAW WATTLE (INSTALLED AFTER GRADING)
- CURB INLET PROTECTION (TYP)
- CONCRETE WASHOUT AREA
- DRAINAGE FLOW DIRECTION
- GRAVEL CONSTRUCTION ENTRANCE
- SLOPE MATTING
- HARDSCAPE (CONCRETE)
- DISTURBANCE BOUNDARY
- OUTLET PROTECTION
- EXISTING TREE

N

SCALE: 1"=60 FEET

60 0 12 30 60

ORIGINAL PAGE SIZE: 22" x 34"

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PRELIMINARY GRADING & ESC PLAN - WEST
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FOREST GROVE, OREGON

REGISTERED PROFESSIONAL ENGINEER
OREGON
JANUARY 22, 2016
TANJA SIMIC
PRELIMINARY NOT FOR CONSTRUCTION

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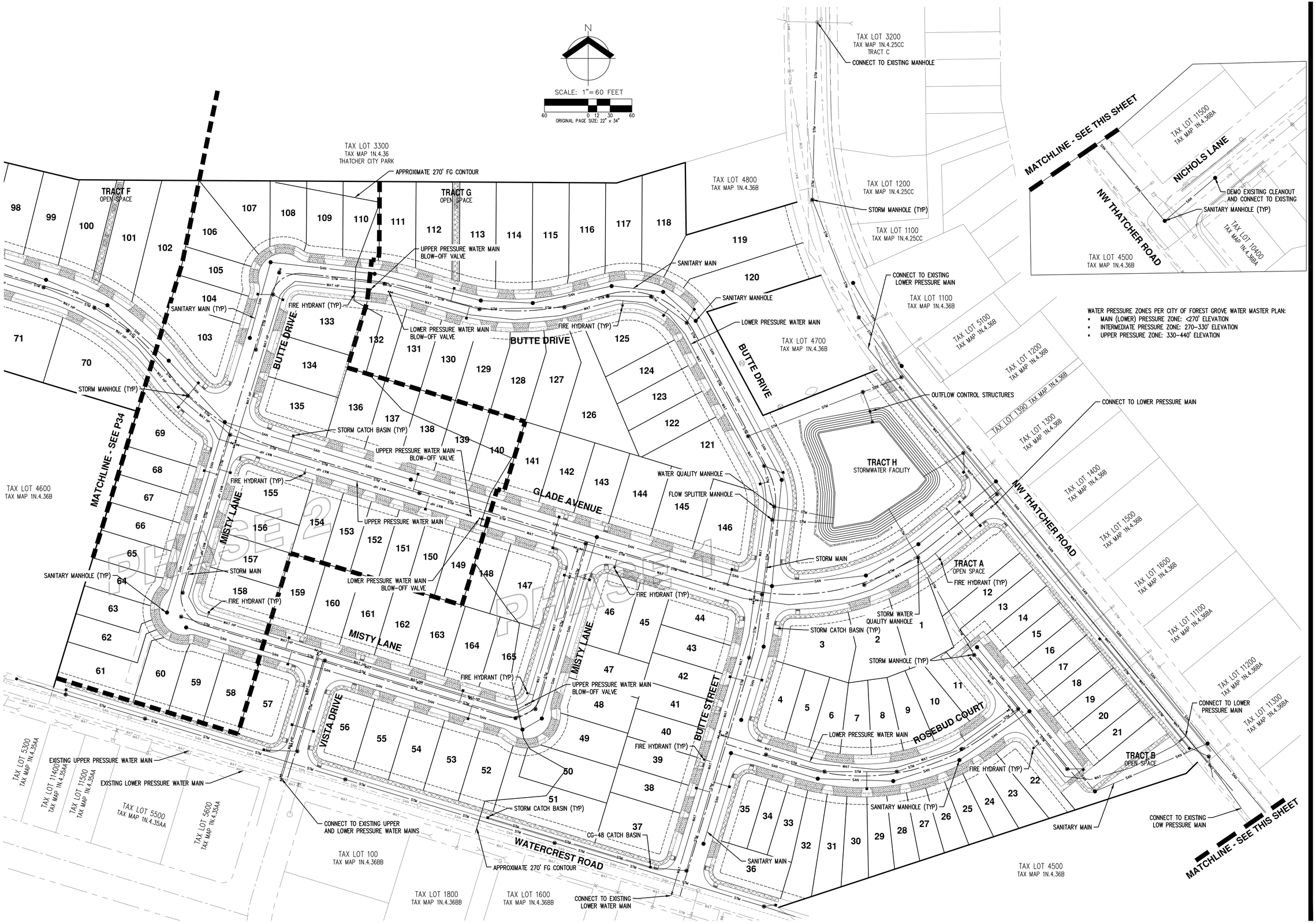
DRAWN BY:	TNS
CHECKED BY:	DS

AKS DRAWING FILE: 6511 ESC GRADING.DWG | LAYOUT: WEST



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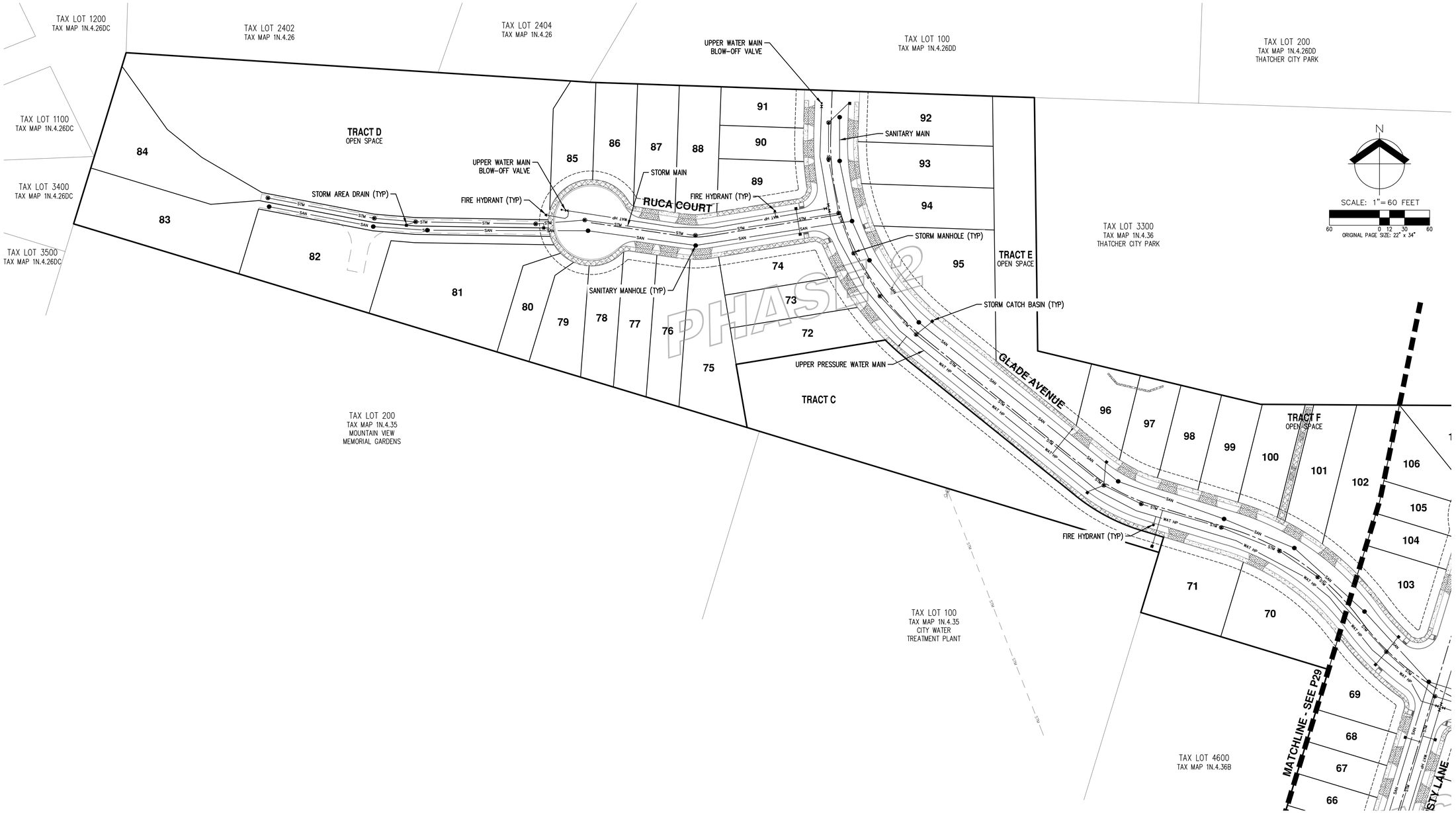
PRELIMINARY COMPOSITE UTILITY PLAN - EAST
PARKVIEW TERRACE SUBDIVISION
VENTURE PROPERTIES
FOREST GROVE, OREGON

REGISTERED PROFESSIONAL ENGINEER
OREGON
JANUARY 9, 2018
DRAGO SIMIC
PRELIMINARY NOT FOR CONSTRUCTION
RENEWAL DATE: 6/30/22

JOB NUMBER:	6511
DATE:	10/28/2021
DESIGNED BY:	TNS
DRAWN BY:	TNS
CHECKED BY:	DS

AKS DRAWING FILE: PRELIM COMPOSITE.DWG | LAYOUT: EAST



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PRELIMINARY COMPOSITE UTILITY PLAN - WEST
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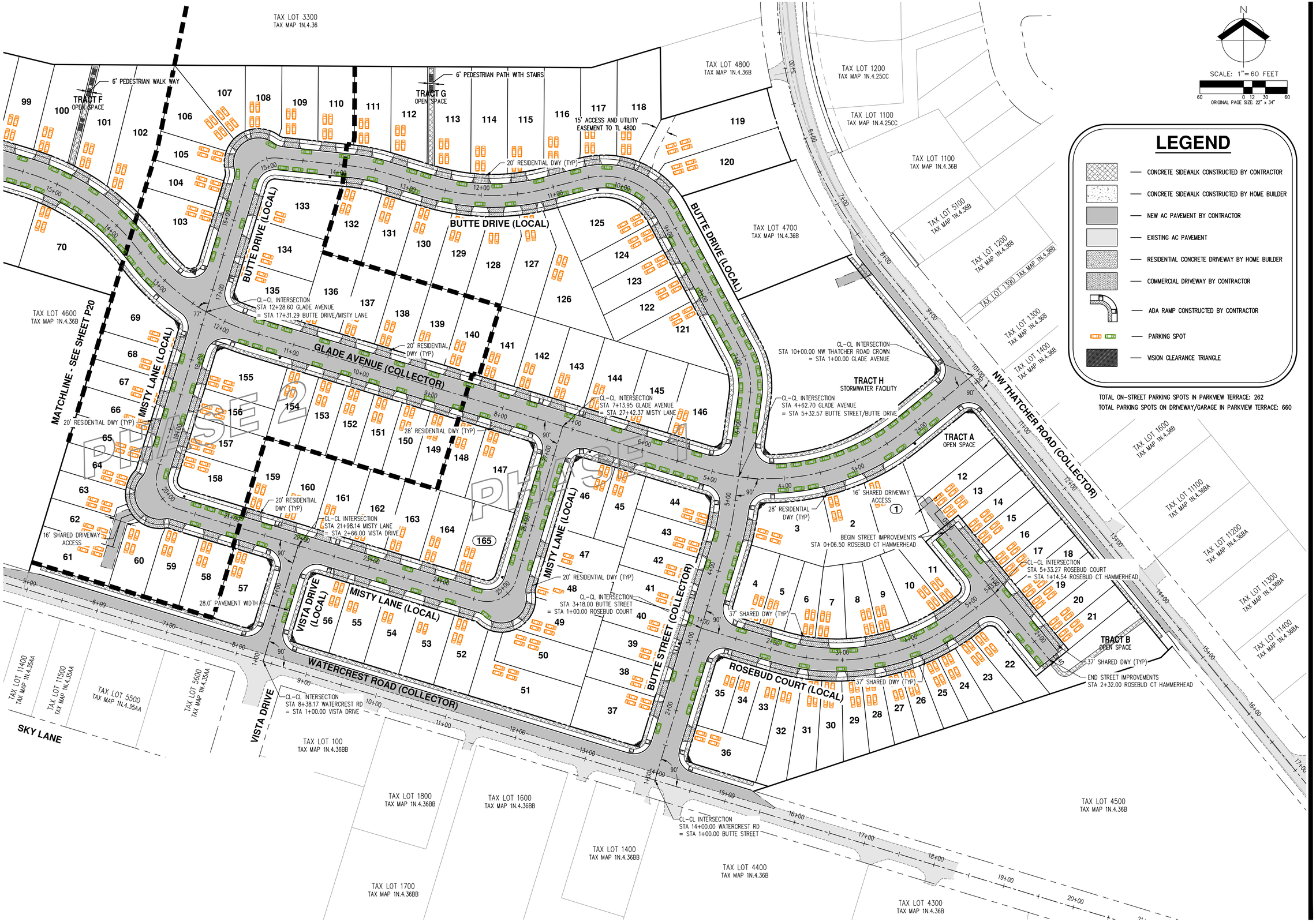
VENTURE PROPERTIES
FOREST GROVE, OREGON

REGISTERED PROFESSIONAL ENGINEER
OREGON
DAVIDKO SIMIC
NOV 12, 2018
PRELIMINARY
NOT FOR CONSTRUCTION

RENEWAL DATE: 6/30/22

JOB NUMBER:	6511
DATE:	10/28/2021
DESIGNED BY:	TNS
DRAWN BY:	TNS
CHECKED BY:	DS

AKS DRAWING FILE: PRELIM COMPOSITE.DWG | LAYOUT: WEST



SCALE: 1" = 60 FEET

ORIGINAL PAGE SIZE: 22" x 34"

LEGEND

- CONCRETE SIDEWALK CONSTRUCTED BY CONTRACTOR
- CONCRETE SIDEWALK CONSTRUCTED BY HOME BUILDER
- NEW AC PAVEMENT BY CONTRACTOR
- EXISTING AC PAVEMENT
- RESIDENTIAL CONCRETE DRIVEWAY BY HOME BUILDER
- COMMERCIAL DRIVEWAY BY CONTRACTOR
- ADA RAMP CONSTRUCTED BY CONTRACTOR
- PARKING SPOT
- VISION CLEARANCE TRIANGLE

TOTAL ON-STREET PARKING SPOTS IN PARKVIEW TERRACE: 262

TOTAL PARKING SPOTS ON DRIVEWAY/GARAGE IN PARKVIEW TERRACE: 660

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PRELIMINARY STREET PLAN - EAST
PARKVIEW TERRACE SUBDIVISION
VENTURE PROPERTIES
FOREST GROVE, OREGON

REGISTERED PROFESSIONAL ENGINEER
OREGON
JAN. 26, 2016
DRAGKO SIMIC
PRELIMINARY NOT FOR CONSTRUCTION
RENEWAL DATE: 6/30/22

JOB NUMBER:	6511
DATE:	10/28/2021
DESIGNED BY:	TNS
DRAWN BY:	TNS
CHECKED BY:	DS

AKS DRAWING FILE: 6511 PRELIM STREETS.DWG | LAYOUT: EAST

LEGEND

- CONCRETE SIDEWALK CONSTRUCTED BY CONTRACTOR
- CONCRETE SIDEWALK CONSTRUCTED BY HOME BUILDER
- NEW AC PAVEMENT BY CONTRACTOR
- EXISTING AC PAVEMENT
- RESIDENTIAL CONCRETE DRIVEWAY BY HOME BUILDER
- COMMERCIAL DRIVEWAY BY CONTRACTOR
- ADA RAMP CONSTRUCTED BY CONTRACTOR
- PARKING SPOT
- VISION CLEARANCE TRIANGLE

TOTAL ON-STREET PARKING SPOTS IN PARKVIEW TERRACE: 262
TOTAL PARKING SPOTS ON DRIVEWAY/GARAGE IN PARKVIEW TERRACE: 660

N

SCALE: 1"=60 FEET

60 0 12 30 60

ORIGINAL PAGE SIZE: 22" x 34"

AKS DRAWING FILE: 6511 PRELIM STREETS.DWG | LAYOUT: WEST

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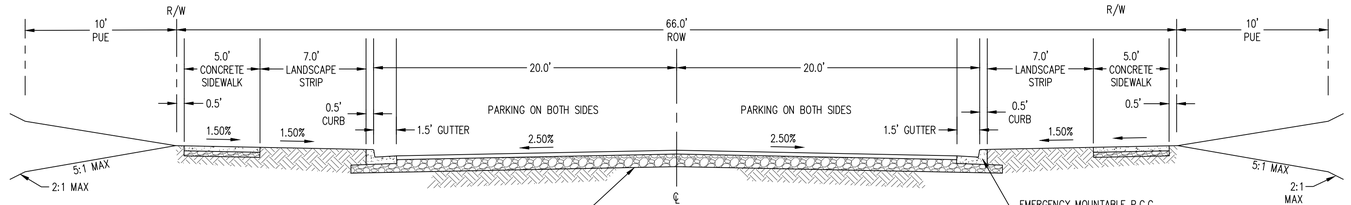
PRELIMINARY STREET PLAN - WEST
PARKVIEW TERRACE SUBDIVISION
VENTURE PROPERTIES
FOREST GROVE, OREGON

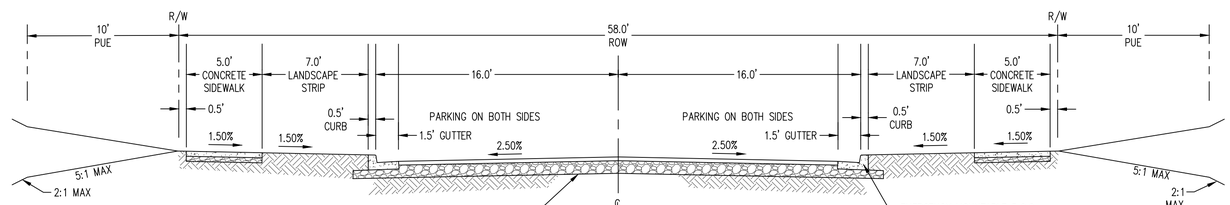
REGISTERED PROFESSIONAL ENGINEER
OREGON
DOUGLAS W. SCHMIDT
JULY 12, 2016
RENEWAL DATE: 6/30/22
PRELIMINARY NOT FOR CONSTRUCTION

JOB NUMBER:	6511
DATE:	10/28/2021
DESIGNED BY:	TNS
DRAWN BY:	TNS
CHECKED BY:	DS



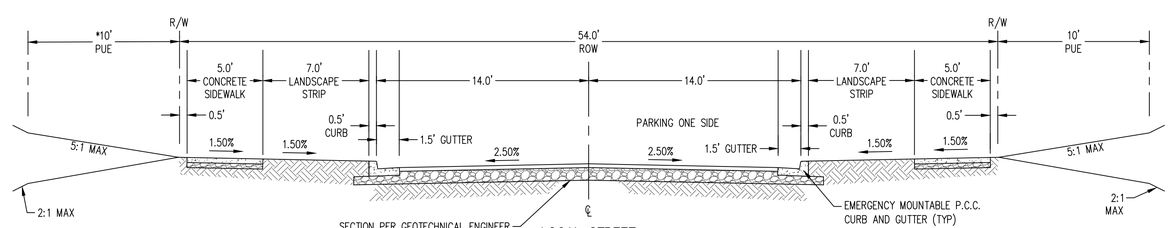
COLLECTOR STREET
TYPICAL SECTION
1"=5'
25 MPH DESIGN SPEED

GLADE AVENUE
BUTTE STREET



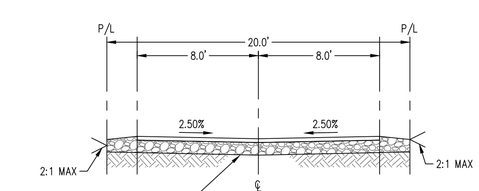
LOCAL STREET
TYPICAL SECTION
1"=5'
25 MPH DESIGN SPEED

BUTTE DRIVE
MISTY LANE
ROSEBUD COURT



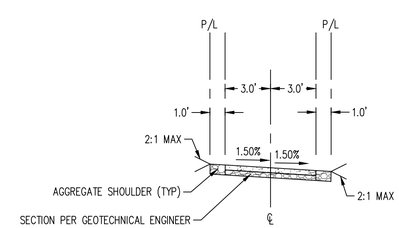
LOCAL STREET
TYPICAL SECTION
1"=5'
25 MPH DESIGN SPEED

VISTA DRIVE
RUCA COURT



SHARED ACCESS
TYPICAL SECTION
1"=5'

LOTS 12-13 PRIVATE ACCESS
LOTS 61-62 PRIVATE ACCESS
LOTS 82-84 PRIVATE ACCESS



PEDESTRIAN WALKWAY
TYPICAL SECTION
1"=5'
TRACT B
TRACT F
TRACT G

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PRELIMINARY STREET CROSS SECTIONS
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VENTURE PROPERTIES
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REGISTERED PROFESSIONAL ENGINEER OREGON DENNIS NEIL SIMIC
PRELIMINARY NOT FOR CONSTRUCTION
RENEWAL DATE: 6/30/22

JOB NUMBER:	6511
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DRAWN BY:	TNS
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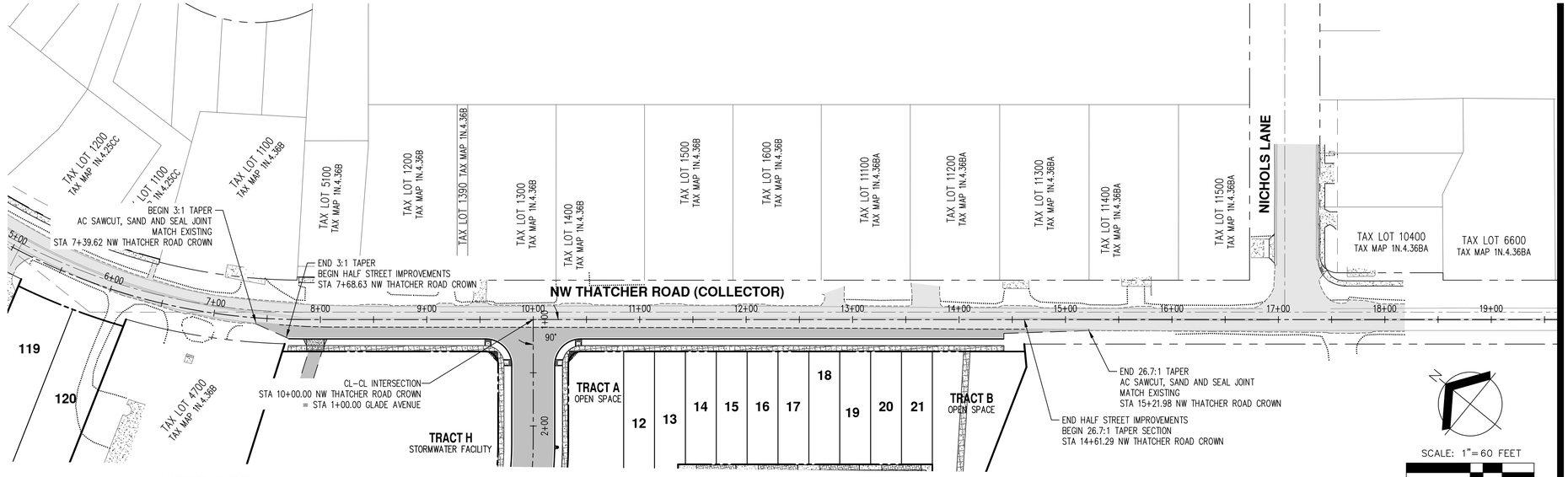
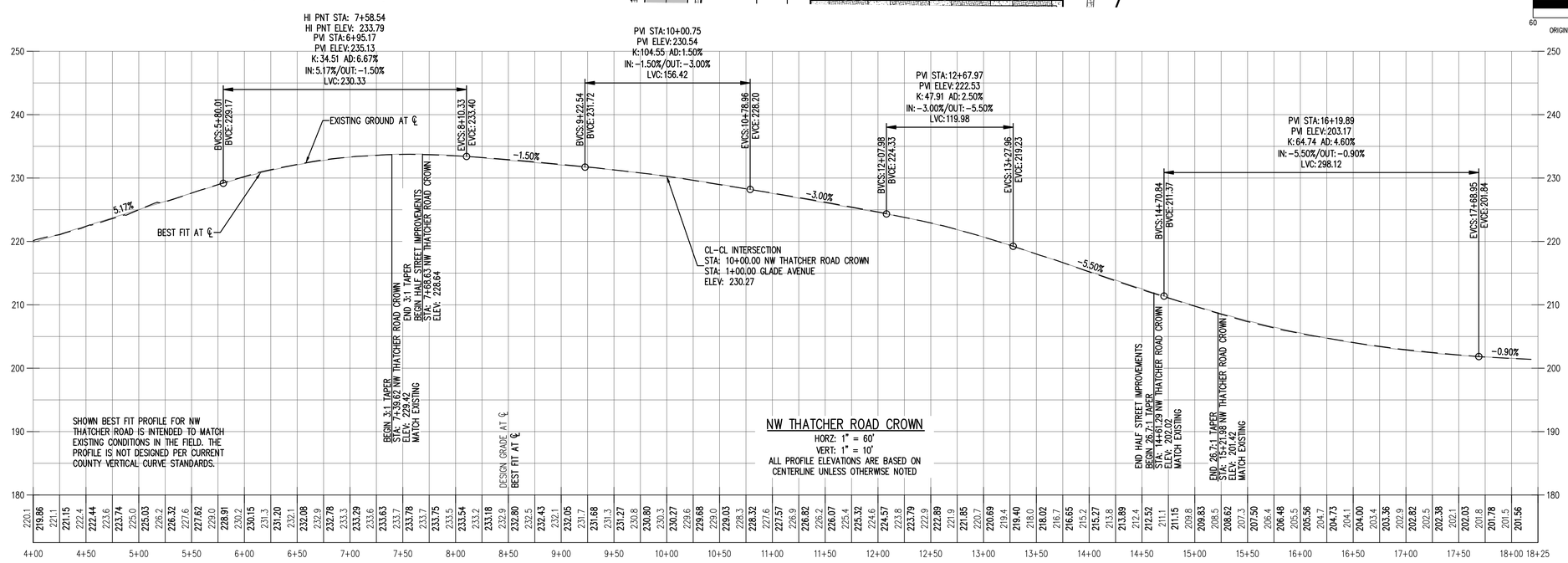
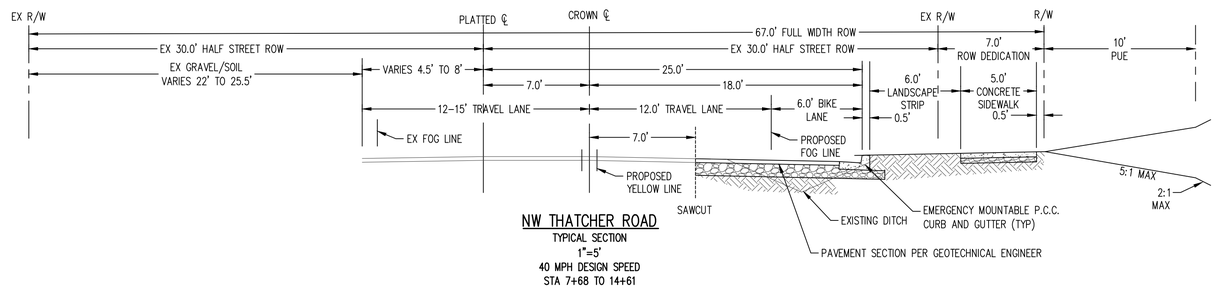
AKS DRAWING FILE: 6511 PRELIM STREETS.DWG | LAYOUT: SECTIONS

