

## MEMO

**DATE:** August 17, 2023  
**TO:** Planning Commission Members  
**FROM:** Tom Schauer, Senior Planner  
**SUBJECT:** Responses to Planning Commissioner Questions re: PDA 2-23, TML 1-23, L 25-23

### STRATEGIC PRIORITY & GOAL:



### GROWTH & DEVELOPMENT CHARACTER

Guide growth & development strategically, responsibly & responsibly to enhance our unique character.

**OBJECTIVE/S:** Strategically plan for short and long-term growth and development that will create enduring value for the community

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Staff received some questions from some Planning Commissioners in advance if the meeting. Responses are provided below, with the response provided as a bullet point following the question:

P30/417 #4 sidewalk discussion....sidewalk is next to the curb....no safety buffer?

- There is a high-pressure gas main behind the curb, so we would not proceed with the standard planter strip/sidewalk configuration with tree planted on top of the gas line.

P32/417 h. That the street improvements shall have the City's typical "teepee" section. What does a "teepee" street design look like? Nothing came up when I googled that.

- This refers to a typical street design with a "crown" in the street, where the centerline is higher and slopes to the curb.

P38/417 A-Applicant's Response mentions a hotel???

- That language in italics is a provision in Ordinance 5095 carried over from the original PD ordinance, which applied to a larger area, including the property already developed with the Comfort Inn and Suites on a different tax lot and doesn't apply to this property or application.

P43/417 Reading about the other residential development that will take place to the immediate south of the subject property, brings to mind the objection from the Airport Commission stated to me when I proposed some small residential/work structure in my concept for 3ML.

- Residential use is listed as a permitted use for the zone and planned development. The property is within the Airport Overlay Zone – horizontal surface subarea, which addresses heights. Other areas closer to the runway approaches have other requirements.

P49/417 21.noise etc from aircraft . Will residents be informed they will be subject to periodic helicopter noise to the hospital as well as airport noise?

- We didn't request this information and it isn't part of the criteria, but you can ask the applicant. There is a condition of the Planned Development Ordinance 5095 that requires the property owner to have a recorded agreement that address the issue for the property.

P51/417 Bicycle access. When will safe bike access to this site be considered?

- The Three Mile Lane plan indicates the frontage roads are to be improved in the future to a standard that has bike lanes. Widening the curb along only this property wouldn't be done until the widening can be done for the abutting properties.

P55/417 4, Legibility...had to look up that term. Since it refers to signage and pavement markings in this situation (talking about parking), and the signage has not yet been identified, this will need to be watched that it is included in the signage requirement.

- Correct. Compliance with the different sign standards would be reviewed/addressed at time of sign permit application.

P57/417 What is the density (people/acre) estimated for this complex and compare that with other apartment complexes built in the last few years please 7 acres P75/417 provided 175 units. Estimating 2 people per unit that means 350people/7 acres or 50/acre. Please compare with Baker Creek East or Evans Street,

- Density is typically calculated in terms of dwellings per acre. We don't have this information at hand as it doesn't relate to the criteria. Residential development is permitted in the C-3 zone (and R-4 by reference) with no density provision except as may indirectly result from site development standards. This went into effect with the new residential standards.

P58/417 Policies 77 & 78. When we use the words "traffic systems" we are referring only to streets. I am preparing with a lot of reading for the Transportation committee and this will have to be addressed in our policy discussions I the future.

P61/417 GOAL IX 1: TO PROVIDE ADEQUATE LANDS TO SERVICE THE NEEDS OF THE PROJECTED POPULATION TO THE YEAR 2023, AND TO ENSURE THE CONVERSION OF THESE LANDS IN AN ORDERLY, TIMELY MANNER TO URBAN USES. Only to 2023???

- The UGB amendment adopted in 2020 was based on the City's acknowledged Planning Documents, which actually was designed to meet needs from 2003-2023 based on a forecast of ~44,000 population by 2023, which is ~10,000 more than current. This will be updated to a planning horizon of 2041 when new Planning Documents are adopted.

P63/417 bike friendly....Are bike storage/parking facilities included? Where will residents store their bikes?

- Bike parking isn't specified for residential development. You may want to ask the applicant about their intent.

P 67/417 13a: environmentally friendly construction: Inclusion of solar panels above the parking lot would be beneficial in several ways. Was this included in development of site considerations?

P73/417 Metal roofs: great for longevity. Crummy for rain noise. Assuming good insulation helps that,

P80/417 2e.Open spaced amenities. Will the community garden area have a coordinator?

P81/417 4a,5.. No applicant discussion about bike storage etc facilities

- There aren't standards requiring these. You may want to ask the applicant these questions.

P88/417 3. Utility placement. Applicant refers to standards set by Recology. There are currently large problems with the access to recycling containers in apartment complexes. IT is beyond the scope of this applicant to fix that, but it needs to be addressed to encourage its correct use. Perhaps a need for the Recology staff person who is assigned to the public education role to be involved in the design effort, as we might be able to use this situation to help Recology move forward on this educational need.

- The applicant has addressed the code standards and coordinated with Recology.

P90/417 5. Step back on building side closest to SE Stratus – Applicant feels distanced from the street precludes it. Looking forward to his explanation later in this report.

P98/417 d. incorporate rainwater into irrigation system. Applicant says there is an irrigation system but nothing about rainwater collection.

- The code language regarding this item is in a nonmandatory “characteristics” section of the code that is descriptive.

P100/417 17.52 Airport Overlay: What kind of noise abatement will be included. Right now daily flights are ????? but airport improvements indicate a change in use may be approaching.

- This property is not within portion of the Airport Overlay zone that restricts residential use or has specific noise-related provisions. There is a requirement for a recorded document as part of the PD ordinance. This is a question you may wish to ask the applicant.

P101/417 Parking. Where will overflow parking be located? 2 cars per unit is 370 vehicles....which might be diminished if transit options improve.

- The parking requirement for apartments is below. The development has a mix of 1, 2, and 3 bedroom units and exceeds the required parking.

### 3. Multiple dwelling

One and one-half spaces per dwelling with less than three bedrooms, two spaces per dwelling unit with three or more bedrooms, and one space per dwelling unit which is expressly reserved for senior or handicapped persons.

In addition, the development qualifies for this standard:

8. Affordable Housing – Two-bedroom or less, serving households of 80% Area Median Income (AMI) or less (AMI is calculated per Yamhill County as determined by the State Housing Council based on information from the United States Department of Housing and Urban Development.) Income levels will need to be certified. 0.5 spaces per dwelling unit. Property owner must agree to have the units identified that are serving households of 80% AMI or less to be deed restricted for that type of housing for at least 20 years. The deed restriction must be recorded on the property at the expense of the property owner. Language of the recorded document to be approved by the Planning Director.

P 111/417 2. “Spaces should be adequate to be usable, allowing space for a chair to sit in, a place to barbecue or hang clothes to dry, or for a pet to curl up.” Is grilling permitted on upper level balconies?

- This is a question for the applicant. The code provision cited by the applicant is a “characteristic” which is a descriptive provision and not a required standard.

Please clarify the relationship between the balconies and patios.

- Units are accessed from exterior doors to interior corridors and stairwells which each serve approximately 4 units per floor. Buildings 1 and 2 have three of these entries and Buildings 3 and 4 have five of these entries. The shared balconies are on floors 2 and 3 at the end of these shared corridors, accessed from the corridor. There are no doors directly from the units to these shared balconies. On the ground floor, each unit has a patio with a separate exterior door to the patio. Thos patios are not “stacked” below the upper-story balconies.