LEGEND

- CONCRETE SIDEWALK CONSTRUCTED BY CONTRACTOR
- CONCRETE SIDEWALK CONSTRUCTED BY HOME BUILDER
- NEW AC PAVEMENT BY CONTRACTOR
- EXISTING AC PAVEMENT
- RESIDENTIAL CONCRETE DRIVEWAY BY HOME BUILDER
- COMMERCIAL DRIVEWAY BY CONTRACTOR
- ADA RAMP CONSTRUCTED BY CONTRACTOR
- VISION CLEARANCE TRIANGLE







NW THATCHER ROAD
TYPICAL SECTION
1"=5'
40 MPH DESIGN SPEED
STA 7+68 TO 14+61

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PRELIMINARY STREET PLAN - THATCHER ROAD
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VENTURE PROPERTIES
FOREST GROVE, OREGON

REGISTERED PROFESSIONAL ENGINEER
OREGON
JANUARY 12, 2016
DANKO SIMIC
PRELIMINARY NOT FOR CONSTRUCTION
RENEWAL DATE: 6/30/22

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DRAWN BY:	TNS
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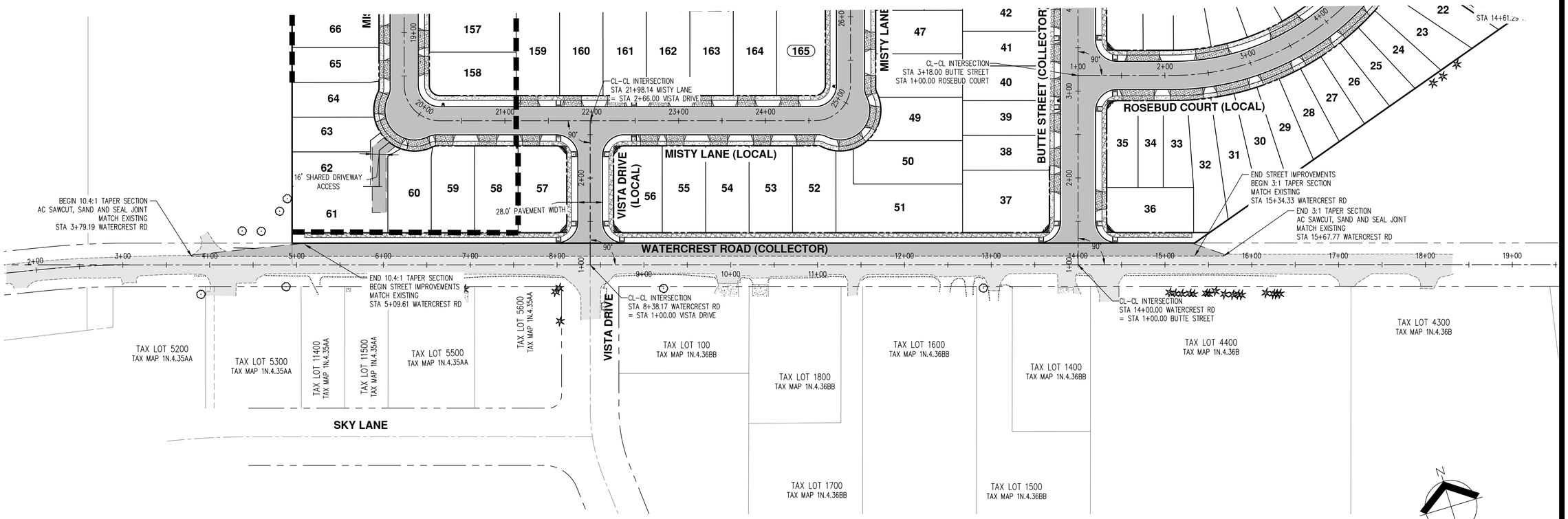
AKS DRAWING FILE: 6511 PRELIM STREETS.DWG | LAYOUT: THATCHER



LEGEND

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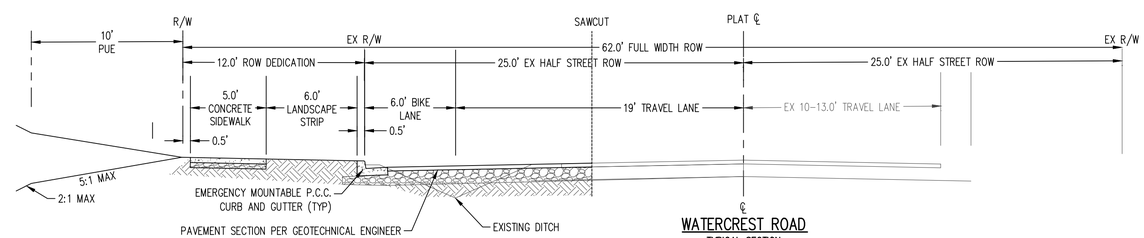
- VISION CLEARANCE TRIANGLE



WATERCREST ROAD
TYPICAL SECTION
1"=5'
25 MPH DESIGN SPEED
STA 4+94 TO 15+34

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PRELIMINARY STREET PLAN - WATERCREST ROAD
PARKVIEW TERRACE SUBDIVISION
VENTURE PROPERTIES
FOREST GROVE, OREGON

REGISTERED PROFESSIONAL ENGINEER
OREGON
NOV. 12, 2016
DANKO SIMIC
PRELIMINARY NOT FOR CONSTRUCTION
RENEWAL DATE: 6/30/22

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DATE:	10/28/2021
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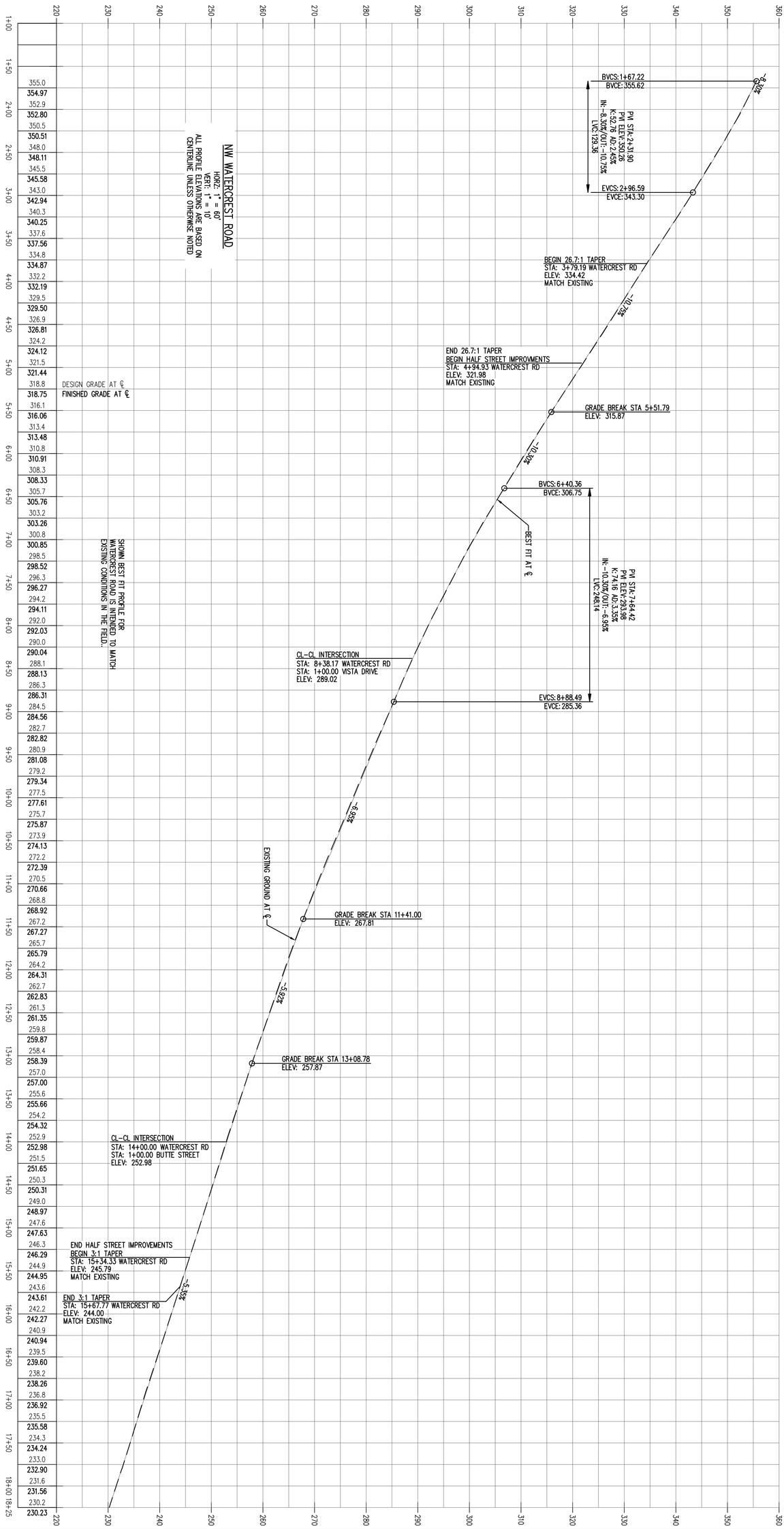
AKS DRAWING FILE: 6511 PRELIM STREETS.DWG | LAYOUT: WATERCREST PLAN



PRELIMINARY STREET PROFILE - WATERCREST ROAD

PARKVIEW TERRACE SUBDIVISION

VENTURE PROPERTIES

FOREST GROVE, OREGON

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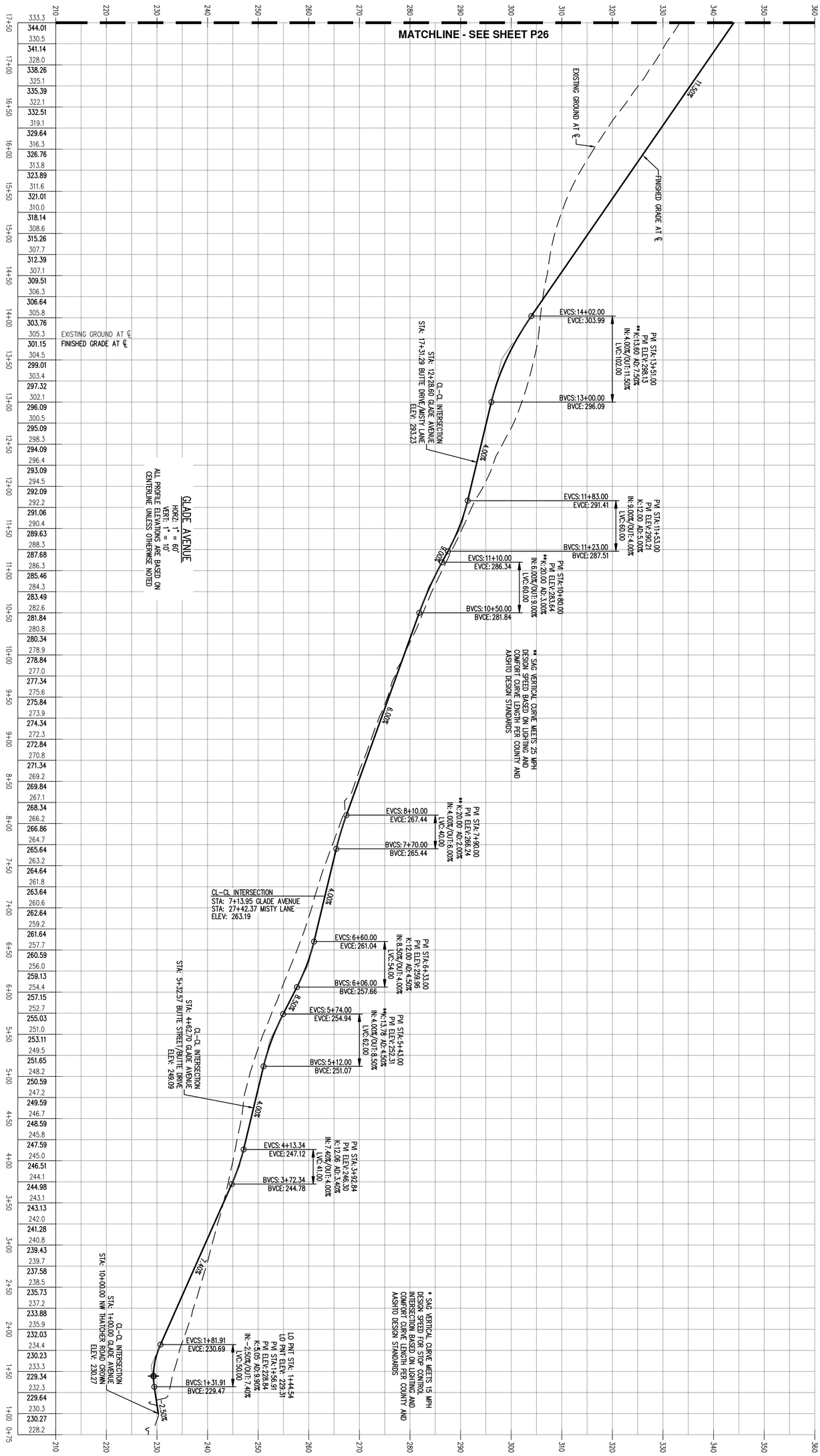
CHECKED BY:	DS

REGISTERED PROFESSIONAL ENGINEER — PRELIMINARY NOT FOR CONSTRUCTION — OREGON — SIMIC

RENEWAL DATE: 6/30/22



PRELIMINARY STREET PROFILE - GLADE AVENUE

PARKVIEW TERRACE SUBDIVISION

VENTURE PROPERTIES

FOREST GROVE, OREGON

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 2011
CONSTANTINO SIMIC

PRELIMINARY
NOT FOR CONSTRUCTION

RENEWAL DATE: 6/30/22

JOB NUMBER:	6511
DATE:	10/28/2021
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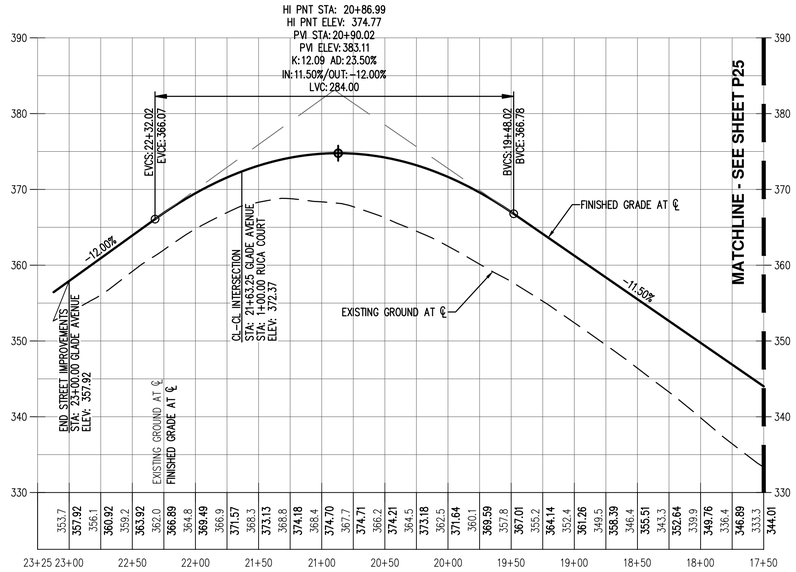
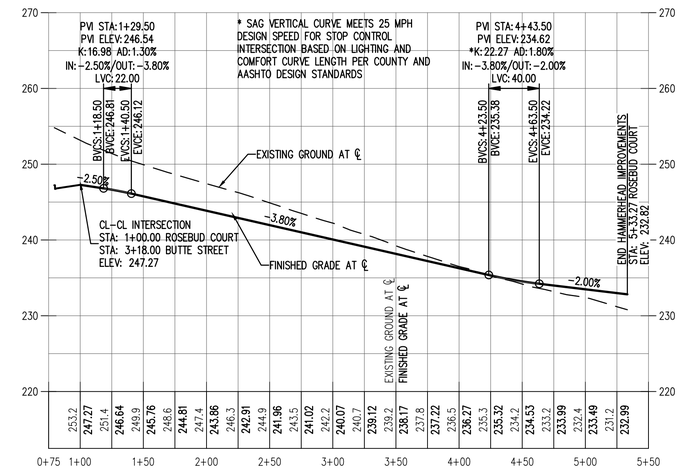
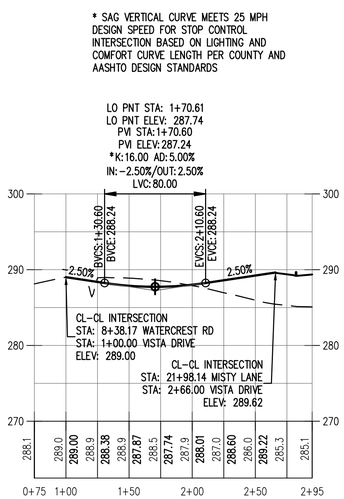


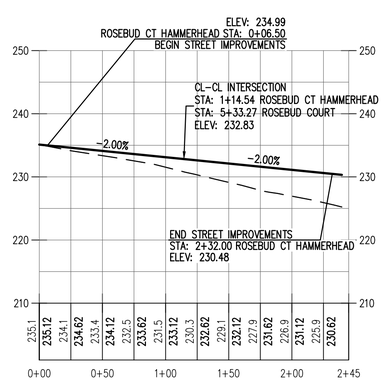
GLADE AVENUE
HORZ: 1" = 60'
VERT: 1" = 10'
ALL PROFILE ELEVATIONS ARE BASED ON CENTERLINE UNLESS OTHERWISE NOTED



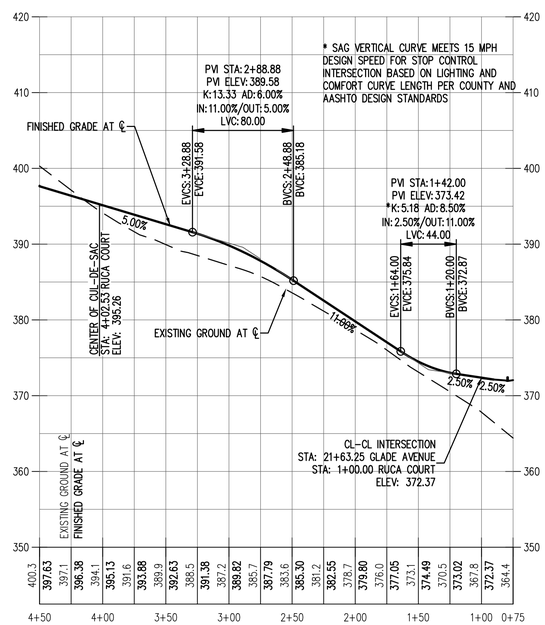
ROSEBUD COURT
HORZ: 1" = 60'
VERT: 1" = 10'
ALL PROFILE ELEVATIONS ARE BASED ON CENTERLINE UNLESS OTHERWISE NOTED



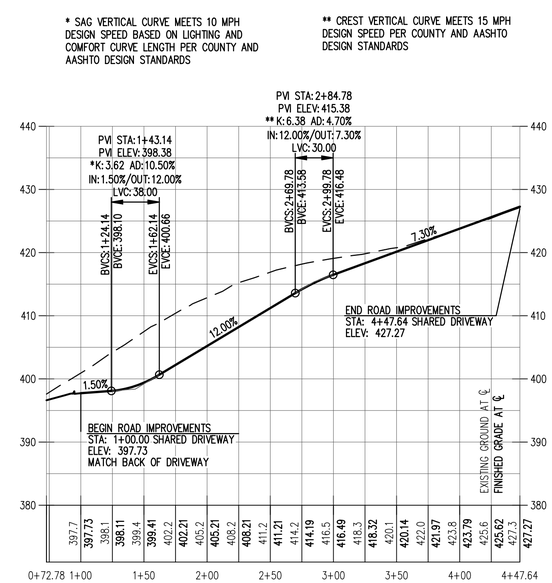
VISTA DRIVE
HORZ: 1" = 60'
VERT: 1" = 10'
ALL PROFILE ELEVATIONS ARE BASED ON CENTERLINE UNLESS OTHERWISE NOTED



ROSEBUD COURT HAMMERHEAD
HORZ: 1" = 60'
VERT: 1" = 10'
ALL PROFILE ELEVATIONS ARE BASED ON CENTERLINE UNLESS OTHERWISE NOTED



RUCA COURT
HORZ: 1" = 60'
VERT: 1" = 10'
ALL PROFILE ELEVATIONS ARE BASED ON CENTERLINE UNLESS OTHERWISE NOTED



SHARED DRIVEWAY LOTS 81-84
HORZ: 1" = 60'
VERT: 1" = 10'
ALL PROFILE ELEVATIONS ARE BASED ON CENTERLINE UNLESS OTHERWISE NOTED

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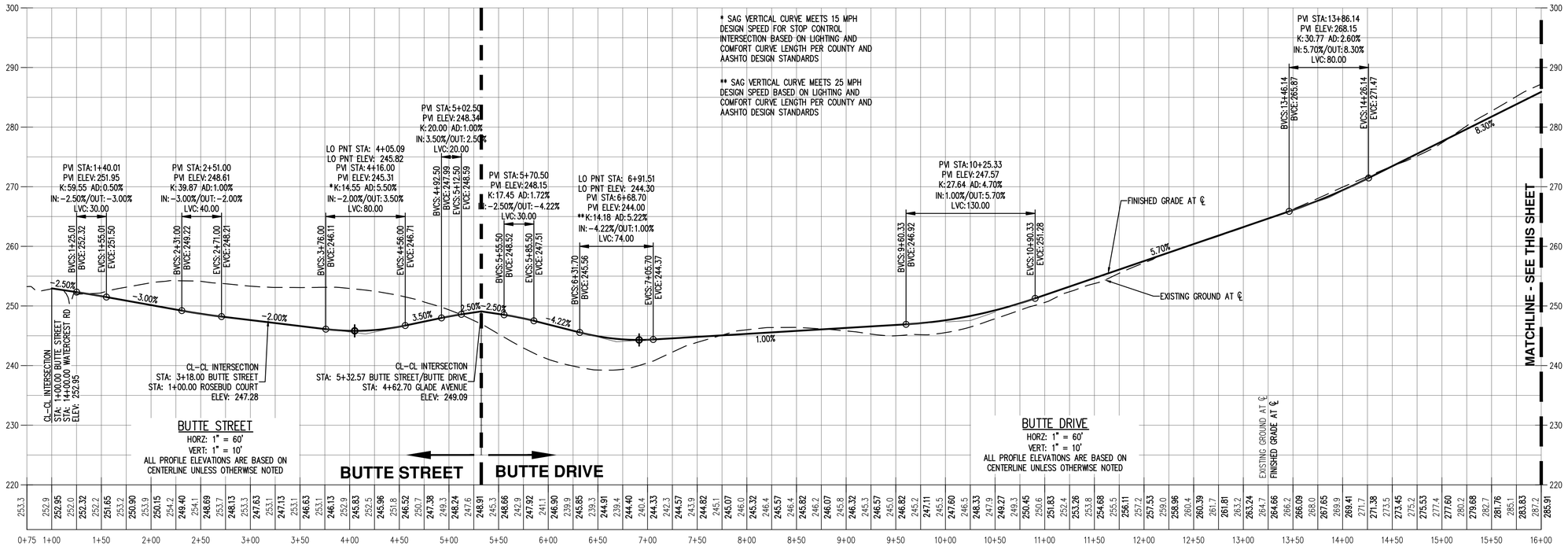
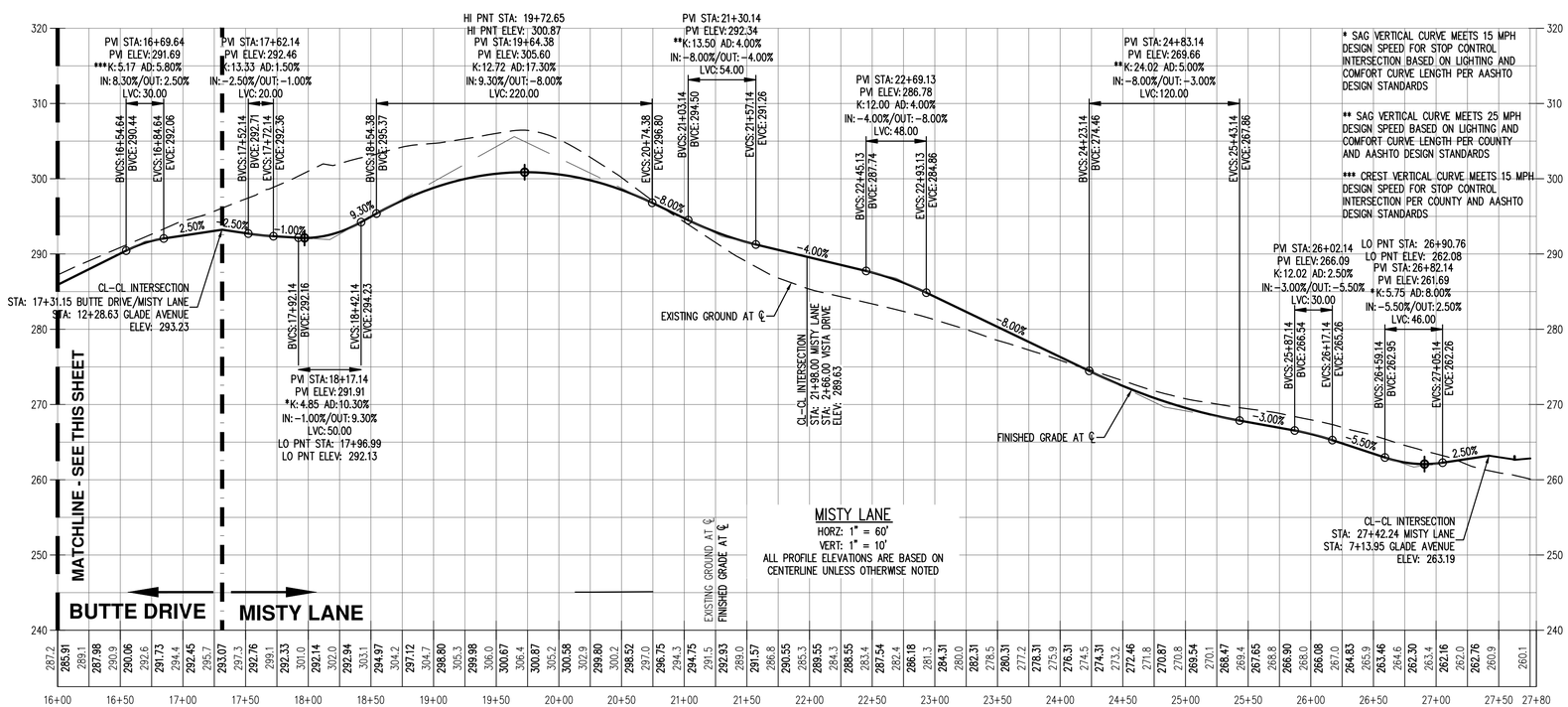
PRELIMINARY STREET PROFILES
PARKVIEW TERRACE SUBDIVISION
VENTURE PROPERTIES
FOREST GROVE, OREGON

REGISTERED PROFESSIONAL ENGINEER
OREGON JANUARY 14, 2016
DRAGO SIMIC
PRELIMINARY NOT FOR CONSTRUCTION
RENEWAL DATE: 6/30/22

JOB NUMBER:	6511
DATE:	10/28/2021
DESIGNED BY:	TNS
DRAWN BY:	TNS
CHECKED BY:	DS

AKS DRAWING FILE: 6511 PRELIM STREETS.DWG | LAYOUT: STREETS





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PRELIMINARY STREET PROFILES
PARKVIEW TERRACE SUBDIVISION
VENTURE PROPERTIES
FOREST GROVE, OREGON

REGISTERED PROFESSIONAL ENGINEER
OREGON
JANUARY 12, 2016
DRAGO SIMIC
PRELIMINARY NOT FOR CONSTRUCTION

RENEWAL DATE: 6/30/22

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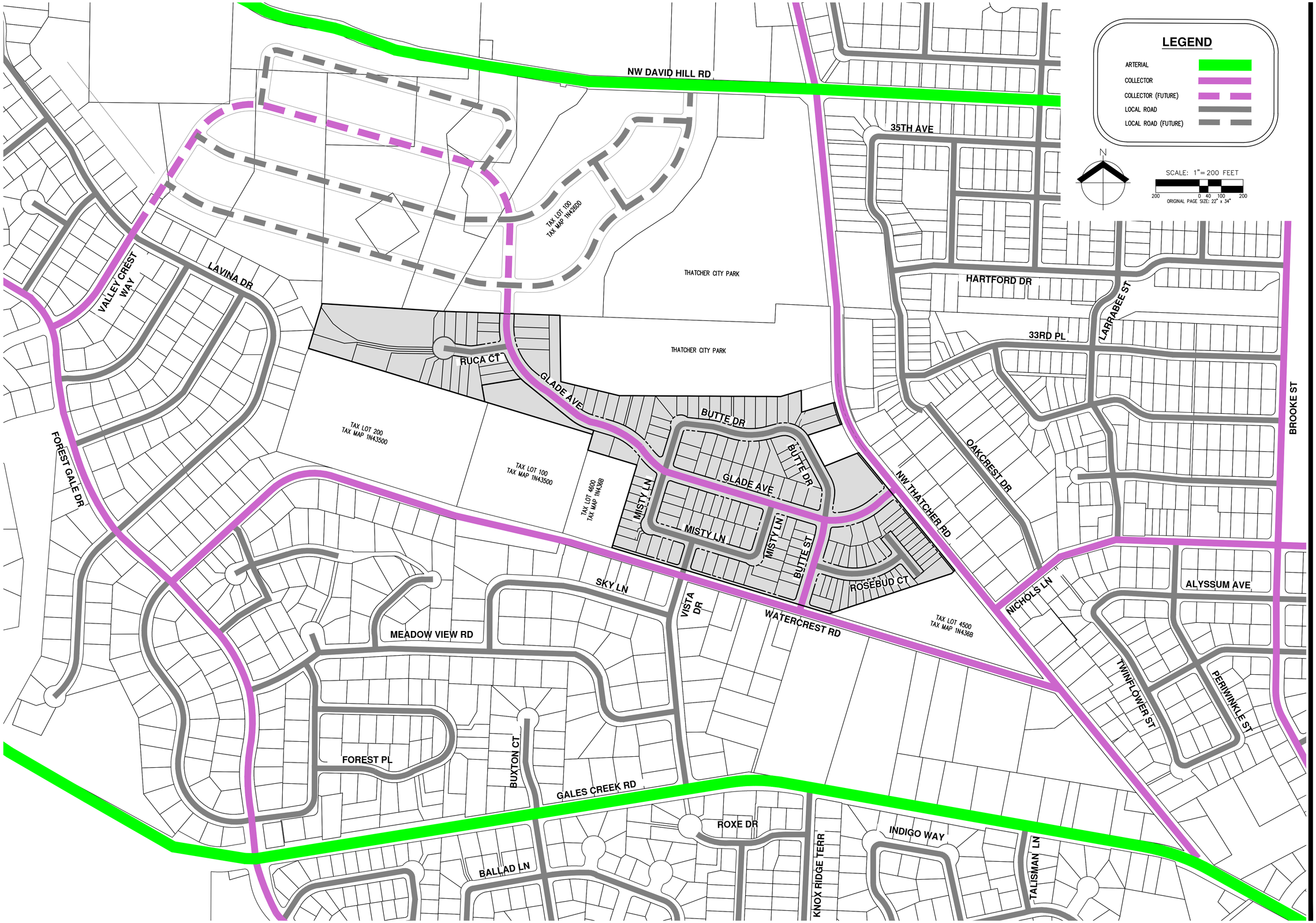
DESIGNED BY:	TNS
DRAWN BY:	TNS
CHECKED BY:	DS

P27

AKS DRAWING FILE: 6511 PRELIM STREETS.DWG | LAYOUT: STREET B



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PRELIMINARY NEIGHBORHOOD CIRCULATION PLAN
PARKVIEW TERRACE SUBDIVISION
VENTURE PROPERTIES
FOREST GROVE, OREGON

REGISTERED PROFESSIONAL ENGINEER
OREGON
JANUARY 12, 2016
DANKO SIMIC
PRELIMINARY
NOT FOR CONSTRUCTION

RENEWAL DATE: 6/30/22

JOB NUMBER:	6511
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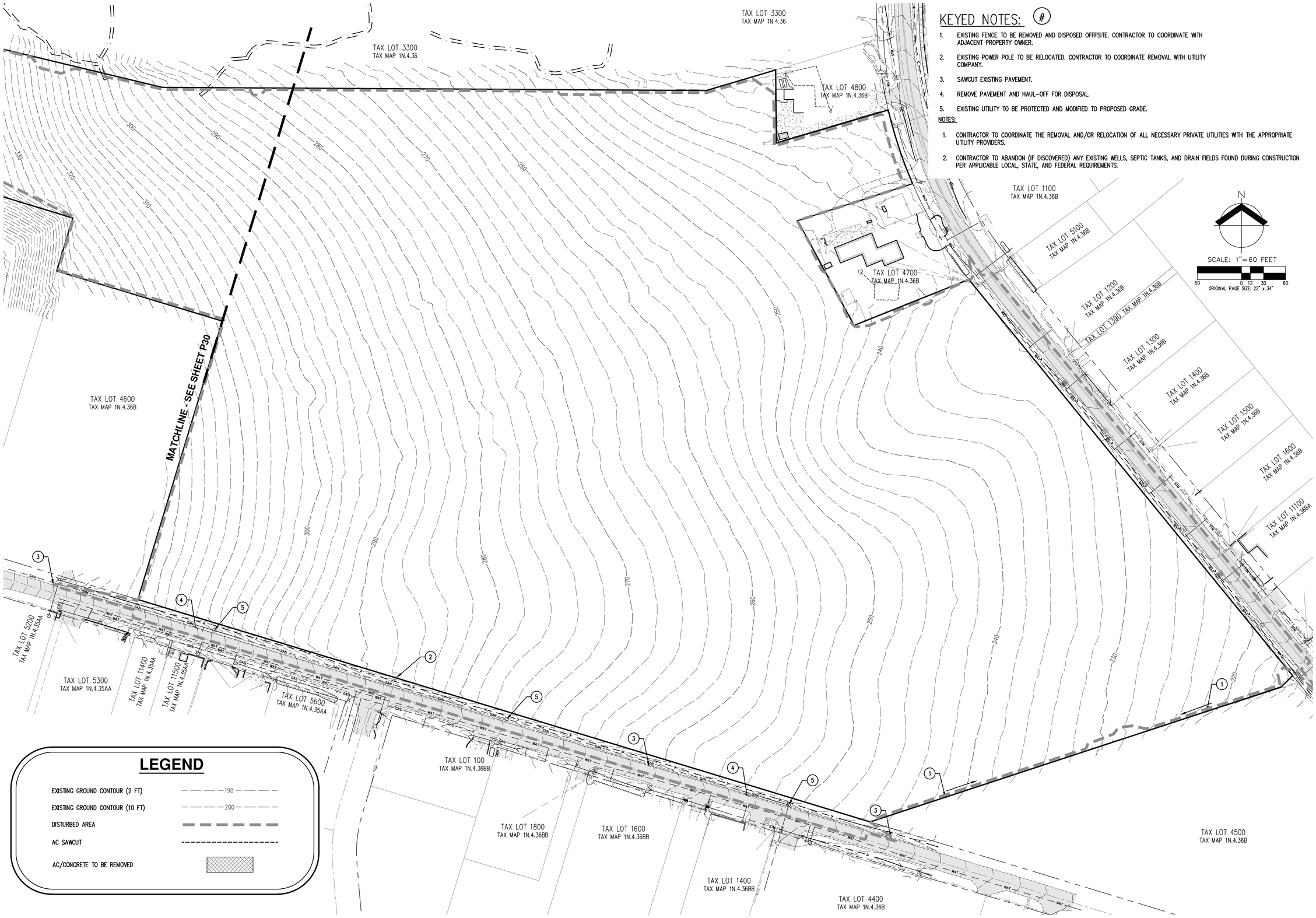
DRAWN BY:	TNS
CHECKED BY:	DS

AKS DRAWING FILE: 6511 PRELIM CIRCULATION.DWG | LAYOUT: LAYOUT1



KEYED NOTES: (#)

1. EXISTING FENCE TO BE REMOVED AND DISPOSED OFFFSITE. CONTRACTOR TO COORDINATE WITH ADJACENT PROPERTY OWNER.
2. EXISTING POWER POLE TO BE RELOCATED. CONTRACTOR TO COORDINATE REMOVAL WITH UTILITY COMPANY.
3. SAWCUT EXISTING PAVEMENT.
4. REMOVE PAVEMENT AND HAUL-OFF FOR DISPOSAL.
5. EXISTING UTILITY TO BE PROTECTED AND MODIFIED TO PROPOSED GRADE.

NOTES:

1. CONTRACTOR TO COORDINATE THE REMOVAL AND/OR RELOCATION OF ALL NECESSARY PRIVATE UTILITIES WITH THE APPROPRIATE UTILITY PROVIDERS.
2. CONTRACTOR TO ABANDON (IF DISCOVERED) ANY EXISTING WELLS, SEPTIC TANKS, AND DRAIN FIELDS FOUND DURING CONSTRUCTION PER APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.

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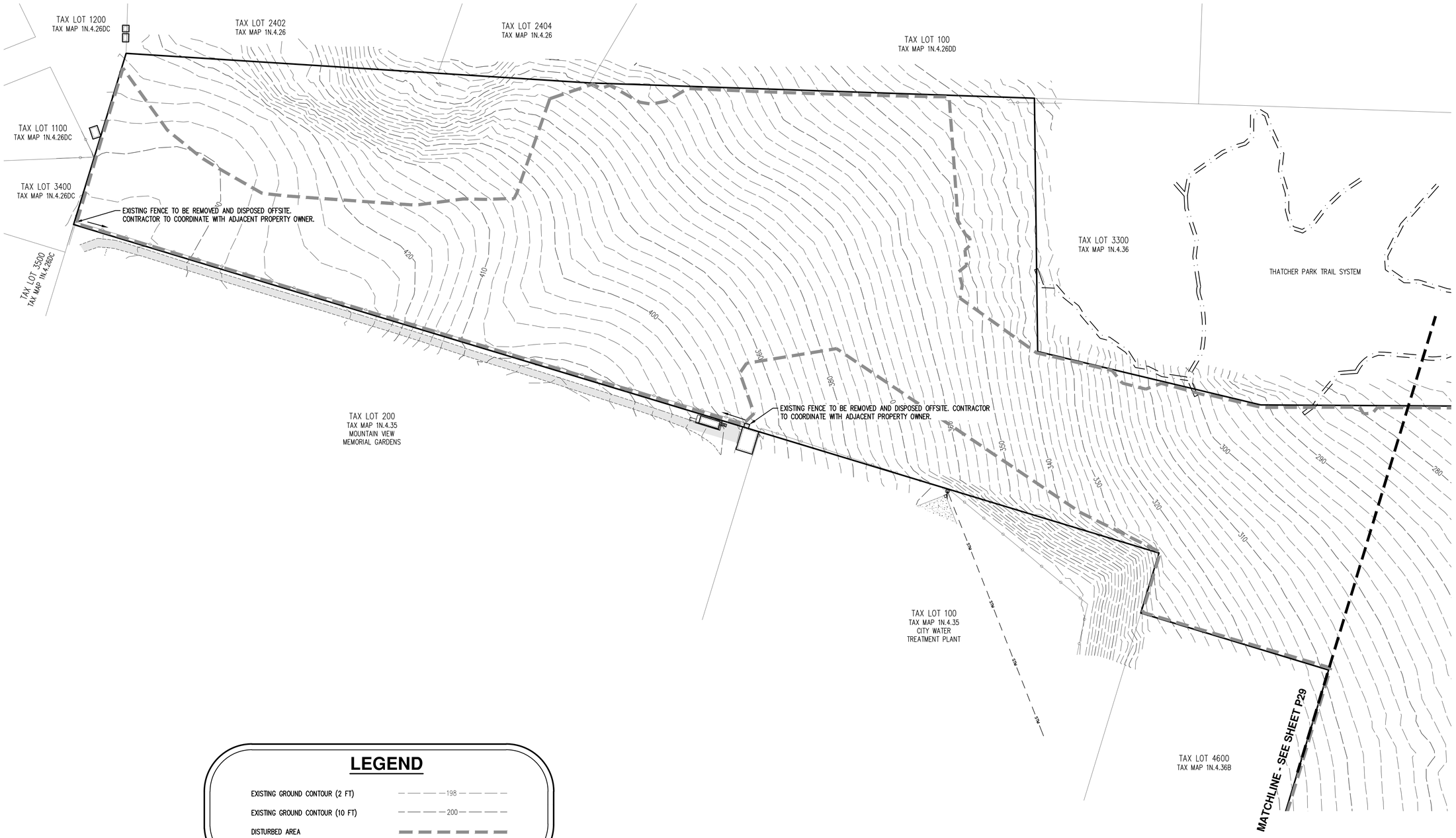
PRELIMINARY DEMOLITION PLAN - EAST
PARKVIEW TERRACE SUBDIVISION
VENTURE PROPERTIES
FOREST GROVE, OREGON

REGISTERED PROFESSIONAL ENGINEER
OREGON
JANUARY 12, 2016
TOMISLAV SIMIC
PRELIMINARY NOT FOR CONSTRUCTION
RENEWAL DATE: 6/30/22

JOB NUMBER:	6511
DATE:	10/28/2021
DESIGNED BY:	TNS
DRAWN BY:	TNS
CHECKED BY:	DS

AKS DRAWING FILE: 6511 PRELIM DEMO.DWG | LAYOUT: EAST



LEGEND

EXISTING GROUND CONTOUR (2 FT)	198
EXISTING GROUND CONTOUR (10 FT)	200
DISTURBED AREA	

N

SCALE: 1"=60 FEET

60 0 12 30 60

ORIGINAL PAGE SIZE: 22" x 34"

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PRELIMINARY DEMOLITION PLAN - WEST
PARKVIEW TERRACE SUBDIVISION
VENTURE PROPERTIES
FOREST GROVE, OREGON

REGISTERED PROFESSIONAL ENGINEER
OREGON
DECEMBER 12, 2016
TOMO SIMIC
PRELIMINARY
NOT FOR
CONSTRUCTION

RENEWAL DATE: 6/30/22

JOB NUMBER:	6511
DATE:	10/28/2021
DESIGNED BY:	TNS
DRAWN BY:	TNS
CHECKED BY:	DS

P30

AKS DRAWING FILE: 6511 PRELIM DEMO.DWG | LAYOUT: WEST

KEYED NOTES: (#)

1. RELOCATE EXISTING MAILBOXES INTO PROPOSED PLANTER STRIP ALONG THATCHER ROAD. CONTRACTOR TO PROTECT MAIL BOX DURING CONSTRUCTION.
2. EXISTING POWER POLE TO BE RELOCATED. CONTRACTOR TO COORDINATE REMOVAL WITH UTILITY COMPANY AND ADJACENT PROPERTY OWNER.
3. SAWCUT EXISTING PAVEMENT.
4. REMOVE PAVEMENT AND HAUL-OFF FOR DISPOSAL.
5. ABANDON EXISTING WATER MAIN IN PLACE. CONTRACTOR TO REFER TO PROPOSED PLANS.

(P) CONTRACTOR TO POTHOLE AND VERIFY ALL UTILITY TIE IN ELEVATIONS PRIOR TO ORDERING MANHOLES, PIPES AND ALL MATERIALS

NOTES:

1. CONTRACTOR TO COORDINATE THE REMOVAL AND/OR RELOCATION OF ALL NECESSARY PRIVATE UTILITIES WITH THE APPROPRIATE UTILITY PROVIDERS.
2. CONTRACTOR TO ABANDON (IF DISCOVERED) ANY EXISTING WELLS, SEPTIC TANKS, AND DRAIN FIELDS FOUND DURING CONSTRUCTION PER APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.

LEGEND

EXISTING GROUND CONTOUR (2 FT)	198
EXISTING GROUND CONTOUR (10 FT)	200
DISTURBED AREA	
AC SAWCUT	
AC/CONCRETE TO BE REMOVED	

N

SCALE: 1"=60 FEET

60 0 12 30 60

ORIGINAL PAGE SIZE: 22" x 34"

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PRELIMINARY DEMOLITION PLAN - THATCHER ROAD
PARKVIEW TERRACE SUBDIVISION
VENTURE PROPERTIES
FOREST GROVE, OREGON

REGISTERED PROFESSIONAL ENGINEER
OREGON
DRAGOMIRKO SIMIC
PRELIMINARY NOT FOR CONSTRUCTION

RENEWAL DATE: 6/30/22

JOB NUMBER:	6511
DATE:	10/28/2021
DESIGNED BY:	TNS
DRAWN BY:	TNS
CHECKED BY:	DS

P31

AKS DRAWING FILE: 6511 PRELIM DEMO.DWG | LAYOUT: THATCHER

LEGEND

EXISTING GROUND CONTOUR (2 FT)	
EXISTING GROUND CONTOUR (10 FT)	150
FINISHED GRADE CONTOUR (2 FT)	
FINISHED GRADE CONTOUR (10 FT)	150
EXISTING CONIFEROUS TREE	
EXISTING DECIDUOUS TREE	
TREE REMOVAL	
TREE PROTECTION/CONSTRUCTION FENCE (TREE PROTECTION AREA)	
ORANGE SEDIMENT FENCE (ALSO SERVES AS TREE PROTECTION WHERE SHOWN)	x x
STRAW WATTLE	xxx xxx
ASSUMED TREE ROOT ZONE (1-FT RADIUS PER 1-IN OF DBH)	

CERTIFIED ARBORIST
PRELIMINARY NOT FOR CONSTRUCTION
ISA
BRUCE R. BALDWIN
CERTIFICATE NUMBER: PN-6566A
EXPIRATION DATE: 12/31/23

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PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN - EAST

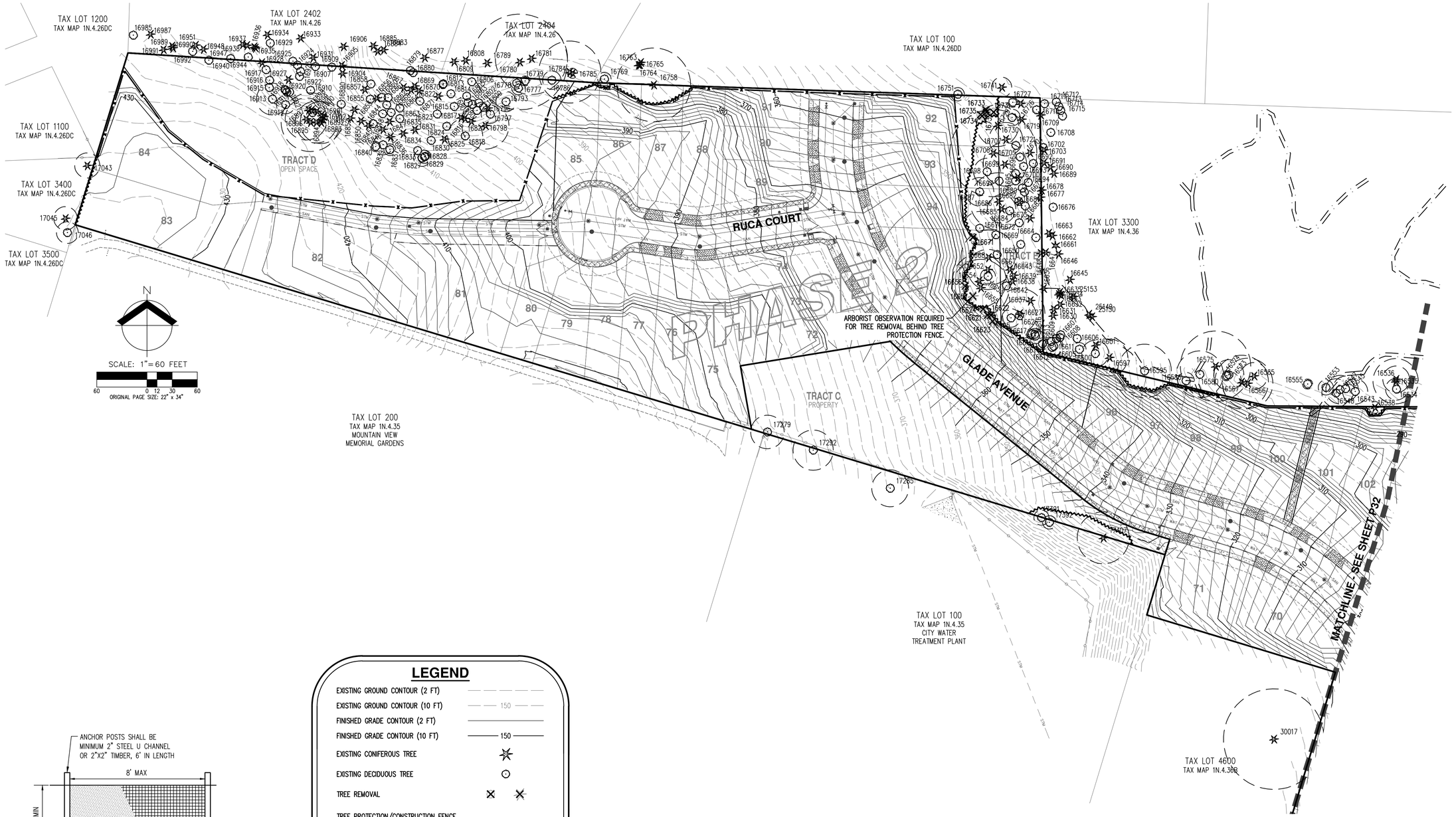
PARKVIEW TERRACE SUBDIVISION

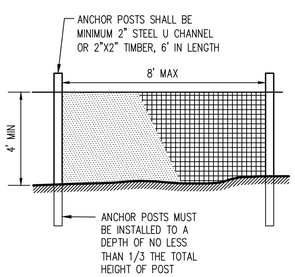
VENTURE PROPERTIES

FOREST GROVE, OREGON

JOB NUMBER:	6511
DATE:	10/28/2021
DESIGNED BY:	TNS
DRAWN BY:	TNS
CHECKED BY:	DS

AKS DRAWING FILE: 6511 PRELIM TREE.DWG | LAYOUT: EAST





NOTES:
1. BLAZE ORANGE PLASTIC MESH FENCE FOR TREE PROTECTION DEVICE OR APPROVED EQUAL.
2. AVOID DAMAGE TO CRITICAL ROOT ZONE. DO NOT DAMAGE OR SEVER LARGE ROOTS WHEN INSTALLING POSTS.
3. DEVICE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

TREE PROTECTION / CONSTRUCTION FENCE

LEGEND

EXISTING GROUND CONTOUR (2 FT)	
EXISTING GROUND CONTOUR (10 FT)	150
FINISHED GRADE CONTOUR (2 FT)	
FINISHED GRADE CONTOUR (10 FT)	150
EXISTING CONIFEROUS TREE	
EXISTING DECIDUOUS TREE	
TREE REMOVAL	
TREE PROTECTION/CONSTRUCTION FENCE (TREE PROTECTION AREA)	
ORANGE SEDIMENT FENCE (ALSO SERVES AS TREE PROTECTION WHERE SHOWN)	x x
STRAW WATTLE	xxx xxx
ASSUMED TREE ROOT ZONE (1-FT RADIUS PER 1-IN OF DBH)	

N
SCALE: 1"=60 FEET
60 0 12 30 60
ORIGINAL PAGE SIZE: 22" x 34"

CERTIFIED ARBORIST
PRELIMINARY
NOT FOR
CONSTRUCTION
ISA
BRUCE R. BALDWIN
CERTIFICATE NUMBER: PN-6666A
EXPIRATION DATE: 12/31/23

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PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN - WEST
PARKVIEW TERRACE SUBDIVISION
VENTURE PROPERTIES
FOREST GROVE, OREGON

JOB NUMBER:	6511
DATE:	10/28/2021
DESIGNED BY:	TNS
DRAWN BY:	TNS
CHECKED BY:	DS

P33

AKS DRAWING FILE: 6511 PRELIM TREE.DWG | LAYOUT: WEST

Detailed Tree Inventory for Parkview Terrace Subdivision

AKS Job No. 6511 - Evaluation Date: 8/24/2021 - Evaluated by: BRK

Tree #	DBH (in.)	Avg. Crown Radius (ft)	Tree Species Common Name (*Scientific name*)	Comments	Health Rating*	Structure Rating**	Remove/Preserve
10194	12	14	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**; Evaluated from behind fence; Some limbs pruned for overhead wires	1	1	Preserve
10195	23	14	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**; Evaluated from behind fence; Some limbs pruned for overhead wires	1	1	Preserve
10196	15	14	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**; Evaluated from behind fence; Some limbs pruned for overhead wires	1	1	Preserve
10197	18	14	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**; Evaluated from behind fence; Some limbs pruned for overhead wires	1	1	Preserve
10200	18	14	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**; Evaluated from behind fence; Some limbs pruned for overhead wires	1	1	Preserve
10201	9	14	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**; Evaluated from behind fence; Some limbs pruned for overhead wires	1	1	Preserve
10202	18	14	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**; Evaluated from behind fence; Some limbs pruned for overhead wires	1	1	Preserve
10204	18	14	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**; Evaluated from behind fence; Some limbs pruned for overhead wires	1	1	Preserve
10205	19	14	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**; Evaluated from behind fence; Some limbs pruned for overhead wires	1	1	Preserve
10206	18	14	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**; Evaluated from behind fence; Some limbs pruned for overhead wires	1	1	Preserve
10207	17	14	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**; Evaluated from behind fence; Some limbs pruned for overhead wires	1	1	Preserve
10208	16	14	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**; Evaluated from behind fence; Some limbs pruned for overhead wires	1	1	Preserve
10209	18	14	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**; Evaluated from behind fence; Some limbs pruned for overhead wires	1	1	Preserve
10210	9	14	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**; Evaluated from behind fence; Some limbs pruned for overhead wires	1	1	Preserve
10211	22	14	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**; Evaluated from behind fence; Some limbs pruned for overhead wires; Codominant top	1	2	Preserve
10212	23	14	Douglas-fir (*Pseudotsuga menziesii*)	OFFSITE; Evaluated from behind fence; Some limbs pruned for overhead wires	1	1	Preserve
10455	6	5	Japanese Snowbell (*Styrax japonicus*)	**OFFSITE**	1	1	Preserve
10681	6	5	Oregon White Oak (*Quercus garryana*)	**OFFSITE**	1	1	Remove
10875	22	17	Cherry (*Prunus sp.*)	**OFFSITE**; Bulges; Dead limbs	2	2	Preserve
12791	14	-	Coniferous	**OFFSITE**; Not evaluated by arborist	-	-	Preserve
12793	7,9,15	8	Western Redcedar (*Thuja plicata*)	**OFFSITE**	1	1	Preserve
12794	7	8	Western Redcedar (*Thuja plicata*)	**OFFSITE**	1	1	Preserve
12879	7,7,7,8	6	Japanese Yew (*Cephalotaxus harringtonii*)	**OFFSITE**	1	1	Preserve
13038	8	8	Leyland Cypress (*Cupressus x leylandii*)	**OFFSITE**	1	1	Preserve
13163	14	10	Cherry (*Prunus sp.*)	**OFFSITE**	1	1	Preserve
13219	12	6	Apple (*Prunus sp.*)	**OFFSITE**; Evaluated from property line; Topped; Very sparse canopy	3	3	Preserve
13268	15	8	Apple (*Prunus sp.*)	**OFFSITE**; Evaluated from property line; Cavities with decay; Dead branches	2	2	Preserve
13375	14	7	Apple (*Prunus sp.*)	**OFFSITE**; Evaluated from property line; Topped; Very sparse canopy	3	3	Preserve
13376	6,8	12	Purple Leaf Plum (*Prunus cerasifera*)	**OFFSITE**; Evaluated from property line; 50% ivy coverage	1	1	Preserve
13627	12	4	Palm (*Arecaceae sp.*)	**OFFSITE**	1	1	Preserve
13643	14	12	Blue Spruce (*Picea pungens*)	**OFFSITE**	1	1	Preserve
13677	11	14	English Hawthorn (*Crataegus monogyna*)	**OFFSITE**	1	1	Preserve
14021	7	15	Silver Maple (*Acer saccharinum*)	**OFFSITE**	1	1	Preserve
14021	7	15	Silver Maple (*Acer saccharinum*)	**OFFSITE**	1	1	Preserve
14024	10	9	Oregon White Oak (*Quercus garryana*)	**OFFSITE**	1	1	Preserve
14024	10	9	Oregon White Oak (*Quercus garryana*)	**OFFSITE**	1	1	Preserve
14098	14	14	Apple (*Prunus sp.*)	**OFFSITE**; Evaluated from property line	1	1	Preserve
14108	15	16	Persian Silk Tree (*Albizia julibrissin*)	**OFFSITE**; Evaluated from property line	1	1	Preserve
14128	48	40	Silver Maple (*Acer saccharinum*)	**OFFSITE**; Evaluated form property line; Abnormal dead branches; Bulges	2	2	Preserve
14128	48	40	Silver Maple (*Acer saccharinum*)	**OFFSITE**; Evaluated form property line; Abnormal dead branches; Bulges	2	2	Preserve
14140	15	15	Ponderosa Pine (*Pinus ponderosa*)	**OFFSITE**; Evaluated from property line	1	1	Preserve
14145	50	50	Silver Maple (*Acer saccharinum*)	**OFFSITE**	1	1	Preserve
14145	50	50	Silver Maple (*Acer saccharinum*)	**OFFSITE**	1	1	Preserve
14148	11	10	Atlas Cedar (*Cedrus atlantica*)	**OFFSITE**	1	1	Preserve
14148	11	10	Atlas Cedar (*Cedrus atlantica*)	**OFFSITE**	1	1	Preserve
14153	6,9	9	Silver Maple (*Acer saccharinum*)	**OFFSITE**	1	1	Preserve
14153	6,9	9	Silver Maple (*Acer saccharinum*)	**OFFSITE**	1	1	Preserve
14157	6	10	Apple (*Prunus sp.*)	**OFFSITE**	1	1	Preserve
14168	33	25	Oregon White Oak (*Quercus garryana*)	**OFFSITE**; Evaluated from property line	1	1	Preserve
14173	9,10	10	Ponderosa Pine (*Pinus ponderosa*)	Codominant base with included bark; Codominant tops	1	2	Remove
14391	6	6	Pacific Dogwood (*Cornus nuttallii*)	**OFFSITE**; Evaluated from property line	1	1	Preserve
14406	6	9	Japanese Maple (*Acer palmatum*)	**OFFSITE**; Evaluated from property line	1	1	Preserve
14432	24	18	Norway Maple (*Acer platanoides*)	**OFFSITE**; Evaluated from property line	1	1	Preserve
14433	23	10	Blue Spruce (*Picea pungens*)	**OFFSITE**; Evaluated from property line	1	1	Preserve
14466	13,15,17,19	13	Western Redcedar (*Thuja plicata*)	**OFFSITE**; Evaluated from property line; Topped for overhead wires	3	2	Preserve
14573	57	35	Oregon White Oak (*Quercus garryana*)	Several failed limbs; Large codominant stem failure at top; Pruned branches with good woundwood	2	2	Remove
14807	6	5	Oregon White Oak (*Quercus garryana*)	**OFFSITE**	1	1	Preserve
14925	24	22	Black Walnut (*Juglans nigra*)	**OFFSITE**; Evaluated from property line	1	1	Preserve
14960	6	8	Southern Magnolia (*Magnolia grandiflora*)	**OFFSITE**; Evaluated from property line	1	1	Preserve
15190	6	10	Cherry (*Prunus sp.*)		1	1	Remove
15203	31	17	Douglas-fir (*Pseudotsuga menziesii*)	**LINE TREE**	1	1	Preserve
15280	38	33	Norway Maple (*Acer platanoides*)		1	1	Remove
15283	23	19	Douglas-fir (*Pseudotsuga menziesii*)	Codominant top	1	2	Remove
15284	29	22	Douglas-fir (*Pseudotsuga menziesii*)		1	1	Remove
15285	29	25	Douglas-fir (*Pseudotsuga menziesii*)		1	1	Remove
15286	50	37	Oregon White Oak (*Quercus garryana*)	Some failed limbs	1	1	Remove
15287	9	20	Norway Maple (*Acer platanoides*)	1-sided canopy (S)	1	2	Remove
15479	14	14	Cherry (*Prunus sp.*)	**OFFSITE**; Evaluated from property line	1	1	Preserve
15480	13	12	Apple (*Prunus sp.*)	**OFFSITE**; Evaluated from property line	1	1	Preserve
15515	8	8	Apple (*Prunus sp.*)	**OFFSITE**; Evaluated from property line	1	1	Preserve
15516	6	7	Apple (*Prunus sp.*)	**OFFSITE**; Evaluated from property line	1	1	Preserve
15523	12	11	Pear (*Pyrus sp.*)	**OFFSITE**; Evaluated from property line	1	1	Preserve
15525	11	9	Pear (*Pyrus sp.*)	**OFFSITE**; Evaluated from property line	1	1	Preserve
15622	8	8	Atlas Cedar (*Cedrus atlantica*)	**OFFSITE**; Evaluated from property line	1	1	Preserve
15632	11	7	Leyland Cypress (*Cupressus x leylandii*)	**OFFSITE**; Evaluated from property line	1	1	Preserve
15633	9	7	Leyland Cypress (*Cupressus x leylandii*)	**OFFSITE**; Evaluated from property line	1	1	Preserve
15634	10	7	Leyland Cypress (*Cupressus x leylandii*)	**OFFSITE**; Evaluated from property line	1	1	Preserve
15635	9	7	Leyland Cypress (*Cupressus x leylandii*)	**OFFSITE**; Evaluated from property line	1	1	Preserve
15636	8	7	Leyland Cypress (*Cupressus x leylandii*)	**OFFSITE**; Evaluated from property line	1	1	Preserve
15637	8	7	Leyland Cypress (*Cupressus x leylandii*)	**OFFSITE**; Evaluated from property line	1	1	Preserve
15638	7	7	Leyland Cypress (*Cupressus x leylandii*)	**OFFSITE**; Evaluated from property line	1	1	Preserve
15639	7	7	Leyland Cypress (*Cupressus x leylandii*)	**OFFSITE**; Evaluated from property line	1	1	Preserve
15640	41	18	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**; Evaluated from property line; Slight lean (S); Some abnormal dead branches; Codominant top	2	2	Preserve
15666	37	18	Oregon White Oak (*Quercus garryana*)	**OFFSITE**	1	1	Preserve
15995	7	9	Cherry (*Prunus sp.*)	**OFFSITE**; Butt sweep	1	1	Preserve
15999	10	7	English Hawthorn (*Crataegus monogyna*)	**OFFSITE**; Dead branches; Dead foliage; Sparse canopy	2	2	Preserve
16006	8	8	English Hawthorn (*Crataegus monogyna*)	**OFFSITE**; Growing horizontal (N); Many dead branches	2	2	Preserve
16008	10	12	Oregon White Oak (*Quercus garryana*)	**OFFSITE**	1	1	Preserve
16050	23,26	20	Oregon Ash (*Fraxinus latifolia*)	**OFFSITE**; Codominant base; Failed limbs; 1-sided canopy (E)	1	2	Preserve
16064	7,14	18	Oregon Ash (*Fraxinus latifolia*)	**OFFSITE**; Codominant base; Crooked bole	1	2	Preserve
16259	9	5	Incense Cedar (*Calocedrus decurrens*)		1	1	Remove
16260	9,12,14,16,16	16	Oregon White Oak (*Quercus garryana*)		1	1	Remove
16261	7	5	Incense Cedar (*Calocedrus decurrens*)		1	1	Remove
16265	6	6	Douglas-fir (*Pseudotsuga menziesii*)		1	1	Remove

Detailed Tree Inventory for Parkview Terrace Subdivision

AKS Job No. 6511 - Evaluation Date: 8/24/2021 - Evaluated by: BRK

16268	31	18	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**; Evaluated from property line	1	1	Preserve
16272	21	17	Ponderosa Pine (*Pinus ponderosa*)	**OFFSITE**; Evaluated from property line	1	1	Preserve
16274	15	18	Ponderosa Pine (*Pinus ponderosa*)	**OFFSITE**; Evaluated from property line; Slight lean (W)	1	1	Preserve
16292	9,9	20	Sweet Cherry (*Prunus avium*)	Lean (N)	1	2	Remove
16294	9	16	Sweet Cherry (*Prunus avium*)	1-sided canopy (E)	1	2	Remove
16295	12	18	Sweet Cherry (*Prunus avium*)	1-sided canopy (SE)	1	2	Remove
16298	9	10	Sweet Cherry (*Prunus avium*)	Crooked bole	1	2	Remove
16299	9,11,12	22	Sweet Cherry (*Prunus avium*)		1	1	Remove
16300	8	11	Sweet Cherry (*Prunus avium*)	**OFFSITE**; Crooked bole; High canopy	1	2	Preserve
16301	8,11,11	16	Sweet Cherry (*Prunus avium*)	**OFFSITE**	1	1	Preserve
16302	14	21	Sweet Cherry (*Prunus avium*)	**OFFSITE**; 1-sided canopy (SW)	1	2	Preserve
16305	8	20	Sweet Cherry (*Prunus avium*)	**OFFSITE**; Lean (N); 1-sided canopy (N)	1	2	Preserve
16307	8	20	Sweet Cherry (*Prunus avium*)	**OFFSITE**; Lean (N); 1-sided canopy (N)	1	2	Preserve
16349	11	18	Sweet Cherry (*Prunus avium*)		1	1	Remove
16350	9	20	Sweet Cherry (*Prunus avium*)	Lean (S); 1-sided canopy (S)	1	2	Remove
16351	6,7	20	Sweet Cherry (*Prunus avium*)	Lean (S); 1-sided canopy (S)	1	2	Remove
16357	12	19	Sweet Cherry (*Prunus avium*)	Lean (S); 1-sided canopy (S)	1	2	Remove
16358	13	20	Sweet Cherry (*Prunus avium*)	Lean (S); 1-sided canopy (S)	1	2	Remove
16364	12	0	Sweet Cherry (*Prunus avium*)	**OFFSITE**; Failed (E)	3	3	Preserve
16365	63	0	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**; Dead ~80'	3	3	Preserve
16453	37	21	Douglas-fir (*Pseudotsuga menziesii*)	**LINE TREE**; Codominant top	1	2	Preserve
16458	8	15	Beaked Hazelnut (*Corylus cornuta*)	**OFFSITE**; Clustered base	1	1	Preserve
16464	8	12	Oregon White Oak (*Quercus garryana*)	**OFFSITE**	1	1	Preserve
16465	8	18	Sumac (*Rhus sp.*)	**OFFSITE**; Crooked bole; 1-sided canopy (S)	1	2	Preserve
16468	46	20	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**	1	1	Preserve
16477	33	27	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**	1	1	Preserve
16486	11,18	21	Sweet Cherry (*Prunus avium*)	**OFFSITE**; 100% ivy coverage; Lean (SW)	2	2	Preserve
16487	8	17	Sweet Cherry (*Prunus avium*)	**OFFSITE**; Lean (E)	1	2	Preserve
16488	6	10	Sweet Cherry (*Prunus avium*)	**OFFSITE**	1	1	Preserve
16489	21	35	Oregon White Oak (*Quercus garryana*)	**OFFSITE**; Lean (SW)	1	2	Preserve
16491	25	23	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**; 1-sided canopy (SW); Codominant top	1	2	Preserve
16502	6	16	Sweet Cherry (*Prunus avium*)	**OFFSITE**	1	1	Preserve
16515	25,27	37	Bigleaf Maple (*Acer macrophyllum*)	**OFFSITE**; Lean (S)	1	2	Preserve
16516	7	12	Sweet Cherry (*Prunus avium*)	**OFFSITE**	1	1	Preserve
16519	8	30	Bigleaf Maple (*Acer macrophyllum*)	**OFFSITE**; Lean (S)	1	1	Preserve
16520	28	30	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**; 1-sided canopy (S)	1	2	Preserve
16534	7,13	27	Sweet Cherry (*Prunus avium*)	**OFFSITE**; Lean (S); Dead branches; Cavities with decay	2	2	Preserve
16535	27	33	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**; 1-sided canopy (S)	1	2	Preserve
16536	17	13	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**; Suppressed	2	2	Preserve
16538	7	7	Douglas-fir (*Pseudotsuga menziesii*)		1	1	Preserve
16543	15	30	Sweet Cherry (*Prunus avium*)	**OFFSITE**; 1-sided canopy (S); Lean (S); Dead branches	2	2	Preserve
16545	15	35	Sweet Cherry (*Prunus avium*)	**OFFSITE**; 1-sided canopy (S); Lean (S); Dead branches	2	2	Preserve
16547	17	40	Sweet Cherry (*Prunus avium*)	**OFFSITE**; 1-sided canopy (S); Lean (S); Dead branches	2	2	Preserve
16548	17	40	Sweet Cherry (*Prunus avium*)	**OFFSITE**; 1-sided canopy (S); Lean (S); Dead branches	2	2	Preserve
16553	9,9	31	Sweet Cherry (*Prunus avium*)	**OFFSITE**; 1-sided canopy (S); Lean (S); Dead branches; Bulges	2	2	Preserve
16555	6	7	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**	1	1	Preserve
16565	16	18	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**	1	1	Preserve
16566	30	21	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**	1	1	Preserve
16567	32	21	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**	1	1	Preserve
16573	18	41	Oregon White Oak (*Quercus garryana*)	**OFFSITE**; 1-sided canopy (S); Lean (S)	1	2	Preserve
16574	6	16	Bigleaf Maple (*Acer macrophyllum*)	**OFFSITE**	1	1	Preserve
16575	42	19	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**	1	1	Preserve
16580	28	39	Bigleaf Maple (*Acer macrophyllum*)	**OFFSITE**; 1-sided canopy (S); Lean (S)	1	2	Preserve
16586	6,10	28	Bigleaf Maple (*Acer macrophyllum*)	**OFFSITE**; 1-sided canopy (S); Lean (S)	1	2	Preserve
16595	32	35	Bigleaf Maple (*Acer macrophyllum*)	**OFFSITE**; 1-sided canopy (S)	1	2	Preserve
16597	22	17	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**	1	1	Preserve
16600	16	22	Bigleaf Maple (*Acer macrophyllum*)	**OFFSITE**; 1-sided canopy (S)	1	2	Preserve
16601	7	19	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**	1	1	Preserve
16605	8	20	Sweet Cherry (*Prunus avium*)	**OFFSITE**; Lean (S)	1	2	Preserve
16606	9	27	Sweet Cherry (*Prunus avium*)	**OFFSITE**; Lean (S); Very sparse canopy; in decline	3	2	Preserve
16607	7	7	Sweet Cherry (*Prunus avium*)	**OFFSITE**; Lean (S); Dead branches; Sparse canopy	2	2	Preserve
16608	7	7	Sweet Cherry (*Prunus avium*)	**OFFSITE**; Lean (S); Dead branches; Sparse canopy	2	2	Preserve
16609	6	6	Sweet Cherry (*Prunus avium*)	**OFFSITE**	1	1	Preserve
16611	9,9,11	19	Sweet Cherry (*Prunus avium*)	**OFFSITE**; Lean (S); Very sparse canopy; in decline	3	2	Preserve
16612	12	23	Sweet Cherry (*Prunus avium*)	**OFFSITE**; Lean (S); Very sparse canopy; in decline	3	2	Preserve
16613	10	7	Sweet Cherry (*Prunus avium*)	**OFFSITE**; Lean (S); Very sparse canopy; in decline	3	2	Preserve
16614	6,7	19	English Hawthorn (*Crataegus monogyna*)	Lean (S); Broken top	2	3	Preserve
16615	9	0	English Hawthorn (*Crataegus monogyna*)	Broken	3	3	Preserve
16616	7	14	English Hawthorn (*Crataegus monogyna*)	Dead top; in decline	3	2	Preserve
16617	6	0	English Hawthorn (*Crataegus monogyna*)	Broken	3	3	Preserve
16621	39	13	Douglas-fir (*Pseudotsuga menziesii*)		1	1	Remove
16622	18	0	Douglas-fir (*Pseudotsuga menziesii*)	Dead ~70'	3	3	Remove
16623	28	19	Douglas-fir (*Pseudotsuga menziesii*)	1-sided canopy (S)	1	2	Remove
16624	18	13	Douglas-fir (*Pseudotsuga menziesii*)	Epicormic sprouts; Sparse canopy	2	2	Remove
16625	11	20	Willow (*Salix sp.*)	Lean (S)	1	2	Preserve
16626	20	20	Oregon White Oak (*Quercus garryana*)	1-sided canopy (S)	1	2	Preserve
16627	30	12	Douglas-fir (*Pseudotsuga menziesii*)		1	1	Preserve
16630	49	17	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**	1	1	Preserve
16631	31,33	19	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**; Codominant base	1	2	Preserve
16632	24	12	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**; High canopy; Dead branches	2	2	Preserve
16633	18	9	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**; Epicormic sprouts; Sparse canopy	2	2	Preserve
16634	10	12	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**; 1-sided canopy (W)	1	2	Preserve
16635	7,15	12	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**; Codominant base; Suppressed; Dead branches	2	2	Preserve
16636	29	15	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**; Sparse canopy; Dead branches	2	2	Preserve
16637	8	7	Douglas-fir (*Pseudotsuga menziesii*)		1	1	Preserve
16638	24,34	15	Douglas-fir (*Pseudotsuga menziesii*)	Codominant base with included bark; Small conks at base; 1 stem codominant top	2	3	Preserve
16639	10,24,39	18	Douglas-fir (*Pseudotsuga menziesii*)	Codominant base with included bark; 24" & 10" stem dead; Sparse canopy	3	2	Preserve
16642	10	14	Bigleaf Maple (*Acer macrophyllum*)		1	1	Preserve
16643	28	19	Douglas-fir (*Pseudotsuga menziesii*)		1	1	Preserve
16645	22	11	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**; High canopy	1	2	Preserve
16646	38	14	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**	1	1	Preserve
16647	10	11	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**	1	1	Preserve
16648	36	14	Douglas-fir (*Pseudotsuga menziesii*)		1	1	Preserve
16650	18	25	Bigleaf Maple (*Acer macrophyllum*)		1	1	Preserve
16652	24	14	Douglas-fir (*Pseudotsuga menziesii*)	High canopy	1	2	Preserve
16653	7	14	Bigleaf Maple (*Acer macrophyllum*)		1	1	Preserve
16654	32	15	Douglas-fir (*Pseudotsuga menziesii*)	Dead branches	2	1	Preserve
16655	34	17	Douglas-fir (*Pseudotsuga menziesii*)		1	1	Preserve
16656	46	25	Douglas-fir (*Pseudotsuga menziesii*)		1	1	Remove
16657	27	18	Douglas-fir (*Pseudotsuga menziesii*)	1-sided canopy (W)	1	2	Remove

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CERTIFIED ARBORIST
PRELIMINARY NOT FOR CONSTRUCTION
ISA

BRUCE R. BALDWIN
CERTIFICATE NUMBER: PN-6666A
EXPIRATION DATE: 12/31/23

PRELIMINARY TREE PRESERVATION AND REMOVAL TABLE
PARKVIEW TERRACE SUBDIVISION
VENTURE PROPERTIES
FOREST GROVE, OREGON

JOB NUMBER:	6511
DATE:	10/28/2021
DESIGNED BY:	TNS
DRAWN BY:	TNS
CHECKED BY:	DS

AKS DRAWING FILE: 6511 PRELIM TREE TABLES.DWG | LAYOUT: P16

Detailed Tree Inventory for Parkview Terrace Subdivision

AKS Job No. 6511 - Evaluation Date: 8/24/2021 - Evaluated by: BRK

16661	19	9	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**; Suppressed	2	2	Preserve
16662	18	9	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**; Suppressed	2	2	Preserve
16663	19,23	18	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**; Codominant base with included bark	1	2	Preserve
16664	7	16	Willow (*Salix sp.*)		1	1	Preserve
16667	6	13	Willow (*Salix sp.*)		1	1	Preserve
16668	33	11	Douglas-fir (*Pseudotsuga menziesii*)	High canopy	1	2	Preserve
16669	8	0	English Hawthorn (*Crataegus monogyna*)	Dead ~10'	3	3	Preserve
16670	20	18	Oregon White Oak (*Quercus garryana*)	1-sided canopy (W)	1	2	Preserve
16671	10	16	Willow (*Salix sp.*)	Deformed bole; Lean (W)	1	2	Remove
16672	6	20	Sweet Cherry (*Prunus avium*)	Lean (W)	1	2	Preserve
16673	37	18	Douglas-fir (*Pseudotsuga menziesii*)		1	1	Preserve
16676	6	17	Willow (*Salix sp.*)	**OFFSITE**; Lean (S)	1	2	Preserve
16677	50	24	Douglas-fir (*Pseudotsuga menziesii*)	**LINE TREE**; Codominant base with included bark	1	2	Preserve
16678	35	20	Douglas-fir (*Pseudotsuga menziesii*)	**LINE TREE**; Large overextended limbs	1	2	Preserve
16679	9,9	17	Sweet Cherry (*Prunus avium*)	Lean (W); 100% ivy coverage; Dead branches	2	2	Preserve
16680	10	17	Sweet Cherry (*Prunus avium*)	Lean (W); 100% ivy coverage; Dead branches	2	2	Preserve
16681	8	10	Douglas-fir (*Pseudotsuga menziesii*)	High canopy	1	2	Preserve
16682	8	14	Sweet Cherry (*Prunus avium*)	Lean (W)	1	2	Preserve
16683	6	15	Sweet Cherry (*Prunus avium*)	Lean (W)	1	2	Preserve
16684	14	23	Oregon White Oak (*Quercus garryana*)	Top lean (S)	1	2	Preserve
16685	17	17	Douglas-fir (*Pseudotsuga menziesii*)		1	1	Preserve
16686	34	19	Douglas-fir (*Pseudotsuga menziesii*)		1	1	Preserve
16687	17	21	Oregon White Oak (*Quercus garryana*)	1-sided canopy (W)	1	2	Preserve
16689	19	12	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**; Sparse canopy; Dead branches	2	2	Preserve
16690	32	15	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**	1	1	Preserve
16691	10	7	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**; Suppressed; 75% ivy coverage; Sparse canopy	2	2	Preserve
16692	10,10	7	Oregon White Oak (*Quercus garryana*)	Dead codominant stems; 100% ivy coverage; Suppressed	3	2	Preserve
16693	11	14	Sweet Cherry (*Prunus avium*)	Dead limbs	2	1	Preserve
16694	6	0	Sweet Cherry (*Prunus avium*)	Dead; Lean (N)	3	3	Preserve
16695	7,8	13	Sweet Cherry (*Prunus avium*)	Lean (W); 100% ivy coverage; Sparse canopy	2	2	Preserve
16696	9	6	Oregon White Oak (*Quercus garryana*)	Suppressed; Many dead branches; in decline	3	2	Preserve
16697	8	16	Sweet Cherry (*Prunus avium*)	Lean (W); Cavities with decay	2	2	Preserve
16698	16	30	Oregon White Oak (*Quercus garryana*)	1-sided canopy (W)	1	2	Preserve
16699	26	19	Douglas-fir (*Pseudotsuga menziesii*)		1	1	Preserve
16700	6	5	Douglas-fir (*Pseudotsuga menziesii*)		1	1	Preserve
16702	7,10,13	15	Oregon White Oak (*Quercus garryana*)	**OFFSITE**	1	1	Preserve
16703	7	8	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**; Suppressed; Codominant top	2	2	Preserve
16704	26	17	Douglas-fir (*Pseudotsuga menziesii*)		1	1	Preserve
16705	8	13	Oregon White Oak (*Quercus garryana*)		1	1	Preserve
16706	52	21	Douglas-fir (*Pseudotsuga menziesii*)		1	1	Preserve
16707	20	19	Douglas-fir (*Pseudotsuga menziesii*)		1	1	Preserve
16708	7	0	Oregon White Oak (*Quercus garryana*)	**OFFSITE**; Dead ~30'	3	3	Preserve
16709	24	19	Douglas-fir (*Pseudotsuga menziesii*)	**LINE TREE**	1	1	Preserve
16710	30	21	Bigleaf Maple (*Acer macrophyllum*)		1	1	Preserve
16711	7	27	Sweet Cherry (*Prunus avium*)	**OFFSITE**; Lean (N); 1-sided canopy (N)	1	2	Preserve
16712	8	27	Sweet Cherry (*Prunus avium*)	**OFFSITE**; Lean (N); 1-sided canopy (N)	1	2	Preserve
16713	8	27	Sweet Cherry (*Prunus avium*)	**OFFSITE**; Lean (N); 1-sided canopy (N)	1	2	Preserve
16714	8	27	Sweet Cherry (*Prunus avium*)	**OFFSITE**; Lean (N); 1-sided canopy (N)	1	2	Preserve
16715	11	27	Sweet Cherry (*Prunus avium*)	**OFFSITE**; Lean (N); 1-sided canopy (N)	1	2	Preserve
16719	15	17	Douglas-fir (*Pseudotsuga menziesii*)		1	1	Preserve
16721	6	0	Willow (*Salix sp.*)	Dead; Broken at 20'	3	3	Preserve
16726	42	27	Douglas-fir (*Pseudotsuga menziesii*)		1	1	Preserve
16727	22	30	Oregon White Oak (*Quercus garryana*)	Large cavity with significant decay in base; Dead limbs	3	2	Preserve
16729	10,10	9	Oregon White Oak (*Quercus garryana*)		1	1	Preserve
16730	25	19	Douglas-fir (*Pseudotsuga menziesii*)	1-sided canopy (W)	1	2	Preserve
16731	6	0	Willow (*Salix sp.*)	Dead; Lean (SW)	3	3	Remove
16732	7	12	Willow (*Salix sp.*)	Broken top with epicormic stems	3	3	Remove
16733	7,7	12	Willow (*Salix sp.*)	Lean (N); High canopy; Dead branches	2	2	Remove
16734	13	20	Sweet Cherry (*Prunus avium*)	Lean (W)	1	2	Remove
16735	11,11	25	Sweet Cherry (*Prunus avium*)	Lean (W); Dead foliage	2	2	Remove
16741	12	9	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**	1	1	Preserve
16751	8	14	Sweet Cherry (*Prunus avium*)	**OFFSITE**	1	1	Preserve
16758	44	30	Douglas-fir (*Pseudotsuga menziesii*)	**LINE TREE**	1	1	Preserve
16763	7	6	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**; Evaluated from property line	1	1	Preserve
16764	10	10	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**; Evaluated from property line	1	1	Preserve
16765	7	6	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**; Evaluated from property line	1	1	Preserve
16769	8,8	10	English Hawthorn (*Crataegus monogyna*)	**OFFSITE**; Evaluated from property line; Lean (W)	1	2	Preserve
16777	8,8,8	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16778	7,7	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16779	6	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16780	57	-	Coniferous	**OFFSITE**; Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16781	43	-	Coniferous	**OFFSITE**; Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16784	37	30	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**; Evaluated from property line	1	1	Preserve
16785	6	11	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**; Evaluated from property line; Suppressed; Codominant base	2	2	Preserve
16786	11	15	Willow (*Salix sp.*)	**LINE TREE**	1	1	Preserve
16789	26	-	Coniferous	**OFFSITE**; Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16793	12	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16796	26	-	Coniferous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16797	11	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16798	28	-	Coniferous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16800	6	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16801	6	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16802	7	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16803	8	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16804	8	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16805	8	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16806	8	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16808	15	-	Coniferous	**OFFSITE**; Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16809	26	-	Coniferous	**OFFSITE**; Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16812	6	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16813	6	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16814	13	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16815	6	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16816	39	-	Coniferous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16817	39	-	Coniferous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16818	21	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16820	17	-	Coniferous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16822	25	-	Coniferous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16823	6	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16824	7	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16825	42	-	Coniferous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16827	10	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve

Detailed Tree Inventory for Parkview Terrace Subdivision

AKS Job No. 6511 - Evaluation Date: 8/24/2021 - Evaluated by: BRK

16828	8	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16829	6	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16830	10	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16831	42	-	Coniferous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16833	6	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16834	40	-	Coniferous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16835	9	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16836	9	-	Coniferous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16837	7	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16839	12	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16840	6	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16844	8	-	Coniferous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16845	7	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16846	11	-	Coniferous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16847	12	-	Coniferous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16848	8	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16850	8	-	Coniferous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16852	41	-	Coniferous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16853	10,35	-	Coniferous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16855	7	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16856	11	-	Coniferous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16857	15	-	Coniferous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16858	15	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16860	6	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16861	6	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16862	6	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16863	7	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16864	8	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16867	24	-	Coniferous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16868	8	-	Coniferous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16869	22	-	Coniferous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16870	13	-	Coniferous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16871	6	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16877	14	-	Coniferous	**OFFSITE**; Not Evaluated by an Arborist	-	-	Preserve
16879	6	-	Deciduous	**OFFSITE**; Not Evaluated by an Arborist	-	-	Preserve
16880	7	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16883	21	-	Coniferous	**OFFSITE**; Not Evaluated by an Arborist	-	-	Preserve
16884	8	-	Coniferous	**OFFSITE**; Not Evaluated by an Arborist	-	-	Preserve
16885	20	-	Coniferous	**OFFSITE**; Not Evaluated by an Arborist	-	-	Preserve
16890	7	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16892	19	-	Coniferous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16893	25	-	Coniferous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16894	25	-	Coniferous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16895	35	-	Coniferous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16896	25	-	Coniferous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16897	26	-	Coniferous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16898	13	-	Coniferous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16899	7	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16900	22	-	Coniferous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16901	20	-	Coniferous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16902	10	-	Coniferous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16904	28	-	Coniferous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16905	24	-	Coniferous	**OFFSITE**; Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16906	35	-	Coniferous	**OFFSITE**; Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16907	7,12	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16909	8,9	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16910	7	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16912	11	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16913	19	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16915	6	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16916	12	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16917	8	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16918	10	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16919	8	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16920	6	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16921	8	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16922	9	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16923	7	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16924	7	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16925	8	-	Deciduous	**OFFSITE**; Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16927	40	-	Coniferous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16928	48	-	Coniferous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16929	8	-	Deciduous	**OFFSITE**; Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16931	25,35	-	Coniferous	**OFFSITE**; Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16933	33	-	Coniferous	**OFFSITE**; Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16934	25	-	Coniferous	**OFFSITE**; Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16935	11	-	Coniferous	**OFFSITE**; Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16936	6	-	Coniferous	**OFFSITE**; Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16937	33	-	Coniferous	**OFFSITE**; Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16938	33	-	Coniferous	**OFFSITE**; Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16940	8	-	Deciduous	**OFFSITE**; Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16944	6	-	Deciduous	**OFFSITE**; Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16947	24	-	Deciduous	Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16948	43	-	Coniferous	**OFFSITE**; Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16951	10	-	Coniferous	**OFFSITE**; Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16985	8,10	-	Deciduous	**OFFSITE**; Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16987	47	-	Coniferous	**OFFSITE**; Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16989	13,25	-	Coniferous	**OFFSITE**; Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16990	29	-	Coniferous	**OFFSITE**; Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16991	45	-	Coniferous	**OFFSITE**; Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
16992	38	-	Deciduous	**OFFSITE**; Stand of native trees within protection area; Not individually evaluated	-	-	Preserve
17043	15	15	Incense Cedar (*Calocedrus decurrens*)	**OFFSITE**; Evaluated from behind fence	1	1	Preserve
17045	14	17	Lodgepole Pine (*Pinus contorta*)	**OFFSITE**; Evaluated from behind fence	1	1	Preserve
17046	13,12	13	Black Cottonwood (*Populus trichocarpa*)	**OFFSITE**; Evaluated from behind fence; Codominant stems	1	2	Preserve
17279	20	18	Norway Maple (*Acer platanoides*)	Evaluated from behind fence; Some broken limbs	1	1	Preserve
17285	22	20	Crimson King Maple (*Acer platanoides 'Crimson King'*)	**OFFSITE**; Evaluated from behind fence	1	1	Preserve
17292	24	19	Norway Maple (*Acer platanoides*)	**OFFSITE**; Evaluated from behind fence	1	1	Preserve
17391	9	6	Apple (*Prunus sp.*)	**OFFSITE**	1	1	Preserve
17392	8	8	Apple (*Prunus sp.*)	**OFFSITE**	1	1	Preserve
17407	31	16	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**; Codominant top with included bark	1	2	Preserve

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CERTIFIED ARBORIST
PRELIMINARY NOT FOR CONSTRUCTION
ISA

BRUCE R. BALDWIN
CERTIFICATE NUMBER: PN-5666A
EXPIRATION DATE: 12/31/23

PRELIMINARY TREE PRESERVATION AND REMOVAL TABLE
PARKVIEW TERRACE SUBDIVISION
VENTURE PROPERTIES
FOREST GROVE, OREGON

JOB NUMBER:	6511
DATE:	10/28/2021
DESIGNED BY:	TNS
DRAWN BY:	TNS
CHECKED BY:	DS

AKS DRAWING FILE: 6511 PRELIM TREE TABLES.DWG | LAYOUT: P17

Detailed Tree Inventory for Parkview Terrace Subdivision

AKS Job No. 6511 - Evaluation Date: 8/24/2021 - Evaluated by: BRK

20000	6,6,7,8	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20001	7	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20002	9	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20003	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20004	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20005	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20007	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20008	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20012	6,6,10	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20013	7	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20016	10	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20017	8	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20018	7	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20019	7	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20020	6,6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20021	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20022	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20023	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20024	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20029	9	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20030	10	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20031	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20032	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20034	12	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20035	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20036	8	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20037	7	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20043	8	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20044	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20045	7	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20047	13	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20052	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20054	7	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20055	8	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20058	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20059	9	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20061	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20062	7	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20063	9	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20064	7	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20065	7	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20066	11	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20067	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20068	7,11	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20069	7	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20070	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20074	6 9	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20075	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20076	7	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20078	12	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20079	8	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20080	6,6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20081	7	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20082	7,8,10	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20084	7	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20089	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20090	7	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20093	7,7	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20094	9	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20096	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20097	8	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20098	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20099	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20100	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20101	6,9	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20102	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20104	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20105	7	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20106	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20107	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20108	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20109	8	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20110	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20111	14	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20116	8	-	Coniferous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20117	9	-	Coniferous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20118	9	-	Coniferous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20120	7	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20121	8	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20124	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20125	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20126	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20127	9	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20129	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20130	8	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20131	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20133	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20134	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20136	11	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20137	7	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20138	7	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20139	8	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20148	7,7,9,13	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20149	7,17	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20150	22	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20151	6,7	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20152	7	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20160	7	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20161	10,11	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20162	11	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20163	10	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20164	8	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove

Detailed Tree Inventory for Parkview Terrace Subdivision

AKS Job No. 6511 - Evaluation Date: 8/24/2021 - Evaluated by: BRK

20167	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20168	9	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20169	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20170	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20171	6,6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20172	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20173	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20176	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20177	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20180	8	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20181	8	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20182	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20183	7	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20186	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20187	7	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20188	16,24	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20192	9	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20196	7	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20201	8	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20205	8	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20206	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20207	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20209	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20213	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20215	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20216	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20217	10	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20221	7,7	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20222	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20223	9,9,9	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20225	8	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20226	7	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20227	8	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20228	7	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20229	7	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20230	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20235	8	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20236	8	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20237	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20238	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20240	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20241	7	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20242	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20244	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20245	8	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20247	8	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20248	8	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20249	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20250	7	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20251	12	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20254	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20256	7	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20262	11	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20263	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20266	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20267	9	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20269	10	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20272	9	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20273	8	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20274	6	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
20276	9	-	Deciduous	Former orchard in declining condition; Not individually evaluated	-	-	Remove
25149	13	8	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**	1	1	Preserve
25150	11	8	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**	1	1	Preserve
25153	24	15	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**; High canopy	1	2	Preserve
30017	60	20	Douglas-fir (*Pseudotsuga menziesii*)	**OFFSITE**; Evaluated from property line; Codominant top with included bark	1	2	Preserve
50000	7	11	Norway Maple (*Acer platanoides*)	**OFFSITE**	1	1	Preserve

Total # of Existing Trees Inventoried = 564

Total # of Existing Onsite Trees = 346

Total # of Existing Onsite Trees to be Preserved = 148

Total # of Existing Onsite Trees to be Removed = 198

Total # of Existing Offsite Trees = 211

Total # of Existing Offsite Trees to be Preserved = 210

Total # of Existing Offsite Trees to be Removed = 1

Total # of Existing Line Trees = 7

Total # of Existing Line Trees to be Preserved = 7

Total # of Existing Line Trees to be Removed = 0

***Health Rating:**

1 = Good Health - A tree that exhibits typical foliage, bark, and root characteristics, for its respective species, shows no signs of infection or infestation, and has a high level of vigor and vitality.

2 = Fair Health - A tree that exhibits some abnormal health characteristics and/or shows some signs of infection or infestation, but may be reversed or abated with supplemental treatment.

3 = Poor Health - A tree that is in significant decline, to the extent that supplemental treatment would not likely result in reversing or abating its decline.

****Structure Rating:**

1 = Good Structure - A tree that exhibits typical physical form characteristics, for its respective species, shows no signs of structural defects of the canopy, trunk, and/or root system.

2 = Fair Structure - A tree that exhibits some abnormal physical form characteristics and/or some signs of structural defects, which reduce the structural integrity of the tree, but are not indicative of imminent physical failure, and may be corrected using arboricultural abatement methods.

3 = Poor Structure - A tree that exhibits extensively abnormal physical form characteristics and/or significant structural defects that substantially reduces the structural viability of the tree, cannot feasibly be abated, and are indicative of imminent physical failure.

Arborist Disclosure Statement:

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the health of trees, and attempt to reduce the risk of living near trees. The Client and Jurisdiction may choose to accept or disregard the recommendations of the arborist, or seek additional advice. Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like medicine, cannot be guaranteed. Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees. Neither this author nor AKS Engineering & Forestry, LLC have assumed any responsibility for liability associated with the trees on or adjacent to this site.

At the completion of construction, all trees should once again be reviewed. Land clearing and removal of adjacent trees can expose previously unseen defects and otherwise healthy trees can be damaged during construction.

CERTIFIED ARBORIST
PRELIMINARY NOT FOR CONSTRUCTION
ISA
BRUCE R. BALDWIN
CERTIFICATE NUMBER: PN-6666A
EXPIRATION DATE: 12/31/23

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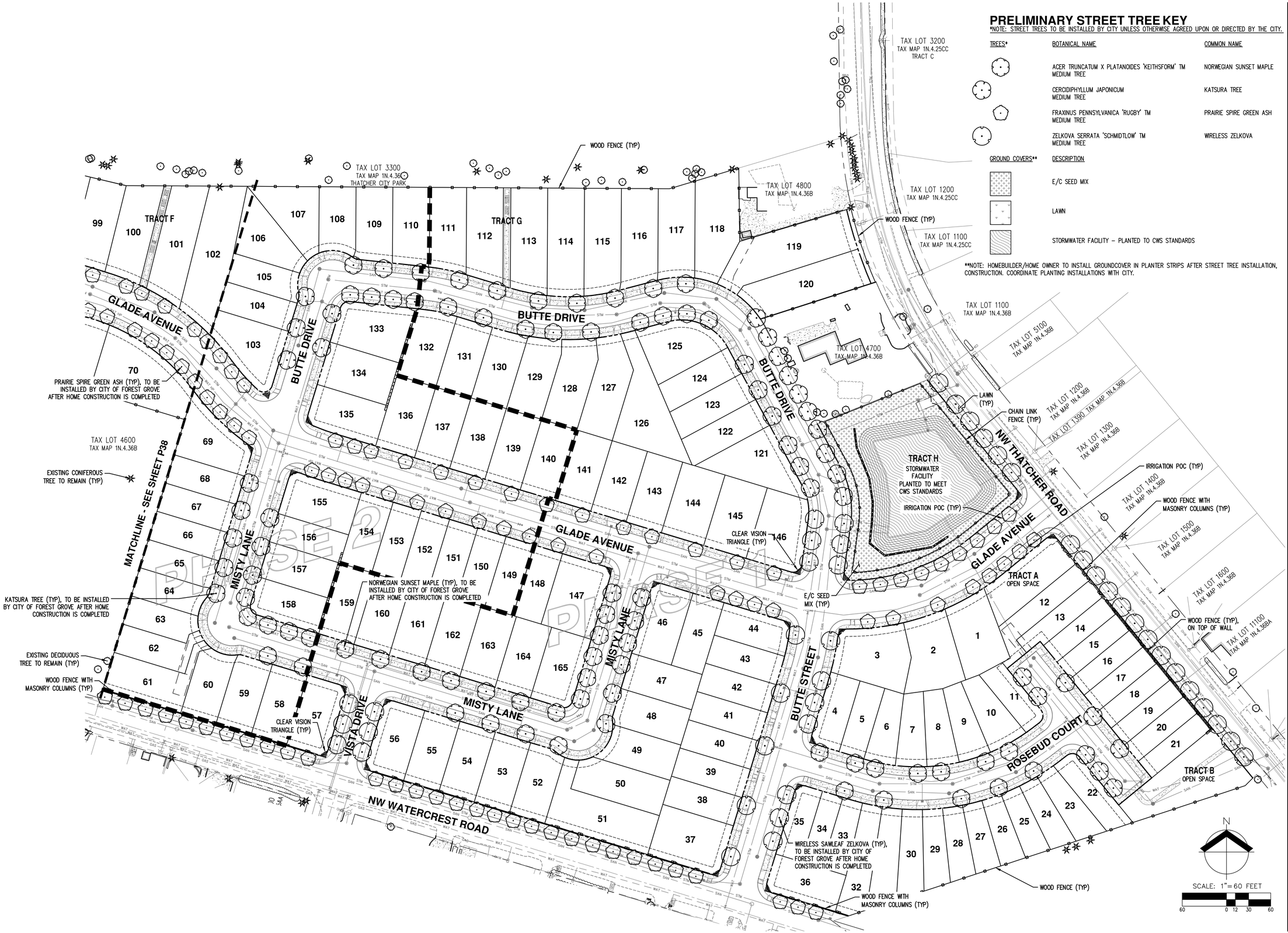
PRELIMINARY TREE PRESERVATION AND REMOVAL TABLE
PARKVIEW TERRACE SUBDIVISION
VENTURE PROPERTIES
FOREST GROVE, OREGON

JOB NUMBER:	6511
DATE:	10/28/2021
DESIGNED BY:	TNS
DRAWN BY:	TNS
CHECKED BY:	DS

AKS DRAWING FILE: 6511 PRELIM TREE TABLES.DWG | LAYOUT: P18



PRELIMINARY STREET TREE KEY

*NOTE: STREET TREES TO BE INSTALLED BY CITY UNLESS OTHERWISE AGREED UPON OR DIRECTED BY THE CITY.

TREES*	BOTANICAL NAME	COMMON NAME
	ACER TRUNCATUM X PLATANOIDES 'KEITHSFORM' TM MEDIUM TREE	NORWEGIAN SUNSET MAPLE
	CERCIDIPHYLLUM JAPONICUM MEDIUM TREE	KATSURA TREE
	FRAXINUS PENNSYLVANICA 'RUGBY' TM MEDIUM TREE	PRAIRIE SPIRE GREEN ASH
	ZELKOVA SERRATA 'SCHMIDTLOW' TM MEDIUM TREE	WIRELESS ZELKOVA

GROUND COVERS**	DESCRIPTION
	E/C SEED MIX
	LAWN
	STORMWATER FACILITY – PLANTED TO CWS STANDARDS

**NOTE: HOMEBUILDER/HOME OWNER TO INSTALL GROUNDCOVER IN PLANTER STRIPS AFTER STREET TREE INSTALLATION, CONSTRUCTION. COORDINATE PLANTING INSTALLATIONS WITH CITY.

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

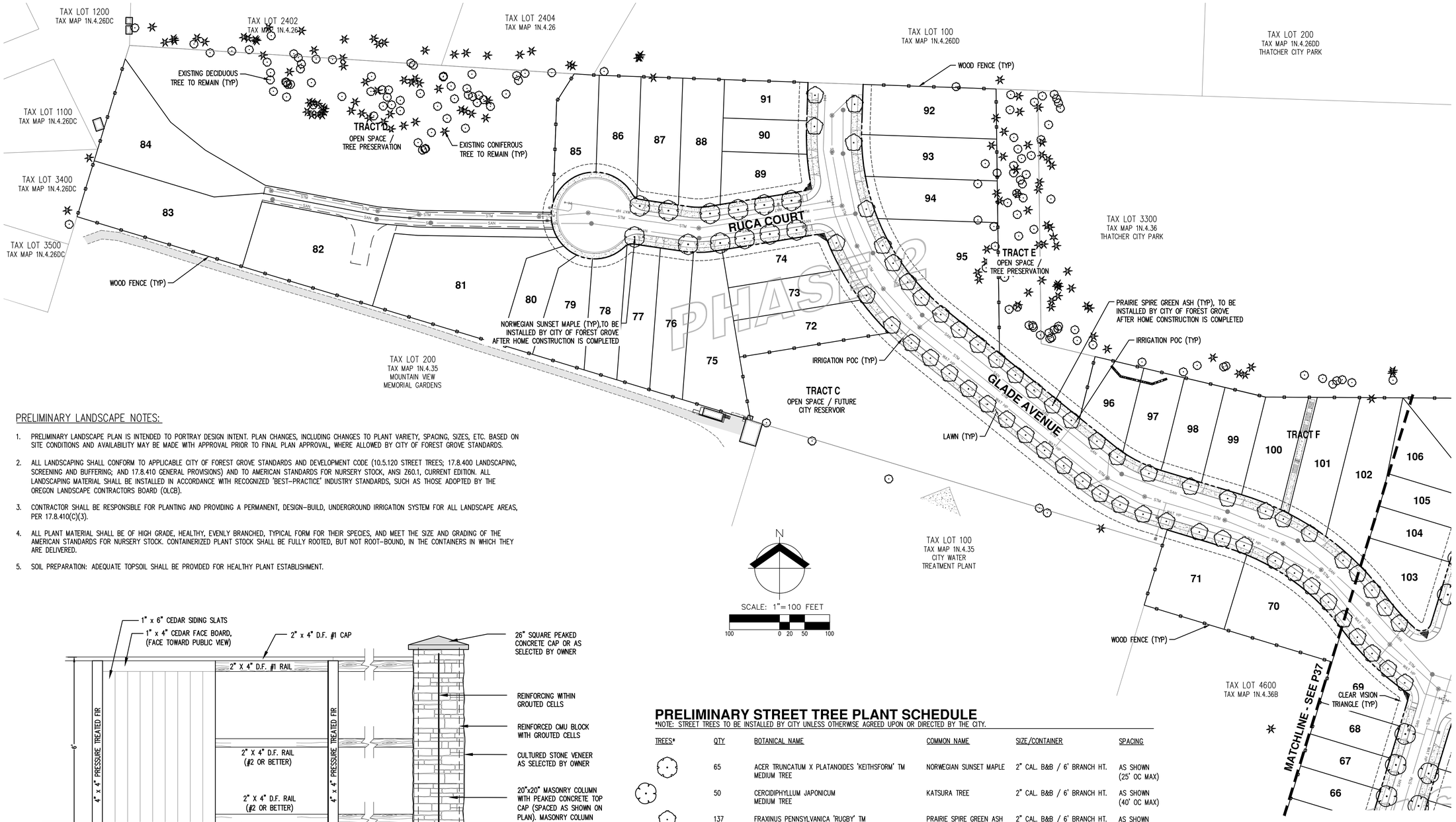
ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

PRELIMINARY STREET TREE PLAN - EAST
PARKVIEW TERRACE SUBDIVISION
VENTURE PROPERTIES
FOREST GROVE, OREGON

REGISTERED LANDSCAPE ARCHITECT
PRELIMINARY NOT FOR CONSTRUCTION
OREGON
NATHAN K. POLSKIN
05/06/13

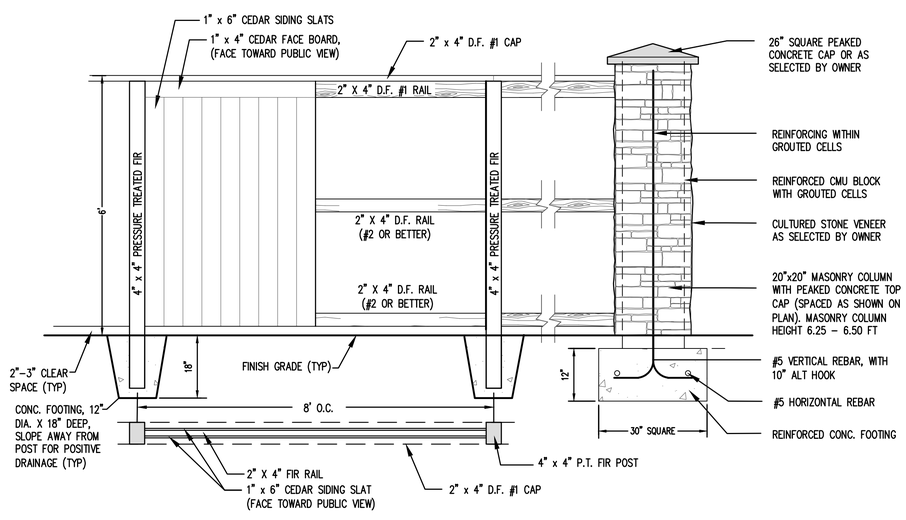
JOB NUMBER:	6511
DATE:	10/28/2021
DESIGNED BY:	ZTN
DRAWN BY:	ZTN/NKP
CHECKED BY:	NKP/KAH

AKS DRAWING FILE: 6511 STREET TREE 1.DWG | LAYOUT: EAST



PRELIMINARY LANDSCAPE NOTES:

1. PRELIMINARY LANDSCAPE PLAN IS INTENDED TO PORTRAY DESIGN INTENT. PLAN CHANGES, INCLUDING CHANGES TO PLANT VARIETY, SPACING, SIZES, ETC. BASED ON SITE CONDITIONS AND AVAILABILITY MAY BE MADE WITH APPROVAL PRIOR TO FINAL PLAN APPROVAL, WHERE ALLOWED BY CITY OF FOREST GROVE STANDARDS.
2. ALL LANDSCAPING SHALL CONFORM TO APPLICABLE CITY OF FOREST GROVE STANDARDS AND DEVELOPMENT CODE (10.5.120 STREET TREES; 17.8.400 LANDSCAPING, SCREENING AND BUFFERING; AND 17.8.410 GENERAL PROVISIONS) AND TO AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60.1, CURRENT EDITION. ALL LANDSCAPING MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH RECOGNIZED 'BEST-PRACTICE' INDUSTRY STANDARDS, SUCH AS THOSE ADOPTED BY THE OREGON LANDSCAPE CONTRACTORS BOARD (OLCB).
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AND PROVIDING A PERMANENT, DESIGN-BUILD, UNDERGROUND IRRIGATION SYSTEM FOR ALL LANDSCAPE AREAS, PER 17.8.410(C)(3).
4. ALL PLANT MATERIAL SHALL BE OF HIGH GRADE, HEALTHY, EVENLY BRANCHED, TYPICAL FORM FOR THEIR SPECIES, AND MEET THE SIZE AND GRADING OF THE AMERICAN STANDARDS FOR NURSERY STOCK. CONTAINERIZED PLANT STOCK SHALL BE FULLY ROOTED, BUT NOT ROOT-BOUND, IN THE CONTAINERS IN WHICH THEY ARE DELIVERED.
5. SOIL PREPARATION: ADEQUATE TOPSOIL SHALL BE PROVIDED FOR HEALTHY PLANT ESTABLISHMENT.



6' STANDARD FENCE WITH MASONRY COLUMNS NOTES:

1. DETAIL IS FOR REFERENCE ONLY, COLUMNS AND FOOTINGS HAVE NOT BEEN STRUCTURALLY ENGINEERED.
2. ALL POSTS, RAILINGS, AND CAPS TO BE DOUG FIR.
3. MINIMUM HEIGHT OF FENCE TO BE 6'.
4. CULTURED STONE VENEER AND COLUMN CAP PER OWNER.
5. ALL METAL HANGERS, FASTENERS, SCREWS, NAILS, ETC. TO BE GALVANIZED OR OTHER NON-CORROSIVE METAL.
6. WOOD STAIN SHALL BE SELECTED BY OWNER.

PRELIMINARY STREET TREE PLANT SCHEDULE

*NOTE: STREET TREES TO BE INSTALLED BY CITY UNLESS OTHERWISE AGREED UPON OR DIRECTED BY THE CITY.

TREES*	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	65	ACER TRUNCATUM X PLATANOIDES 'KEITHSFORM' TM MEDIUM TREE	NORWEGIAN SUNSET MAPLE	2" CAL. B&B / 6' BRANCH HT.	AS SHOWN (25' OC MAX)
	50	CERCIDIPHYLLUM JAPONICUM MEDIUM TREE	KATSURA TREE	2" CAL. B&B / 6' BRANCH HT.	AS SHOWN (40' OC MAX)
	137	FRAXINUS PENNSYLVANICA 'RUGBY' TM MEDIUM TREE	PRAIRIE SPIRE GREEN ASH	2" CAL. B&B / 6' BRANCH HT.	AS SHOWN (20' OC MAX)
	44	ZELKOVA SERRATA 'SCHMIDTLOW' TM MEDIUM TREE	WIRELESS ZELKOVA	2" CAL. B&B / 6' BRANCH HT.	AS SHOWN (35' OC MAX)

GROUND COVERS**	QTY	DESCRIPTION
	± 20,491 SF	E/C SEED MIX
	± 9,771 SF	LAWN
	± 23,400 SF	STORMWATER FACILITY – PLANTED TO CWS STANDARDS

**NOTE: HOMEBUILDER/HOME OWNER TO INSTALL GROUNDCOVER IN PLANTER STRIPS AFTER STREET TREE INSTALLATION, AT TIME OF HOME CONSTRUCTION. COORDINATE PLANTING INSTALLATIONS WITH CITY.

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ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

PRELIMINARY STREET TREE PLAN - WEST
PARKVIEW TERRACE SUBDIVISION
VENTURE PROPERTIES
FOREST GROVE, OREGON

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
OREGON
ZACHARY T. TUSCHHOFF
PRELIMINARY NOT FOR CONSTRUCTION
10/28/13

JOB NUMBER:	6511
DATE:	10/28/2021
DESIGNED BY:	ZTN
DRAWN BY:	ZTN/NKP
CHECKED BY:	NKP/KAH

AKS DRAWING FILE: 6511 STREET TREE 1.DWG | LAYOUT: WEST

Exhibit B

Public Correspondence

Received as of January 28, 2022

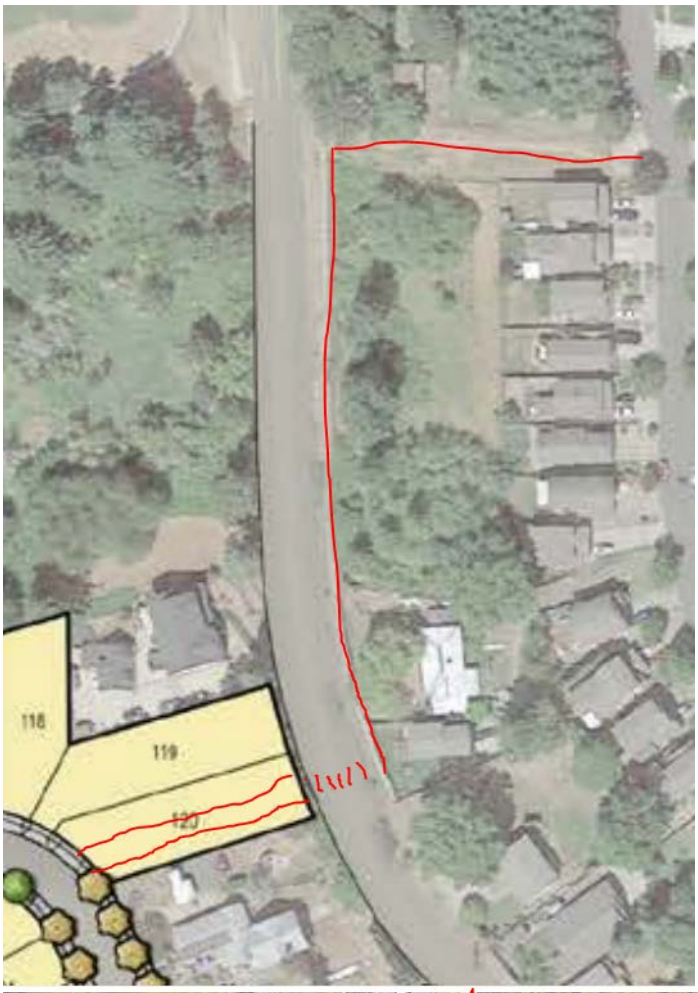
From:	D Blue
To:	Al Jeck; holladaym@aks-eng.com
Cc:	Daniel Riordan
Subject:	Parkview Terrace
Date:	Monday, September 13, 2021 1:14:26 PM
Attachments:	image.png image.png image.png

Hi Al and Marie,

I wanted to drop you a note and follow up on the public webinar you and AKS held. I appreciated the level of detail and the transparency you all provided in that discussion with neighbors. I've cc'd Dan Riordan at the City so that they are aware of my suggestions.

I hope I didn't take up too much of the time in my questions/comments. I would like to follow up on those comments with a summary. Long email ahead.... sorry! My hope, for full transparency, is to land on the best possible outcome for the development in terms of how it will impact my views, access, property value, and quality of life. Given our unique situation with the development bordering three sides of my property, and radically impacting us, I'd like to offer some suggestions (by way of recap from what I said in the webinar). The suggestions are as follows:

1. **Greenspace lots 119,120.** Regarding Lot 119 and 120, our preference of course would be to make that greenspace with a connection path to the neighborhoods to the East of Thatcher and preserve the ancient oak and maple on those lots. Currently, the ONLY sidewalk on the East side of Thatcher along your entire development, with an opening into the neighborhoods to the East, and the elementary and high school that will serve your development's residents, is directly across from lots 119 and 120 and my house. Here is an image showing what I'm talking about. The red lines show a path through lot 120 to a crosswalk on Thatcher (which would address the speeding issue on Thatcher you heard a lot about), then the existing side walk on East side of Thatcher, then an existing cut path to the neighborhood. There is no other place along your development to connect safely to the neighborhoods to the East, the High School, and Harvey Clarke Elementary, and downtown. This is how my family rides our bikes downtown, to soccer games, and friend's houses.



2. **Custom Lot.** Further regarding Lot 119 and 120, if Greenspace w/connector trail

is not an option you'd consider, my second best suggestion is to run the walking path adjacent my new property line in lot 120, then merge the remaining 120 with 119 to create one larger customer development site, similar to your many other customer development parcels shown in red in your plans. The reason for this is to maintain a consistent appearance, scope, size and stature of the existing houses (mine and the yellow house to the north of us. Putting two houses between mine and my neighbor to the North would be really inconsistent with the look and feel of our two parcels, and would likely negatively impact our property value.

3. **Stormwater location**. I like the location of the stormwater treatment facility in your plan. I'm fine with the black chain link fence around it, but wonder if the fence is necessary on the north perimeter (along my south fenceline)? I would sign some kind of legal agreement to not climb over my existing fence and enter into the stormwater facility if need be.

4. **Ancient Tree Near A St.** It appears your Road A intersects with Thatcher just south of the massive ancient oak tree to the south of my property. It is my hope, and suggestion, that that oak, if determined to be healthy by an accredited arborist, remain intact. It looks like it would sit on the SE corner of your proposed strormwater facility. Leaving this oak, and the other oak and maple just north of our property, would probably avoid considerable backlash from the Forest Grove community generally as we do love our ancient trees, and this could be a positive talking point as you pursue development.

5. **Fencing.** My preference would be that a new fence be built along the West side of my property which faces Street B, consistent with the rest of the development fencing (which I hope is stone like along David Hill rd), with no fencing along my south property line between me and the the stormwater facility (see item 3. above).

6. **Driveway Cut:** There was mention in the webinar, and indicated by your plans,

to provide a driveway cut or easement on Street B for my neighbor to the north, and to my property. I think someone said "if we pull a permit, the city may obligate them to connect to that (B) street" or something like that. Can you provide more information? I would support a rear driveway access for my property so long as I can keep the U shaped drive directly in front of my house on Thatcher.

7. **Utilities.** I understand that your development would bring sewer and natural gas utilities to the area. Please explain how my parcel could be connected to the new sewer and natural gas lines. Would we be able to connect a new private lateral to the City main line? Would that be on B street or Thatcher. What about Natural Gas?

8. **Construction phase impacts.** Will there be any special effort made, especially during the heavy earth moving and road construction phases, to limit or mitigate impacts to my property such as noise, runoff, dust etc. beyond your typical stormwater management requirements?

9. **Thatcher Road.** If you have no obligation, authority or leverage with the County related to road improvements on Thatcher Road related to speed limits, or to install a cross walk, or other traffic calming adjustments, can you advise how I might go about seeking changes on Thatcher with the County?

I think that is it. Sorry for the very long email, I just want to make sure you all understand my suggestions and comments. As stated previously, I'm obviously self serving in a lot of these, but also have applied some rational thinking to, in particular, lots 119 and 120 and safe access to other neighborhoods across the dangerous Thatcher Rd. We've lost three pets to Thatcher traffic, and I'd hate for a kid to suffer the same fate.

Thanks for your consideration, and I look forward to your reply.

Dan
Resident @2035 Thatcher Rd

Amy Kreimeier

From: D Blue <danbblue@gmail.com>
Sent: Friday, December 17, 2021 12:16 PM
To: Kristy Kottkey; Jesse VanderZanden; pohl@forestgrove-or.gov; Amy Kreimeier
Subject: Planning Commission - Parkview Terrace Notice

Hi,

I'm writing as a resident along Thatcher Road regarding the notice I received in the mail yesterday regarding the planned January 3rd public hearing on the proposed development (165 lot Planned Residential Development). Kristy, please share with the rest of Council and thanks for offering to do that for me.

I have some concerns. First, I want to be clear that I am legally constrained by a contract with the land owners (Scalene and Cypress LLC) and this email does not constitute opposition to the development. I am sharing my concerns with City process, not criticizing the development.

- this is minor, but annoying, the notice I received in the mail yesterday states "A copy of the meeting agenda with zoom instructions and staff reports are published on the City's website ..." when they are not actually published. I contacted Senior Planner Amy Kreimeier about this and she promptly responded and stated that "The planning commission agenda materials will be posted to the website a minimum of one week prior to the meeting." That was the entirety of her response to my inquiry. I followed up and requested access to the development plan, and application, and she sent me the development plan which I appreciate. Bryan, I think I heard you say I'd have to come into City Hall to review the development application. Is that correct?

- general comment: for a major development project, with 165 parcels and 155 housing units, streets, utilities, traffic impacts, and pedestrian safety issues, **I find one week to assess the development plan, the development application, the staff report, and compare all of that to the extremely detailed and complex development code, to be grossly insufficient**, especially for a layperson unfamiliar with how the planning commission is set up to receive, and consider comments/questions/concerns. "minimum one week notice" may be lawful, but it does not constitute good public transparency or engagement.

- I do not understand why City staff do not at least attend pre application developer organized community meetings (there was an in person one a couple of years ago with the prior proposing developer of the property in question with 40 minimum residents in attendance w/o any City representation. There was an online community meeting for the current development with no city staff present. I manage a planning team for Metro that recently acquired 12 acres of industrial land in Cornelius for a potential new transfer station. I spent nearly 70 hours in meetings with local governments, citizen advisory groups, community, the chamber, non profit groups, all to engage the community about their concerns, their hopes and wishes, their priorities for services etc. and even went to the Cornelius planning commission to share the project, all in advance of Metro acquiring the property. **I cannot wrap my head around a City that says it wants to engage with its citizens, build trust and transparency etc. but is not willing to proactively engage the community on significant projects that impact hundreds if not thousands of residents.** We

have at least 5 major housing developments planned or under construction in the City, and residents are simply not being provided an opportunity to meaningfully engage in conversation with the City about the impacts (good or bad) of these developments, have their voices heard, and feel that they understand the drivers. Bryan, I appreciate the conversation we had a few minutes ago and look forward to talking more, but telling me "well the zoning is right" for the development is really an insufficient response to my concerns about public input on the development. The parcel we purchased in Cornelius was industrially zoned, yet my team lodged 100s of hours of face time with the community on that project, why is a residential development of 36 acres any different?

- the community is concerned about traffic, pedestrian and bicycle safety, runoff, intersections, property value loss, sidewalks that go nowhere, and almost every time a new development is proposed, serious concerns about impacts to schools, esp. the high school. One would think the City would want to dialogue with its residents about these concerns, and **not just in a legally required planning commission public hearing.**

I understand resources are constrained, and that my professional experience and the resources I have access to are different, but there is more I think FG can do to engage with residents. 3 minutes at a Council meeting, or a public hearing is insufficient for these kinds of major projects.

Thanks for hearing me out.

Dan

Amy Kreimeier

From: Matt Dale <papawik@gmail.com>
Sent: Thursday, December 16, 2021 7:09 PM
To: Amy Kreimeier
Subject: Re: Potential development in Forest Grove Oregon (Thatcher and Watercrest)
Attachments: Parkview Terrace Preliminary Plans - Revised 11-21.pdf

I want to thank you for the detail provided. I used to do site development const. mngmnt work for a major so cal developer 35 years ago and my brother is a contractor for the Hollywood set down in LA…So I know a bit about what will be happening … my immediate neighbor was a contractor in California as well… so we're not ignorant of what you guys need to be doing. I thank you for the details you shared. Glad to see some respect finally shown adjacent property owners with bigger lots near the far western end where I'm at.

I'm not coordinating and paying a dime for the fence to come down. Not my responsibility. Given that my view will be effectively wiped off the face of the map and sold to someone else, I now will focus my concerns on privacy and wildlife protection. needs to be a wall constructed or NICE fence constructed but I've not discussed with Mr [redacted].. the other impacted neighbor who lives in what you have labeled tax lot [redacted] Whatever he prefers for border privacy is good with me. I'll let his preferences take precedent over mine… as a career public servant he has earned that in my opinion.

Would not expect loss of view to be a city issue anyway. It's the property owner or developers responsibility to deal with that and to do so fairly … not FG's.

I am still floored it took two stinking years to get any sort of info or response to my questions and concerns… that is pitiful and clearly is not being responsive and compliant with the spirit and intent of Oregon's land use laws. You guys failed in epic fashion in that regard. Epic fashion.

But you are to be commended.. the first to reply. Amazing how much nicer people are when you treat them and their concerns with respect and diligence. Imagine that. The city might try more of that in the future… so major kudos to you Ms. Kreimeier. There may be hope for FG in the future.

Has there been any biological surveys done… plant and animal species habitat identified? Many deer in the adjacent woods that are there every year.. just saw an 8 point buck in my back yard three days ago. He ran and jumped back over the fence snd booked it for the woods. I've also seen bald eagles, hawks and many owls in those trees over the years . Used to be peacocks as well but they got pushed out when the newer development to the west went in some 15 years ago.

One nice thing is maybe the stinking moles will get displaced. One can only hope. I hope to hear from the developer before dirt is turned … and that he does so respectfully and in a timely and fair fashion. If so, I can be more pleasant to work with than being ignored for 2 years. That was a mistake and Ignoring me again would not be wise. Let's just say I know what that is like already.

Matt Dale

Sent from my iPad

On Dec 16, 2021, at 4:58 PM, Matt Dale <papawik@gmail.com> wrote:

I appreciate the fact that someone actually responded …finally. Not real impressed to date. I will review what you sent . Thanks

Sent from my iPad

On Dec 16, 2021, at 4:15 PM, Amy Kreimeier <akreimeier@forestgrove-or.gov> wrote:

Hello,

I have looked into your concerns and I hope you will find the following information useful. I have attached the proposed plans for your reference.

1. The design of the subdivision appears to have changed since your original email in 2020. In the area adjacent to your home there are only two residential lots proposed. Both lots are well over 1/3 of an acre and are intended for custom home development. This is consistent with the Forest Gale development of which your home is a part. The homes on these two lots will have a rear setback of a minimum of 15-feet.
2. All public services are adequate and can be extended into the project site, as certified by the City Engineer and Light & Power Director. All public utilities would be constructed to City standards. The development will be required to construct a water quality basin to serve the development. The tree grove located close to your property line will be preserved in an open space tract D. Another tree grove adjacent to Thatcher park will also be preserved in open space tract E.
3. The City does not have any provisions for view protection. Development of the property for residential uses is as intended in the comprehensive plan. The property has been zoned for single family development since at least 1987. The site has been designed with large custom home lots and a large open space tract in the area adjacent to your property line. Additionally, the site slopes down from west to east. The existing grade in this portion of the site will provide additional relief from future homes.

Amy Kreimeier, AICP
Senior Planner
City of Forest Grove
1924 Council St | PO Box 326
Forest Grove, OR 97116
(503) 992-3233

FOREST GROVE OREGON

A place where families and businesses thrive.

From: Matt Dale [mailto:papawik@gmail.com]
Sent: Wednesday, December 15, 2021 3:27 PM
To: Amy Kreimeier <akreimeier@forestgrove-or.gov>
Subject: Re: Potential development in Forest Grove Oregon (Thatcher and Watercrest)

I had typos that I fixed ... I'm not going to go away on this…

Matt Dale
papawik@gmail.com
3221 Lavina Drive
Forest Grove, OR. 97116

On Dec 15, 2021, at 3:19 PM, Matt Dale <papawik@gmail.com> wrote:

None of my concerns have been responded to or addressed in over a year.. your public process is a sham. A complete charade... I have been simply ignored. You are not honoring your legal requirements to respond to concerns and complaints.. it has been basically an up yours.. full speed ahead approach.

Your documentation sucks can't see anything on the image quality.. no street names .. nothing. what a farce. this is not honoring the public process required by law. Might as well been done with crayons. In this day and age and with the tech available .. this is what you share? It's a joke right? Probably to hide intent and save $5 on printing costs.

I want answers to EVERYTHING IN MY PRIOR messages. See below from 1/16/20.

How much am I going to be compensated for the take on my property value and for loss of view? I want to see a specific dollar amount in your reply.. not platitudes.

Matt Dale
papawik@gmail.com
3221 Lavina Drive
Forest Grove, OR. 97116

Begin forwarded message:

From: Matt Dale <papawik@gmail.com>
Subject: Fwd: Potential development in Forest Grove Oregon (Thatcher and Watercrest)
Date: April 16, 2021 at 12:26:18 PM PDT
To: CityCouncilors@forestgrove-or.gov

This is the initial letter I wrote over year ago..

I have not heard ANYTHING back from ANYONE

Matt Dale
papawik@gmail.com

Begin forwarded message:

From: Matt Dale <papawik@gmail.com>
Subject: Potential development in Forest Grove Oregon (Thatcher and Watercrest)
Date: January 16, 2020 at 12:52:34 PM PST
To: info@westlakeconsultants.com
Cc: Lorie Dale <loriefdale@gmail.com>

Attention: Kenneth Sandblast

I am ill and unable to attend the meeting planned for tonight 1/16/20 so I am sharing my concerns with you via email.

I live at 3321 Lavina Drive which IMMEDIATELY backs up to the far western edge of the proposed development. Mu back yard is exposed to the entire project.

1. So far I am appalled at the lack of responsiveness from the City of Forest Grove on matters related to this,

I expressed my concerns with putting in baby sized postage stamp lots immediately adjacent to some of the

biggest lots in the entire city of Forest Grove.

My lot is a 1/3 an acre... my neighbor has almost 2/3 an acre. By your lot standard we would be putting 4 or 5 houses in a comparable space. That is SO FAR removed from what we have in the Forest Gale height community.

The city ignored me and never responded to my concerns.

2. I am concerned about impact on existing city infrastructure systems:

Water pressure
Electricity use and power plant capacity and age - brown outs, maintenance cost
Traffic
Schools
Crime
City Service (or lack there of) our street literally has water pouring and weeping up and out the pavement in the winter and the city does nothing with it already .. services will be worse in the future
Privacy
Loss of habitat for endangered species (Bald eagles have commonly been seen in these trees and there are tons of deer out in these fields all the time)

3. My property is probably the single most impacted by the proposed development based upon its location relative to the land parcel in question.

I have what I would call an epic view of Mount Hood and the surrounding woods. totally unimpeded.

This will be replace by a wall of houses 2 stories tall 10 feet off the

property line. NO more Mount Hood.. no more woods.

This will definitely have an impact upon the value of my property and the marketability of my property. Accepted and established land use case law and court settlements may give you the right to develop the property in accordance to city requirements but they also call for the developer to provide fair compensation to those whose properties are adversely affected by the development of your property.

I will expect a fair and reasonable cash settlement from the developer for the "take" that this development will effectively create on my property. Instea d of this when I look out my window and open my

curtains in the morning: (ALL taken from my back yard)

<IMG_0655.jpeg><IMG_0746.jpeg><IMG_3220.jpeg><IMG_3244.jpeg>

I will see nothing but a tight wall of houses 10 feet off the property line ...similar to what we see at David Hill and Hwy 47. This view visually distinguishes my property from other properties and I will lose this.

That totally changes the DNA and value of my property and that simply must be addressed

Do you have the right to develop the land …yes

Are you taking away value added attributes to my land - YES.

I simply demand to be fairly compensated for the loss or variance in property value in your taking value from me and putting it in your pocket if this moves forward. I see it as an obligation you have and a cost of developing your property. I will seek legal counsel on this if this goes forward and my concerns are ignored by you and the city again.

I have countless picture similar to these and have had scores of people tell me over the years that I have some of the best views in the entire FG community. Not anymore.

If it goes forward I expect improvements across the western boundary as well. Perhaps a block wall to aid in maintaining a level of privacy for those in this area. My preferred outcome is too not lose my view but I am not naive enough to think I can stop the project but I expect the developer and property owner to honor their neighbors and our neighborhood in this process and the rights of existing property owners in this area.

The nearby cemetery abutting the property is called Mountain view Memorial Gardens.. for a reason Maybe they will change the name to Cracker box House View memorial gardens?

Matt Dale
papawik@gmail.com

625 Sky Lane

Forest Grove, OR 97116

22 January 2022

Senior Planner Amy Kreimeier

City of Forest Grove

Re: Public Hearing #311-21-0000042-PLNG

Dear Ms. Kreimieir and Staff,

Our family has lived at 625 Sky Lane for 51 years. It is across Watercrest Road on the south side of the project, to be discussed on Monday, February 7, 2022. I attended one of the public meetings earlier and asked a question that has not been addressed. Can it please come up in this present meeting?

The present area to be developed has never had buildings on it. There are many creatures who live there. When the development begins, what is to be done about the vermin: the rats, mice, moles, gophers, skunks and raccoons? Already with the surveyors, we have seen an influx of these animals into the neighborhood. We have never had rats on our property before this time.

Will there be a plan of action for the surrounding neighborhoods? To whom do we report these animal problems? We do not want to have to call the Animal Control and/or pay approximately $100 to relocate /kill every skunk that comes looking for a new den near our home.

We plan to be at the meeting on February 7. We would be delighted if this question could be addressed.

Sincerely yours,

Michael J. Hutchens

503-357-3979

EXHIBIT C – DEVELOPMENT CODE STANDARDS AND SPECIFICATIONS

GENERAL

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 must comply with all applicable City and CWS building and development standards, including all dimensional standards and public works specifications (DC §17.8.000 and §17.8.005).
3. Preliminary plan approval – including all phases - is valid for 4 years and may not be extended. Within the 4-year time period, the applicant must submit a final development plan for the entire site (DC §17.4.220.D).
4. PDs being developed in phases require a description of each phase, including the size, uses, timing and infrastructure phasing. Any PD which will require more than 24 months to complete shall be constructed in phases. Each phase shall conform to the phasing plan. (DC §17.4.220.B.5).
5. Tentative subdivision plat approval shall be valid for a period of two years from the effective approval date. If the applicant has not submitted a final subdivision plat within two years (with appropriate assurances for improvements, if applicable), the approval shall expire. Upon satisfactory completion, a Mylar copy of the recorded plat shall be provided to the Community Development Department (DC §17.6.115).
6. For all trees proposed to be preserved, the applicant shall submit a protection plan consistent with the provisions of DC §17.5.120. Protected trees shall be identified on landscape plans. (DC §17.5.130.C.3).
7. A landscaping plan for common open areas, the perimeter of the PD, and other landscaped areas is required.
    a. The plan must show areas that the applicant proposes to retain in natural vegetation. The plan must show the areas, sizes, numbers and types of plant and other materials to be used for all landscaped areas.
    b. The plan must address the revegetation of common open areas and perimeter areas disturbed during construction.
    c. The plan must include a proposed schedule for required perimeter landscaping. A performance guarantee is required if the landscaping cannot be completed prior to the occupancy of buildings, or cannot be completed when required by the conditions of approval (DC §17.4.225.C.5 and DC §17.6.105.C.2.d).
8. For development sites having slopes of 10% or more, the following requirements shall be met. To ensure compliance with the provisions of this Code, prior to the issuance of a building permit for the construction of any new building (as defined by DC §17.12.210.B.8) within the city, and prior to any grading, excavation or filling or other site modification within areas having a slope of 10% or greater, there shall be submitted to the Community Development Department for review and approval, or approval with modifications:
    a. A site plan (showing any grading, excavating or filling) drawn to scale of the entire property developed and of the proposed construction; and
    b. The submission of a geological assessment and geotechnical report prepared and stamped by a Certified Engineering Geologist who is a registered geologist certified in the specialty of Engineering Geology under provisions of O.R.S. 672.505 to 672.705 and a Geotechnical Engineer under provisions of O.R.S. 672.002 to 672.325. The

assessment and report shall address the entire site and meet the following requirements:

i. The geological and engineering assessment shall include information and data regarding the nature, distribution of underlying geology, and the physical and chemical properties of existing soils; an opinion as to stability of the site, and conclusions regarding the effect of geo-logic conditions on the proposed development.

ii. The geotechnical report shall include a comprehensive description of the site topography and geology; an opinion as to the adequacy of the proposed development from an engineering standpoint; and opinion as to the extent that instability on adjacent properties may adversely affect the project; a description of the field investigation and findings; conclusions regarding the effect of geologic conditions on the proposed development; and specific requirements for plan modification, corrective grading and special techniques and systems to facilitate a safe and stable development . The report shall provide other recommendations as necessary, commensurate with the project grading and development.

iii. Address the requirements of DC §17.8.310.B. (DC §17.8.310.A.2)

RESIDENTIAL DEVELOPMENT

9. The Single-Family and Duplex Development Review Standards of DC §17.8.710.F shall apply to all homes constructed in this project.

10. In residential PDs, a variety of architectural styles shall be required. For all PDs, a compendium of architectural elevations, details and colors of each building type shall be submitted. The pattern book shall act as the architectural control for the homeowner's association or the commercial owner. The pattern book shall include the following:

    a. An explanation of how the pattern book is organized, and how it is to be used.

    b. Definitions of specific standards for architecture, color, texture, materials and other design elements.

    c. A checklist system to facilitate review of the development for conformity with the pattern book.

    d. Information for each building type including:

        i. Massing, facades, elevations, roof forms, proportions, materials and color palette.

        ii. Doors, windows and siding, including sash and trim details.

        iii. Porches, chimneys, light fixtures and any other unique details, ornamentation or accents.

        iv. Illustrations of elevations and floor plans.

        v. A fencing plan with details that addresses the relationship between public and private space, and between the PD site and abutting property. (DC §17.4.215.G)

11. Minimum setback requirements shall be:

    a. Front: 14 feet to living area or porch; and 20 feet to the garage.

b. Rear: 15 feet.

c. Interior Lot Side: 5 feet.

d. Corner Lot Side: 11 feet. No building projections (roofs or foundations) are permitted in the front yard public utility easement required by DC §17.8.905.E.1.

STREETS & SIDEWALKS

12. Sidewalks shall be constructed, replaced or repaired to city design standards as set forth in the standard specifications manual and located as follows:

    a. On both sides of arterial and collector streets to be built at the time of street construction;

    b. On both sides of all other streets and in pedestrian easements and rights-of-way, except as provided further in this section, to be constructed along all portions of the property designated for pedestrian ways in conjunction with development of the property. (DC §17.8.620.A)

13. Off-street pedestrian ways shall be connected to the street network and used to provide pedestrian and bicycle access in situations where a street is not feasible. In cases where a street connection is feasible, off-street pedestrian ways shall not be permitted in lieu of a traditional street with sidewalks (DC §17.8.905.D).

14. When block lengths exceed 500 feet, a pedestrian way of not less than ten feet in width shall be dedicated to provide pedestrian access thorough the block, or to provide access to schools , parks, designated open areas or other public areas. Such pedestrian ways shall be improved with hard surface material with an appropriate base to a minimum width of five feet prior to issuance of any building permit for construction within the subdivision (DC §17.8.905.D).

15. Sidewalks and/or pedestrian ways shall be designed according to city standards or specifications on file at the city (DC §17.8.905.D).

16. If a cul-de-sac is more than 300 feet long, a lighted direct pathway to an adjacent street may be required to be provided and dedicated to the city (DC §17.8.610.K).

17. Where a development abuts or is traversed by an existing or proposed arterial or major collector street, the development design shall provide adequate protection for residential properties and shall separate residential access and through traffic, or if separation is not feasible, the design shall minimize the traffic conflicts. The design shall include any of the following:

    a. A parallel access street along the arterial or major collector;

    b. Lots of suitable depth abutting the arterial or major collector to provide adequate buffering with frontage along another street;

    c. Screen planting at the rear or side property line to be contained in a non-access reservation along the arterial or major collector; or

    d. Other treatment suitable to meet the objectives of this subsection;

    e. If a lot has access to two streets with different classifications, primary access should be from the lower classification street. (DC §17.8.610.Q).

UTILITIES & EASEMENTS

18. All service facilities must be placed underground except those that by their nature must be on or above ground, such as fire hydrants and open watercourses. The applicant is responsible for making the necessary arrangements with utility companies and other appropriate entities when installing all service facilities (DC §17.4.215.P and §17.8.645.A. Under-ground Utilities).
19. Through lots and parcels are prohibited, except where they are necessary to provide separation of development from arterial streets or adjacent incompatible activities or developments. In such cases, the Director may require that evergreen screening, a masonry wall, a landscaped earth berm and/or a non-access easement be provided along the line of lots or parcels abutting such an arterial street or other incompatible uses (DC §17.8.905.F.3).
20. Direct access to arterial streets from a residential dwelling established after the effective date of the Development Code is prohibited (DC §17.8.120.A).
21. The approval authority may approve an access easement established by deed without full compliance with Title XVII: Development Code provided such an easement is the only reasonable method by which a lot large enough to develop can be created:
    a. Access easements shall be provided and maintained in accordance with the Uniform Fire Code; and
    b. Access shall be in accordance with §17.8.100 et seq. (DC §17.8.610.C)
22. Easements for sewers, drainage, water mains, electric lines or other public utilities shall be either dedicated or provided for in the deed restrictions, and where a development traversed by a watercourse, or drainage way, there shall be provided a stormwater easement or drainage right-of-way conforming substantially with the lines of the watercourse (DC §17.8.615.A).
23. A property owner proposing a development shall make arrangements with the city, the applicable district and each utility franchise for the provision and dedication of utility easements necessary to provide full services to the development. The city's standard width for public main line utility easements shall be 15 feet unless otherwise specified by the utility company, applicable district, or City Engineer (DC §17.8.615.B).
24. Easements of ten feet in width shall be provided along the front lines of all lots or parcels for public utilities and sidewalks. Larger easements may be required where necessary. The city or other appropriate public agency shall be empowered to enter upon such easement for construction or maintenance of public utilities, and to remove, if necessary, any fence , tree , shrubbery or other obstruction, which may have been located within the easement (DC §17.8.905.E.1).
25. Where a land division contains a watercourse or area serving for the accumulation or retention of surface water, easements shall be provided for such watercourses or retention area to ensure that no building or structure shall be erected therein (DC §17.8.905.E.2).

<u>COVENANTS, CONDITIONS, and RESTRICTIONS (CC&Rs)</u>

26. The CC&Rs shall not violate any city ordinance requirements unless modified by city approval of the project and shall include at a minimum:
    a. Where applicable, summary of any hazard analysis performed as part of the project approval pursuant to DC §17.8.300 et seq. and any recommendations or requirements from that analysis to obtain a building permit;

b. Provisions to adequately maintain any common area including but not necessarily limited to identification of the party responsible for maintaining the area and sufficient annual funding to conduct necessary maintenance;

c. Any other provisions required by conditions of approval; and

d. A section that states those provisions in the CC&Rs required by the city can't be changed or deleted without approval by the Community Development Director (DC §17.8.1000).

27. The city shall require legal assurances for the continued maintenance of private streets, such as a recorded maintenance agreement (DC §17.8.610.T).

EXHIBIT D – FIRE DEPARTMENT STANDARDS AND SPECIFICATIONS

1. Building addresses shall be identified with digits at least 4 inches tall that contrast with their background (FGC §150.098).
2. Fire hydrants shall be installed as per City requirements and shall be equipped with two, 2 ½-inch ports and on 4-inch Storz fitting with a cap on the steamer port. Locations shall be identified with blue reflective pavement markers at the street centerline (FGC §153.07). Location of the fire hydrants is subject to the review and approval of the Fire Department.
3. Developments of one- and two-family dwellings, where the number of dwelling units exceeds 30, shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Oregon Fire Code Section D104.3. Exception: Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1, 903.3.1.2, or 903.3.1.3 of the International Fire Code, access from two directions shall not be required. (OFC D107)

EXHIBIT E – LIGHT & POWER DEPARTMENT STANDARDS AND SPECIFICATIONS

1. Submit a CAD file of the grading plan showing all wet utilities.

2. A 10-foot-wide public utility easement is required adjacent to all front property lines (This condition shall not apply to the rear lot lines abutting Thatcher Road.) Additional easements may be required for the installation of electrical distribution facilities (transformers, junction boxes, etc.) (DC §17.8.900(E)).

3. The developer will be responsible for all labor and material costs less a credit allowance, to be determined.

4. The developer is responsible for providing and installing all vaults and conduits.

5. A minimum distance of 8 feet shall be maintained between electrical transformers and any combustible structure, overhang, window or door, pursuant to the Forest Grove Light and Power Department's Electrical Service Requirements & Guidelines §1.09 *Clearances from Utility Equipment* and National Electrical Safety Code (NESC) Rule 012C.

EXHIBIT E

Comments & Conditions

Parkview Terrace Subdivision

Permit #311-21-000042-PLNG

1. A CAD file of the site Plan, which shows all wet utilities, is required to start an electrical design.
2. A 10-foot public utility easement is required along all exterior property lines.
3. The developer will be responsible for providing and installing all vaults, st. light bases, conduits & secondary pedestals.
4. A separate work order will be created to relocate pole at Vista Drive & Watercrest Rd. The developer will be responsible for associated costs along with $2,050 per-lot charge applied to the subdivision.
5. An easement will be needed over Tract H to maintain the location of the guy-stub pole and anchor as it cannot be relocated or removed. 10' x 10' easement should work.
6. A 10ft. P.U.E. over the flag pole of Lot #82 is needed to install a transformer and electrical service to Lots #83 & #84. The electrical service to feed Lot #84 will cross over the flag pole of Lot #83. Language will need to be included in the proposed 20ft. access easement to allow for Public Utilities.
7. The developer will be responsible for providing a photometric analysis of the subdivision for the placement of street lights. Photometric shall use current Light & Power street light poles and fixtures. Contact Jason O'Dell for street light product specifications.

Jason O'Dell
Journeyman Lineman Estimator
Forest Grove Light & Power
(503)992-3294
jodell@forestgrove-or.gov

EXHIBIT F

Parkview Subdivision – Standards and Specifications
North of Watercrest Road and west of NW Thatcher Road
File Number 311-21-000042-PLNG
Revised January 31, 2022

ENGINEERING DEPARTMENT - PUBLIC IMPROVEMENTS

1. All plans submitted to date are considered conceptual only. Public improvement plans shall comply with the attached Engineering Conditions of Approval **dated 11/10/2021.** The public improvement plans shall be prepared in accordance with the City of Forest Grove Electronic Data Standards, to include the vertical datum and horizontal datum, see Section 1.1.e, page 3. The last two sentences of the first paragraph of Section 1.1.e in the Electronic Data Standards are not applicable, as the City of Forest Grove is no longer using the Forest Grove Vertical Datum.

   The Electronic Data Standards document is available at the City of Forest Grove Engineering page using the following link:
   https://www.forestgrove-or.gov/engineering/page/electronic-data-standards.
2. All public improvement work shall conform to the City of Forest Grove Municipal Code, City of Forest Grove Standard Specifications, Uniform Building Code Appendix Chapter 33 Excavation and Grading, and the Agreement Allowing Developer to Construct Public Improvements (DC 17.8.650). No home building permits will be issued until all required public improvements have been constructed and accepted by the City of Forest Grove and/or others having jurisdiction.
3. All utilities shall be constructed to Master Plan specifications, and all Sanitary Sewer and Surface Water Management construction shall comply with CWS Resolution and Order **19-5 as amended by R&O 19-22** Design and Construction Standards for Sanitary Sewer and Surface Water Management.
4. The City of Forest Grove Standard Details and Clean Water Services Standard Drawing that are applicable to the design shall be included in the drawing set.
5. The City of Forest Grove Standard Notes shall apply to all public improvements being constructed by the developer and the Standard Notes shall be included in the drawing set. The City of Forest Grove Standard Notes are being included as part of these comments and conditions.
6. The developer shall provide record drawings for all public utilities.
7. Submit Sealed and Signed Storm Water Drainage Report, Clean Water Services (CWS) Design and Construction Standards (D&CS) 1.08.12 & 2.04.2.m
8. Submit Sealed and Signed plans in accordance with CWS D&CS 1.08.12 & 2.04.
9. Submit Sealed and Signed Geo-technical report for the site with recommendations for construction and storm drainage. The recommendations of the geotechnical report shall be incorporated into the construction plans for the subdivision. It shall also contain a separate section addressing public improvements, including the structural design and construction of public streets and roadways referencing the Washington County Uniform Road Improvements and Design Standards and/or AASHTO standards. Alternate design considerations for “wet-weather” construction shall be included. The street design shall meet or exceed minimum standards established by the City Engineer.
10. All signage (including but not limited to, street names vehicular parking restrictions, and vehicular and pedestrian traffic protection and direction) for public rights-of-way and easements; pavement striping and marking; and pavement reflectors (including, but not limited to, blue fire hydrant markers), shall be shown on the approved plans and installed by the developer, as required by the Engineering Department. To minimize conflict with

driveway locations and street trees, signs shall be attached to street light poles wherever possible.

11. Public improvement, site grading and erosion control plans shall incorporate the tree preservation and protection measures as per DC §17.5.130(3). Fencing shall be installed around all protected trees and signs erected indicating that the area within is to remain undisturbed during construction.
12. Tract H shall be covered with a blanket storm sewer, surface water, drainage, and detention easement to the benefit of the City of Forest Grove and the District, see applicant's response to 17.8.635 Storm Drainage, page 59 of Application.
13. The average population per dwelling unit used for sanitary sewer analysis shall be 2.6 per the City of Forest Grove 2010 Water Master Plan, not the 2.4 from the 2009 CWS Sanitary Sewer Master Plan, dated March 2009.
14. The West Side Development, Sanitary Sewer Capacity analysis prepared by Jacobs for Clean Water Services, dated January 3, 2022, identified that the existing 8-inch sanitary sewer located in Nichols Lane has sufficient available capacity for the sanitary sewer flows from the Parkview Terrace development. The same evaluation identified that there was not sufficient available capacity in the Willamina Trunk to convey the sanitary sewer flows from the Parkview Terrace development. Therefore, the Parkview Terrace development shall extend the existing 8-inch sanitary sewer line in Nichols Lane to Thatcher Road and along Thatcher Road to and throughout the Parkview Terrace development.
15. Sanitary sewer on Thatcher Road shall be extended to and through lot 119.
16. Gates shall be provided at all WQF access points.
17. The WQF access driveway structural sections shall be sufficient for use by heavy equipment.
18. The CC&R shall identify that the HOA shall be responsible for the maintenance of the Parkview Terrace frontage, to include curbs, sidewalks, parkway, and street trees, along Watercrest Road and Thatcher Road.
19. The CC&R shall state that the inspection, maintenance, and repair services for the Stormwater Management Facilities located on common area Track H will be performed by the City of Forest Grove on behalf of the HOA. The HOA will reimburse the City of Forest Grove for the cost of inspection, maintenance, and repair of the Stormwater Management Facilities located on common area Track H. The City of Forest Grove will provide the HOA an annual estimate for the cost of these services to be used as part of the HOA's budgeting process.
20. The WQF access driveway structural sections shall be sufficient for use by heavy equipment.
21. Curb ramps shall be installed per Oregon Department of Transportation (ODOT) Standard Drawing RD912, Option PR-1, i.e. curb ramps shall be in line with sidewalk as shown in this detail, see Figure 4 included with these comments and conditions..
22. Developer shall submit a list of proposed crosswalk closures with the reasons for the crosswalk closure with the public improvement drawings. City Engineer will review the request and notify the developer of our findings.
23. Curb ramps shall be provided at the intersection of E Avenue and F Street (Rosebud Court), see Figure 4 included with these comments and conditions.
24. The curb ramp on the south side of Glade Avenue at the intersection of Glade Avenue, Misty Lane, and Butte Drive, shall be moved east towards the southwest corner of this intersection (See Figure 4).
25. There shall be 6 feet separation between water meter boxes and street trees in the parkway. Where there is less than 6 feet of separation between a street tree and a water meter box, the water meter box shall be located in the 10-foot-wide public utility easement.

26. All frontage improvements shall be constructed as part of the project.
27. The Grading Permit for this development will be issued by the Engineering Division. All submittals related to the grading permit shall be submitted to the Engineering Division, not to Community Development.
28. Access to stormwater facility in Tract H for City staff to perform maintenance and inspection activities within the stormwater facility shall be provided from the Butte Drive and/or Glade Avenue. No access to the stormwater facility is permitted from Thatcher Road.
29. The CC&R shall identify that the HOA shall be responsible for the maintenance of the curbs, sidewalks, parkway, and street trees along frontage of Tax Lot 4700 on Butte drive until a time when Tax Lot 4700 is redeveloped and access is taken from Butte Drive, at which time Tax Lot 4700 will assume maintenance responsibilities of the Butte Drive frontage.
30. The CC&R shall identify that the HOA shall be responsible for the maintenance of the curbs, sidewalks, parkway, and street trees for the Stormwater Facility-Tract H along Butte Drive and Glade Avenue.
31. The CC&R shall identify that the HOA shall be responsible for the maintenance of the curbs, sidewalks, parkway, and street trees along the frontage of all Open Space Tracts.

Questions on the above items should be directed to Civil Engineer Rich Blackmun at 503-992-3192 or RBlackmun@forestgrove-or.gov.

City of Forest Grove Engineering Conditions of Approval

Applicant/representative shall sign below and return to City Engineering. Applicant/representative has read this Engineering conditional approval form and understands the conditions of approval outlined to this project. Not agreeing to or meeting these conditions may result in withdrawal of engineering approval to project.

GENERAL

1. All plans submitted to date are considered preliminary only. Upon completion of land use application approval, detailed construction plans and specifications must be submitted to engineering that demonstrate compliance with standards and regulations adopted by the City of Forest Grove and/or all other agencies that have jurisdiction including Clean Water Services, Washington County, Oregon Department of Transportation, and the conditions of approval as passed by the City Planning Commission for Land Use Approval. Contact engineering for questions on detail construction plan check process and the required number of construction plan sets/specification required for the detailed review.

2. All detailed construction plans submitted shall be stamped by an Oregon registered professional engineer.

3. All information related to vertical and horizontal location including in documents containing legal description, Draft Development Plan, Final Development Plan, Final Plat, Right-of-Way Deed, or Easement, and Record Drawings shall be in accordance with the current version of the City of Forest Grove Electronic Data Submittal Standards for GIS and Engineering (Electronic Submittal Standards). The Electronic Data Submittal Standards can be found on the Forest Grove Web Page under the Engineering Department. Narrative of City Datum including Bench Mark information is available through City Engineering Department.

4. Prior to issuance of Building Permit, Applicant will enter into an agreement with the City of Forest Grove for the construction of public facilities as applicable. City will prepare Agreement Allowing Developer to Construct Public facilities. The Agreement document shall be fully executed by City and Developer prior to start of construction.

5. Public improvements shall be in place and accepted by the City Engineer prior to issuance of building permits for new lots of record, as applicable.

6. Final Development Plans and Specifications containing design for construction of public facilities shall receive approvals (as applicable) from City of Forest Grove, Clean Water Services, and other affected jurisdictional agencies. Developer is responsible for all submittals, approvals and permit acquisitions, unless advised otherwise by the City. Permits, if required, shall be secured by developer or authorized representative prior to start of construction (e.g. both on-site and off-site construction).

7. It is the responsibility of the Applicant to ensure that the project contractor is aware of, and abides by, all conditions of approval. Prior approval from engineering must be received

before any changes are constituted in site design, grading, building design, building colors or materials, etc.

8. Applicant shall, at applicant's expense, and under City's direction, provide for traffic control, during construction, so as to minimize the impact on residents surrounding or adjacent to the Project. Applicant agrees that, during any construction within or as a part of the overall Project, all existing roadways as of the date of approval of this project, at all times, remain passable to a minimum of two lanes of traffic, one in each direction, or an acceptable detour approved by City. Applicant further agrees that if, at any time, City shall determine that there are not sufficient acceptable traffic lanes or acceptable detours which are passable, that all construction by applicant shall immediately cease upon written demand therefore, by City.

9. Applicant shall replace, or have replaced, or repair or have repaired, as the case may be, all existing infrastructure which have been destroyed or damaged, and applicant shall replace or have replaced, repair, or have repaired, as the case may be, or pay to the owner, the entire cost of replacement by reason of any work done hereunder, whether such property be owned by the City or any agency thereof, by any private, or by any person whomsoever, or by any combination of such owners. Any such repair or replacement shall be to the satisfaction and subject to the approval of the City Engineer.

10. Applicant shall provide such monumentation as may be required by City Engineer, in accordance with accepted standards. The applicant shall post security guaranteeing the payment of the cost of setting the monuments. The cost of setting the monuments will be determined by the City Engineer upon approval of the improvement plans. The Applicant shall pay the engineer or surveyor for the cost of setting the monuments within three (3) months from date of notification by the engineer or surveyor that the monuments have been set. If the applicant does not pay the engineer or surveyor within the three (3) months from date of notification, the City shall pay the engineer or surveyor for the security and refund the difference, if any, to the Applicant.

11. Prior to commencement of project work the project Applicant shall provide proposed trucking routes for all equipment and material deliveries as may be required by the City Engineer. The City shall, at Applicant expense, video the routes to establish preconstruction conditions. Damage to any public improvements, on or off site caused by construction operations, during construction on the subject property shall be repaired to the satisfaction of the City Engineer at full expense to the Applicant. This shall include slurry seal, overlay, or street reconstruction if deemed warranted by the City Engineer.

12. Project Applicant shall obtain, at Project Applicants sole expense, any and all easements or real property which may be required for the development of the Project, and which may be necessary and required in order for Project Applicant to comply with these Conditions of Approval, and the applicable ordinances and resolutions of the City.

13. All engineering design, including, but not limited to, storm sewers and appurtenances, sanitary sewers and appurtenances, streets including, but not limited to, geometrics, sight distances, lighting and sound walls, water systems and appurtenances, signing and striping, landscaping

and appurtenances, shall be supported by applicable engineering studies/calculations, as required by the City Engineer.

14. Project applicant shall design/install all improvements and perform all work required for this project in accordance with established City Standards or as approved by the City Engineer and Public Works. Plans for all improvements, including, but not limited to, storm drainage, water and sewer main sizes, either on-site or off-site, shall be in accordance with City Specifications and shall be approved by the City Engineer.

15. The Project Applicant shall be responsible for all work performed by any and all contractors and subcontractors.

16. Detailed plans reflecting the design and construction of all public infrastructure improvements for street, sewer, water, fiber optics and storm drain, both on- and off-site, shall be as directed by the City Engineer. Developer shall have written approval from the City Engineer for any variations from the City's master plans or standards prior to any final approval.

17. The applicant, in order to reduce the tracking of mud throughout the City, shall design/install standard construction entrances, and shall be responsible for cleaning up (or any expenses incurred by the City for cleaning up) mud, debris, etc. from City streets that is attributed to his project during construction.

18. As-built work in the public right of way are to be submitted to the engineering department in accordance with the City of Forest Grove Electronic Data Submittal Standards for GIS and Engineering (Electronic Submittal Standards), current version. The Electronic Data Submittal Standards can be found on the Forest Grove Web Page under the Engineering Department. Digitized information shall be submitted prior to final acceptance of Public Improvement agreement and should reflect as-built status and information as approved by engineering.

19. Public facilities serving the proposed development, including but not limited to, sanitary sewers, water, streets, storm sewers, electrical power facilities, parks, public safety and schools shall be adequate and meet current City standards; or it is guaranteed that inadequate or nonexistent public facilities will be upgraded or constructed by the applicant prior to occupancy of the project.

20. Except as provided otherwise, in the City's conditions of approval or special specifications for construction of public improvements, the Design and Construction Standards for Sanitary Sewer and Surface Water Management by Clean Water Services shall apply in all matters concerning sanitary sewers and the management of storm and surface water runoff.

21. The recommendations of the traffic study, geotechnical report, and drainage report shall be incorporated into the detailed construction plans and specification review.

22. Unless approved otherwise applicant shall extend utilities and roadways through the project to site boundaries for purposes of future development.

23. Identify in plans and profile, any potential vertical conflict points between utilities. Show provisions necessary to accommodate any such questionable or otherwise close conditions.

24. During construction of public improvements, City of Forest Grove "Testing and Inspection Practice" shall be followed.

DEDICATIONS

25. The Applicant shall provide all necessary easements for streets, alleys, sewer, and water facilities, irrigation, fiber optics, district facilities, and other facilities as may be required by the City. Utility easements shall be at a minimum a clear fifteen feet (16') for one utility and a clear twenty feet (20') for two or more utilities. Easements shall not be split between property lines or as otherwise determined by the City Engineer. The easement widths identified are minimums and in certain circumstances, additional easement widths may be required as determined by the City Engineer.

GRADING/DRAINAGE

26. It is the responsibility of the Applicant to meet all Clean Water Service Standard. City engineering will coordinate and submit a set of completed detailed construction plans (completed City engineering review process) for Clean Water Services review.

27. Regarding drainage, the applicant must identify if the project will impact existing surrounding uses including but not limited to agricultural uses. The applicant shall submit a drainage plan showing enough detail to address the mitigation of impacts on these existing surrounding uses or to conclusively show that there will be no impacts to the satisfaction of the City Engineer. The mitigation of these impacts is the financial responsibility of the Applicant until the City formally accepts the mitigation. Additionally, the Applicant shall bear the financial responsibility of, and shall dedicate to the City, runoff control easements, as needed.

28. The applicant must identify issues where the finished grade of the property is higher or lower than the abutting property or adjacent lots, and a suitable solution acceptable to City Engineering shall be required. Solutions including retaining walls shall be shown on grading plans. Retaining walls shall be structurally engineered if over four (4) feet in height, including surcharge, and will require a separate building permit. Applicant shall ensure proper setback requirement on these measures for mitigating grade differences, including building code requirement of two foot setback from toe of slopes.

29. A geotechnical report shall be prepared and submitted by a geotechnical engineer who will be retained by the Applicant to observe, test, and certify that all recommendations outlined in the Report are fulfilled during construction. The reports shall be less than one year old. The reports shall include information on the nature, distribution, physical, and engineering properties of the soils onsite and/or soils to be used as fill, and include recommendations on grading procedures.

30. Prepare and submit hydrology/hydraulic calculations for sizing of all proposed drainage devices. The analysis shall also determine if changes in the post-development versus pre-development conditions have occurred. The analysis shall be stamped and signed by an Oregon

Civil Engineer and prepared per area standard, including Clean Water Services requirements. Local regulations requires certain new development and redevelopment projects/activities to incorporate post construction Best Management Practices (BMPs) into the grading/drainage plans to control pollutants. Please refer to the Clean Water Service guidelines for specific comments and requirements.

31. The applicant shall take every step necessary to contain all dirt, construction materials, and construction run-off on site. No grading or construction-related debris, either directly or indirectly carried by water, will be permitted to leave the construction site.

32. All grading projects require an Erosion Control Plan as part of the grading plans. Grading permits will not be issued until an Erosion Control Plan is approved. Please refer to Clean Water Services requirements.

33. The project shall incorporate site design measures for reducing water quality impacts of the project, in compliance with Clean Water Services requirements. Where feasible, parking lots and other impervious areas shall be designed to drain stormwater runoff to, private water quality facilities, vegetated drainage swales, filter strips, and/or other treatment devices that can be integrated into required landscaping areas and traffic islands prior to discharge into storm drain systems. The use of permeable paving for parking and driveway surfaces is encouraged, to reduce runoff from the site. Such paving should meet fire department requirements and be structurally appropriate for the location. Such water quality mitigations should plan to meet manufacture required maintenance provision.

34. All new private water quality facilities will be required to sign a Private Water Quality Facility Maintenance Agreement and provide information for City master storm water connection report prior to receiving building permit.

35. Project applicant shall, at Project Applicant expense, shall prepare and submit a Dust Emission Control Plan for Project Grading. The Plan shall require that contractor work specifications shall include provisions for adequate water to be applied during construction in order to control dust disturbance resulting from grading operations. The Plan and related contractor work specifications shall be reviewed and approved by the

36. Prior to City issuance of a grading permit, dust control measures shall be applied in accordance with all ordinances, rules and regulations of the City, including regarding use of water for compaction or dust control purposes.

37. The Applicant shall submit a grading plan to the City Engineer for approval which reflects the recommendations of a final Geologic and Geotechnical study, including construction procedures and/or design criteria. Construction plans submitted to the City Engineering shall conform to the City Engineering Design Standards and include specifications necessary to minimize potential impacts resulting from soil conditions on the project site. The City Engineer or his representative shall verify in the field that all conditions have been satisfied.

38. The project plans shall include erosion control measures to prevent soil, dirt and debris from entering the storm drain system, in accordance with Clean Water Service standards. Drainage from parking lots and private streets to the public right-of-way will be filtered through a City approved systems. The system shall be located on the development property and maintained by the property owner.

39. Pre-development flow from adjacent properties onto the project site shall be maintained or accounted for in the final design.

40. The on-site drainage system must be properly designed to maximize infiltration of roof and/or surface runoff into the underlying soil before discharging into public storm drain, street or alley. Also, the storm drainage from project site cannot become a nuisance to surrounding property.

41. Storm pipe video inspection shall be provided to the Engineering Division prior to final approval.

RIGHT OF WAY IMPROVEMENTS

42. Any existing damage or damage incurred during construction to the approaches, curb, gutter and/or sidewalk shall be repaired and/or replaced to the approval of the City Engineer.

43. A State Encroachment permit or Washington County Right-of-Way permit shall be secured prior to the construction of improvements on their facilities..

44. All street improvements shall conform with the requirements of the Americans with Disabilities Act, including the placement of sidewalk at the rear of the driveway at all driveway locations and adjacent to the back of curb at all non-driveway locations.

45. All proposed streets shall be fully improved in conformance with the City standards to the width required by the City. The Project shall install normal and necessary public improvements along the property street frontages to the satisfaction of the City Engineer.

46. These improvements may include, but are not necessarily limited to, grading, curb and gutter, sidewalk, paving, make-up paving and wheel chair ramps, along with construction of all standard utilities necessary including water facilities, sanitary sewer, and storm drainage systems, street lighting, underground utilities, traffic control devices, landscaping, and automatic irrigation systems.

47. All approved driveway locations shall be constructed to City standards.

48. Public sidewalk location shall be shown on the approved plans. Sidewalks (parallel with public streets) shall be located near property/R.O.W. line unless approved otherwise by the City Engineer. Unless designated otherwise on the approved plans, sidewalks shall be installed concurrent with development of lot(s) of record.

49. Not Used.

TRAFFIC & LIGHTING

50. Arrange for relocation of all utilities, poles, signals, street lights, etc.

51. Developer shall provide and install the following : (1) all signing including, but not limited to, street names, speed, warning, no parking, vehicular and pedestrian traffic protection and direction, for public rights-of-way and easements; and (2) pavement striping, marking and reflective pavement markers. All such signing, striping and marking shall be shown on the approved plans.

52. All signing shall conform to the City Sign Ordinance in regards to size, design, and location. All signs shall be reviewed, approved, and a sign permit obtained prior to installation.

53. Prior to acceptance of improvements by the City, the developer shall perform roadway surface improvements, such as slurry seal or overlay as required by the City Engineer, and shall install any additional traffic signs, striping and pavement markings determined necessary by the City's Traffic Engineer, after inspection of the final physical improvement, to insure safe operation of all intersections and segments of streets before any building can be occupied.

54. Establishment of new pedestrian crossings at uncontrolled intersections or at mid-block locations on roadways under control of the City shall be based upon and engineering study by applicant, and reviewed and approved by the City Engineer according to evaluation process set by Washington County.

STORM AND SANITARY SEWER IMPROVEMENTS

55. Sewer pipe video inspection shall be provided to the Engineering Division prior to final approval.

56. Regarding septic systems, the applicant must identify if the project will impact existing surrounding systems. The applicant shall submit a plan showing enough detail to address the mitigation of impacts on these existing surrounding uses or to conclusively show that there will be no impacts to the satisfaction of the City Engineer. The mitigation of these impacts is the financial responsibility of the Applicant until the City formally accepts the mitigation. Additionally, the Applicant shall bear the financial responsibility of, and shall dedicate to the City, runoff control easements, as needed. County standards on setbacks to existing system shall be followed.

57. Public Storm Drain and Sewer pipe materials shall be in accordance with the latest Clean Water Services design and construction standards.

58. Location of sewer and storm mains shall follow City standards or approved otherwise by the City Engineer.

59. Submit Drainage Report. Include (therein) data relevant to treatment and detention of storm and surface water runoff per the current version of Clean Water Services design and construction standards.

EXCAVATION, PAVING, and GRADING

60. Paving shall be per City Standards where the street is under City jurisdiction. Paving on facilities owned by the State or County shall be as defined in their permits.

61. Limits of Paving Restoration shall be determined by the City Engineer or Public Works Inspector.

62. All site grading and public improvement work shall conform with the City of Forest Grove Municipal Code, development Conditions of Approval, City of Forest Grove Standard Specifications, Uniform Building Code Appendix Chapter 33-Excavation and Grading, and, if applicable, the Agreement Allowing Developer to Construct Public Improvements.

WATER

63. Water facilities must comply with plumbing cross-connection control standards as required by City Ordinance and State law for the protection of water supplies. Information on acceptable back-flow assemblies is available from the City Water Division.

64. The size and location of all water meters shall be determined by the Engineer/Architect or authorized representative. All water meters will be furnished and installed by the Water Division at the expense of the Applicant.

65. All public water system components must be constructed within public right-of-way or public easements.

66. All water connections to the City Water Distribution system shall be shown on the construction plan submittal review. This includes irrigation water meters for general open areas in a development project. Water irrigation meters and related impact fees will be paid before the Civil/Grading plans are approved and will be based on the City current meter fee schedules.

67. Municipal Code requires that water systems shall be designed to flow a minimum 2000 gpm (medium density) with 20 psi residual pressure at all new fire hydrants. New public water mains shall be sized 8-inch minimum dia. and be D.I.P. unless approved otherwise by the City Engineer.

68. Standard location for public water mains is on the West and/or South side of the public street R.O.W. and additionally, West and/or South of public storm drains unless approved otherwise by the City Engineer.

69. Public Fire Hydrant spacing and location shall conform to City Code and as otherwise required by the City Fire Marshal.

70. All new Fire Hydrants shall conform to current City Standards. City Standards require that all hydrants be equipped with a 4-inch Storz fitting. Where possible, each hydrant location shall be identified with installation of blue reflective pavement marker, adjacent to hydrant, near centerline of street or as determined otherwise by the City Fire Marshal. Hydrants situated outside of public street R.O.W. shall be clearly marked and protected from damage as deemed necessary by the City Fire Marshall.

71. Size of the new water meter service shall be shown on the plans and shall be installed by the Applicant at his/her expense per City Standard Specifications.

72. Domestic and fire backflow-prevention devices, designed to protect the public water supply, shall be approved by the City Engineer in addition to the City Building & Plumbing Official.

73. Water used in conjunction with construction of the project shall be obtained only from pre-approved sources. A permit to take City water for this purpose shall be secured by applicant or representative prior to start of construction activity.

SPECIAL CONDITIONS:

- All required permits shall be secured by developer prior to start of construction (e.g. both on-site and off-site construction permits)

If you've any questions about any of the above items, please contact me at rblackmun@forestgrove-or.gov or (503) 992-3192.

City Civil Engineer:

Richard Blackmun, PE

Date: 11/21/2021

Applicant: Print Name: _____

Signature _____ Date _____

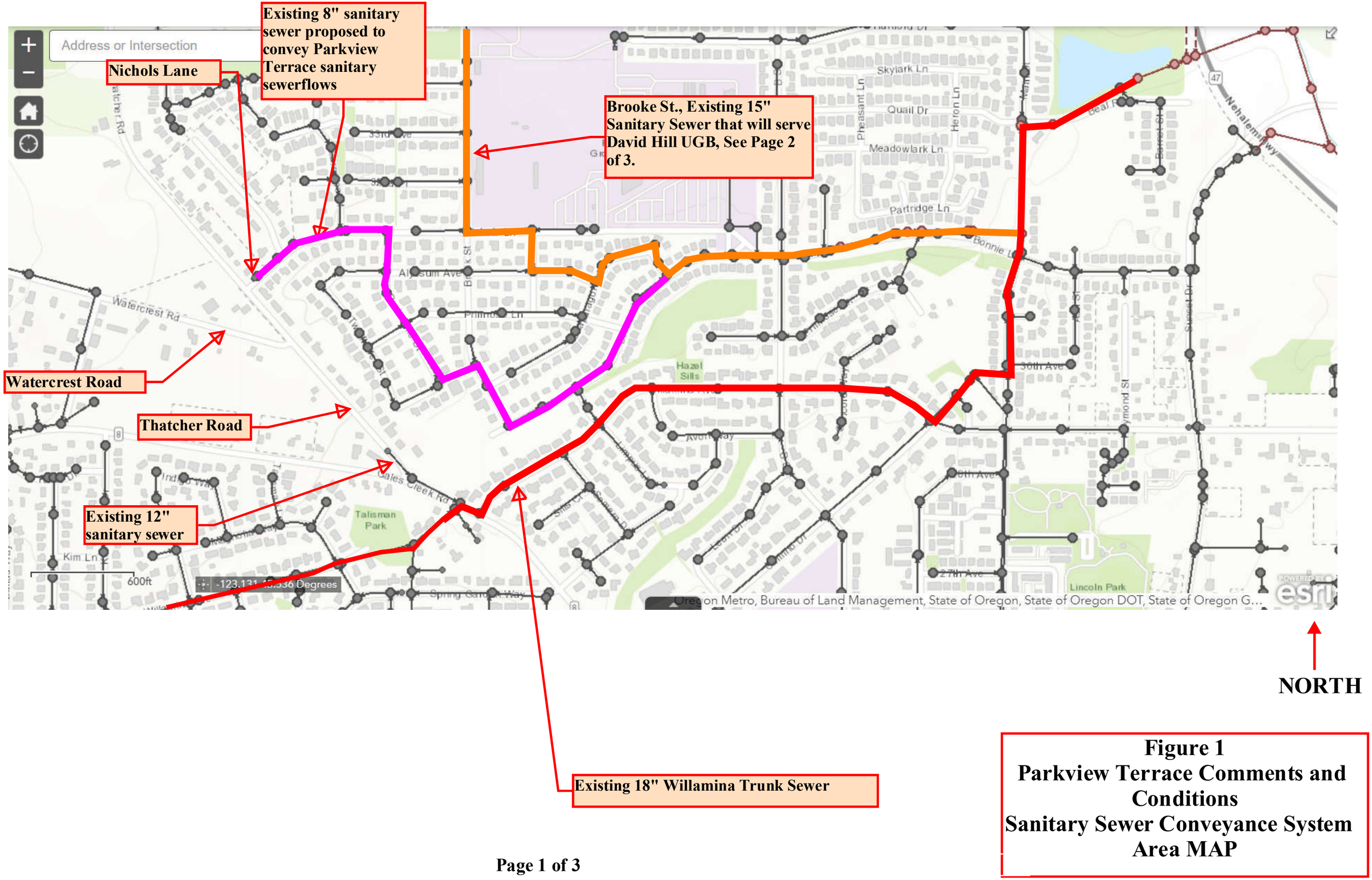


Figure 1
Parkview Terrace Comments and Conditions
Sanitary Sewer Conveyance System Area MAP

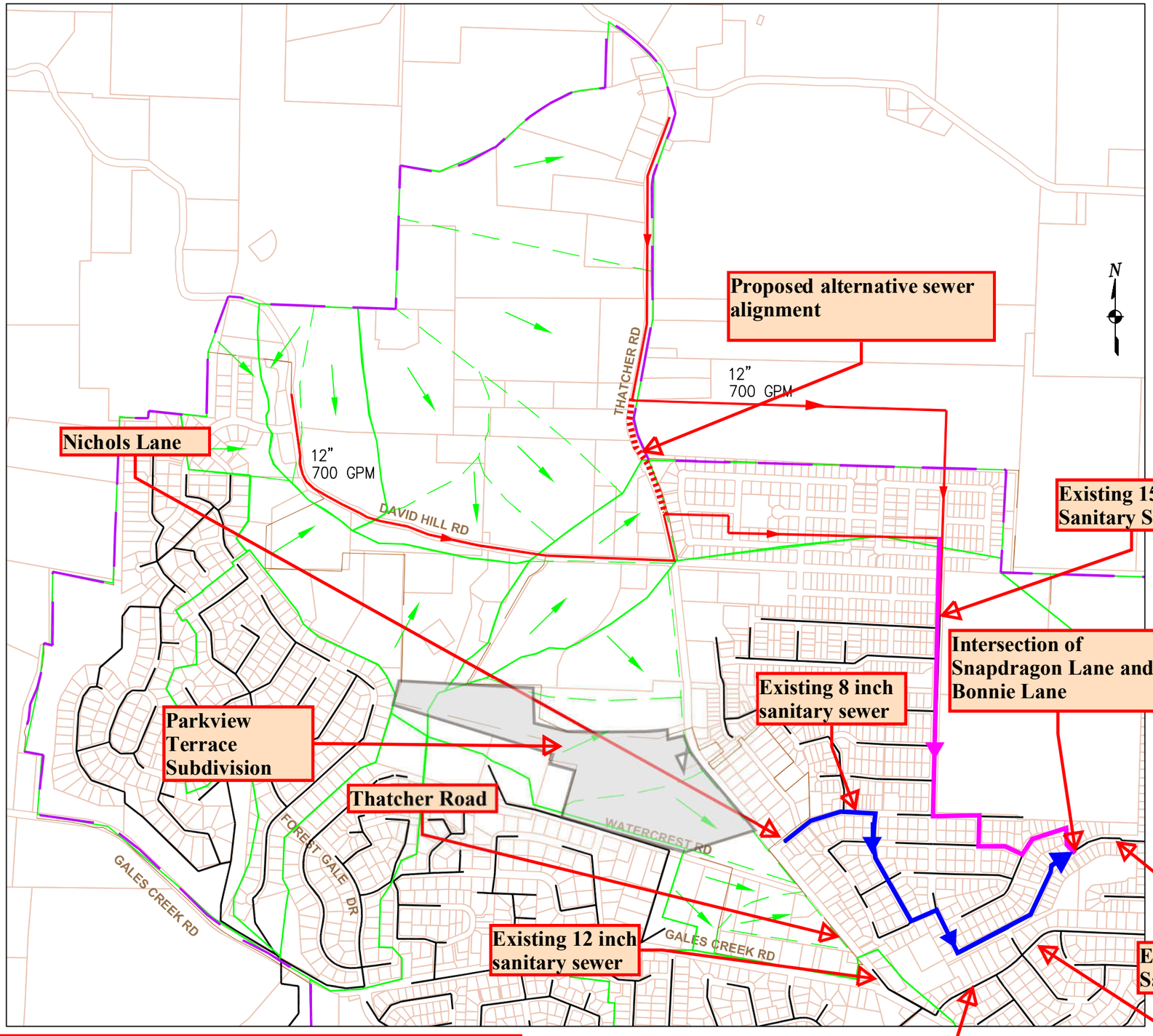


Figure 2
Parkview Terrace Comments and Conditions
2007 CoFG Sanitary Sewer Master Plan Sewer Map 1 o 2

Kennedy/Jenks Consultants

CITY OF FOREST GROVE
MASTER PLAN UPDATE

TRUNK LINE EXTENTIONS

0592020.00

FIGURE 7.1A

DAVID HILLS
SCALE: 1"=900'

For continuation see Goff Road and Pacific Avenue Page 3 of 3

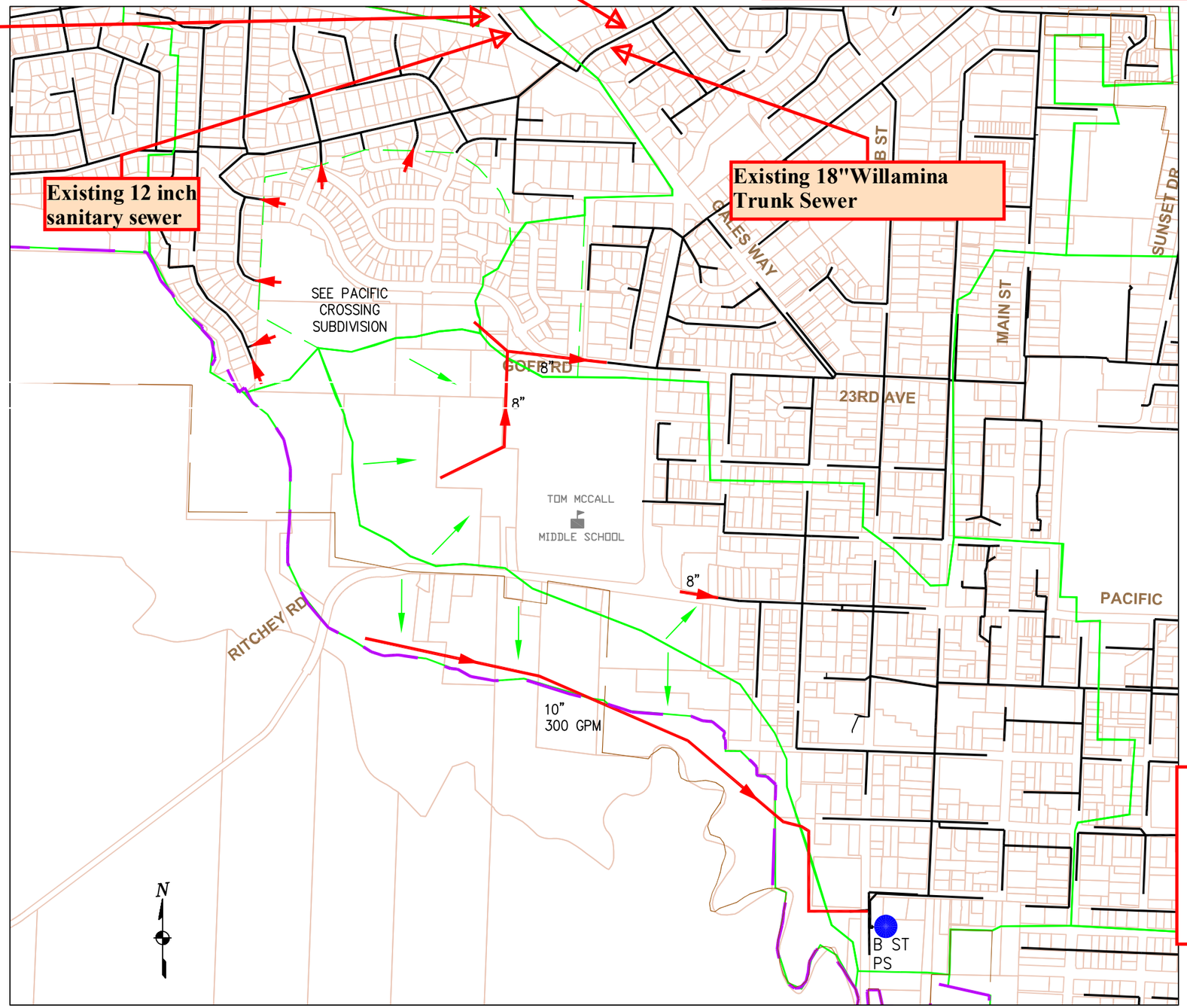
Willamina Avenue

For continuation see David Hills Page 2 of 3

Thatcher Road

Existing 12 inch sanitary sewer

Existing 18"Willamina Trunk Sewer



LEGEND

- UGB
- PROPOSED TRUNK EXTENTIONS
- EXISTING PIPE
- CITY LIMITS
- ROADWAYS
- FLOW PATHS
- BASIN BOUNDARY
- SUB-BASIN BOUNDARY

Figure 3
Parkview Terrace Comments and Conditions
2007 CoFG Sanitary Sewer Master Plan Sewer Map 2 of 2

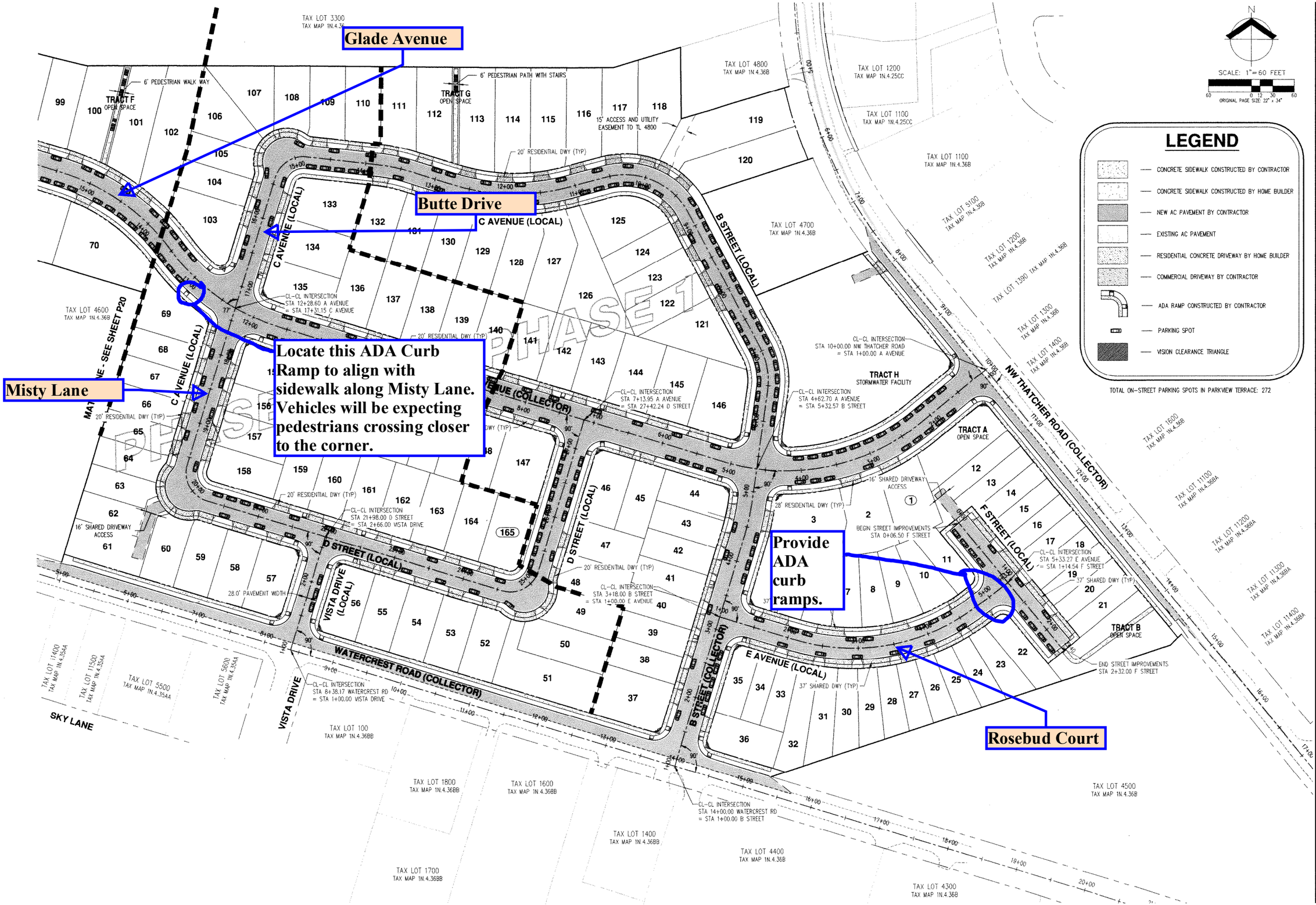
GOFF ROAD AND PACIFIC AVENUE
SCALE: 1"=750'

CITY OF FOREST GROVE
MASTER PLAN UPDATE

TRUNK LINE EXTENTIONS

0592020.00

FIGURE 7.1B



AKS ENGINEERING & FORESTRY, LLC
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WWW.AKS-ENG.COM

ENGINEERING · SURVEYING · NATURAL RESOURCES
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

PRELIMINARY STREET PLAN - EAST
PARKVIEW TERRACE SUBDIVISION
VENTURE PROPERTIES
FOREST GROVE, OREGON

REGISTERED PROFESSIONAL ENGINEER
OREGON
JANUARY 12, 2016
MARKO SIMIC
PRELIMINARY NOT FOR CONSTRUCTION
RENEWAL DATE: 6/30/22

JOB NUMBER:	6511
DATE:	09/15/2021
DESIGNED BY:	TNS
DRAWN BY:	TNS
CHECKED BY:	DS

P19

AKS DRAWING FILE: 6511 "PREFS:DWG | LAYOUT: EAST"

EXHIBIT G

WASHINGTON COUNTY
OREGON

January 6, 2022

To: **Amy Kreimeier - Senior Planner**

From: **Naomi Vogel - Associate Planner**

RE: Parkview Terrace PUD
City File Number: 311-21-0000042-PLNG
County File Number: CP21-922
Tax Map and Lot Number: 1N4360003400
Location: NW Thatcher Road/Watercrest Road

Washington County Department of Land Use and Transportation has reviewed the above noted development application to subdivide the subject parcel into 165 lots for single-family homes. Access to the site will be via three (3) new public streets that will connect to NW Thatcher Road and Watercrest Road, county-maintained Collector streets.

The applicant submitted a Traffic Impact Analysis dated August 31, 2021 (Lancaster/Mobley) for the proposed development. County Traffic Engineering has reviewed the TIA for compliance with County R&O 86-95 "Determining Safety Improvements for Traffic" and concurs with the findings and recommendations of the TIA.

CONDITIONS OF APPROVAL

I. PRIOR TO ISSUANCE OF A SITE DEVELOPMENT/GRADING PERMIT BY THE CITY OF FOREST GROVE:

A. Obtain a Washington County Facility Permit for all public improvements on NW Thatcher Road and Watercrest Road as noted below.

1. Submit to Washington County Public Assurance Staff: A completed "Design Option" form (original copy), City's Notice of Decision (NOD) and County's Letter dated January 6, 2022.

2. **$35,000.00** Administration Deposit

NOTE: The Administration Deposit is a cost-recovery account used to pay for County services provided to the developer, including plan review and approval, field inspections, as-built approval, and permit processing. The Administration Deposit amount noted above is an estimate of what it will cost to provide these services. If, during the project, the Administration Deposit account is running low, additional funds will be requested to cover the estimated time left on the project (at then-current rates per the adopted Washington County Fee Schedule). If there are any unspent funds at project close out, they will be refunded to the applicant. Any point of contact with County staff can be a chargeable cost. If project plans are not complete or do not comply with County standards and codes, costs will be higher. There is a charge to cover the cost of every field inspection. Costs for enforcement actions will also be charged to the applicant.

3. Electronic submittal of engineering plans, geotech/pavement report, engineer's estimate, preliminary sight distance certification and the "Engineer's Checklist" (Appendix 'E' of County Road Standards) for construction of the following public improvements:

Note: Improvements within the ROW may be required to be relocated or modified to permit the construction of public improvements. All public improvements and modifications shall meet current County and ADA standards. Public improvements that do not meet County standards shall submit a design exception to the County Engineer for approval.

a. Construction of a half-street improvement to a County C-1 standard along the site's frontage of Watercrest Road. The pavement width shall be constructed per the County Engineer.

b. Complete the half-street improvement along the site's frontage of NW Thatcher Road to a County C-1 standard.

c. Photometric analysis for installation of continuous street lighting to County standards and conduit along the site's frontage of NW Thatcher Road and Watercrest Road.

d. Installation of adequate street lighting to County standards at the intersection of NW Thatcher Road and Watercrest Road.

e. Closure of all existing access on NW Thatcher Road and Watercrest Road (Tax lot 1N4360003400).

f. Public street access to NW Thatcher and Watercrest Road per the approved site plan.

g. Construction access and traffic circulation/control plan. Note: Road surface damage caused during construction shall be repaired to County standards.

h. Preliminary Sight Distance Certification for all new public streets to NW Thatcher Road and Watercrest Road.

i. Preliminary Sight Distance Certification for the intersection of Watercrest Road and NW Thatcher Road.

j. Mountable curb access for the water quality facility on NW Thatcher Road.

B. Obtain a **Washington County** Right-of Way Permit(s) from the Operations Division (503.846.7623) via the **Public Permitting and Services Portal** (WashCoORACA.com) for the following:

1. Offsite utility work within NW Thatcher Road right-of-way.

II. PRIOR TO APPROVAL OF THE SUBDIVISION PLAT BY THE CITY OF FOREST GROVE AND WASHINGTON COUNTY:

A. The following shall be noted on the plat and recorded with Washington County Survey Division (Survey Division 503.846.8723):

1. Provision of a non-access restriction along the site's frontage of NW Thatcher Road and Watercrest Road, including all tracts.

2. Dedication of right-of-way to meet a minimum of 37 feet from the centerline of Watercrest Road and NW Thatcher Road, including adequate corner radius at the intersection with the new public streets.

3. Dedication of an 8-foot PUE along the site's frontage of Watercrest Road.

III. PRIOR TO OCCUPANCY BY THE CITY OF FOREST GROVE:

A. The road improvements required in condition **I.A.3.** and **I.B.1.** above shall be completed and accepted by Washington County, including final sight distance certification for all public streets connection to County maintained roads.

If you have any questions, please contact me at 503-846-7639.

Cc: Road Engineering Services
Traffic Engineering Services
Assurances Section
Transportation File