



**CITY OF CARLTON  
PLANNING COMMISSION AGENDA  
MONDAY, JUNE 10, 2024, 6:00 P.M.  
VIA ZOOM AND 945 WEST GRANT STREET**

*The Mission of the City of Carlton is to sustain and enhance the viability of the community by providing essential services with professionalism and integrity.*

|   | <u>Pages</u> |
|---|--------------|
| <b>1. Call to Order – Roll Call</b>   |              |
| A) Changes to the Agenda  |              |
| <b>2. Oath of Office- Jose Chavez</b>   | 2            |
| <b>3.. Minutes Approval- April 22, 2024</b>   | 3            |
| <b>4. Citizen Comments (Topics not on Agenda)</b>                                   |              |
| <b>5. Discussion topics/Action Items</b>  |              |
| A. SDR 2024-03; Site Design Review, JR Meadows 3<br>Chad E. Davis Construction, LLC | 7            |
| <b>6. Commissioner comments</b>   |              |
| <b>7. Adjournment</b>   |              |

Due to spacing issues at City Hall, the public is invited to attend this meeting virtually. To attend or participate in the meeting, you can log in with a computer using the link below, or the phone option below:  
<https://us02web.zoom.us/j/84005124700?pwd=dTR6NTBPSHM5NWtkVONEZlpyZnBPZz09>

**This meeting ID: 840 0512 4700**

**Passcode: 444656**

Or you can call **1-253-215-8782**, input the meeting ID and password and enter the meeting using your phone.



# *Oath of Office*

**PLANNING COMMISSIONER**

**Jose Chavez**

*June 10, 2024 – December 31, 2026*

State of OREGON     )  
                                   ) §  
 County of YAMHILL    )

*I, **Jose Chavez**, the undersigned duly appointed **Planning Commissioner** for the City of Carlton, do hereby solemnly swear I will support the Constitution and laws of the United States of America and the State of Oregon and the Charter and Ordinances of the City of Carlton; and I will faithfully perform my duties as Planning Commissioner to the best of my ability.*

*Sworn to before me on June 10, 2024 by Jose Chavez.*

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*Aimee Amerson, City Recorder*



**Planning Commission Regular Session Minutes**  
**Monday, April 8, 2024, 6:00 PM**  
**Via Zoom and at 945 West Grant Street**

**1. CALL MEETING TO ORDER & ROLL CALL****6:07 PM**

Planning Commission Vice Chair Susan Turrell called the meeting to order at 6:07 PM.

**Members Present:** Noelle Amaya Susan Turrell  
 Jennifer Nordstrom Annette Fernandez-Madrid (logged in 6:07)

**Members Absent:** Anthony Stuart (excused)  
 Jim Bandy (unexcused)

**Staff Present:** Scott Whyte, City Planner City Attorney Tyler Yeoman-Millette  
 Shannon Beaucaire, City Manager Aimee Amerson, City Recorder  
 Julie Brandão, Customer Experience Specialist

**Others:** Mayor Linda Watkins, Carol Fredrick, Steve Faust 3J Consulting, Brent Goodfellow,  
 Elizabeth Decker of Jet Planning, Chris G, Marie Frugia, Shirley Ward-Mullen, Catherine  
 Dorner, Carolyn Thompson-Rizer, Wes Mills, Carol Fredrick and Chris Frugia

**2. MINUTES APPROVAL- March 11, 2024****6:08 PM**

**MOTION: Amaya/Nordstrom:** to approve the Planning Commission minutes from March 11, 2024, as submitted. Motion carried. (4 Yes/0 No/2 Absent [Stuart, Bandy]/0 Abstain).

**3. CITIZEN COMMENTS****6:10 PM**

None given.

**4. ACTION / DISCUSSION ITEMS****A) Development Code Update****6:13 PM**

Planning Commission Vice Chair Susan Turrell introduced City Project Planner Elizabeth Decker to review the proposed updates to the Carlton Development Code. Turrell opened the Public Hearing at 6:13 PM, read the hearing and disclosure statement, and asked the Commissioners if they had any bias, abstentions, or ex-parte contact. Turrell disclosed that she has spoken with ODOT in a fact-finding capacity.

Decker discussed the proposed updates included exhibits and the staff report. She gave an overview of the code structure, code definitions, zone updates, and proposed residential use updates. She gave an overview of the clarifications, definitions, location and language updates in simplifying downtown design standards, AH holding zone function and flood definitions and language. She emphasized that the street standards cannot be significantly updated at this time because it has to follow the Transportation System Plan (TSP), which has not currently been amended.

Decker also presented comments submitted by the Oregon Department of Land Conservation and Development (DLCD) Housing Division.

Upon completion of the staff presentation by Decker, Commissioners began their discussion at 6:56 PM.

Commissioners asked City Planner Scott Whyte to comment on the DLCD comment about Type II Administrative Review and definitions of subdivision. Whyte discussed the recommendations from DLCD and how they would apply to current statutes and standards. Decker responded to Commissioner concerns regarding specific types of housing, City Attorney Tyler Yeoman-Millette and Whyte discussed various types of housing and their definitions. Commissioners discussed proposed updates and state recommendations and supported continued transparency in the approval process with the public. Commissioners and staff discussed current existing street and sidewalk improvement standards. Commissioners discussed the need for street trees, requested the street code be updated to accommodate these concerns, and proposed various edits and updates to add language addressing trees and streets.

Public testimony was opened by Vice Chair Turrell at 8:01 PM.

Against:

- Wes Mills of 1030 West Lincoln expressed concern about property value change, for his other inquiries regarding tax lots and records he was directed to contact Yamhill County as it was out of the City's jurisdiction.
- Carol Fredrick of 1030 Hwy 47 has a property currently in the AH Zone and is concerned about the property value change and the inability for divisions with the recommended changes to lot size and permitted land use.
- Chris Fugia of 310 W. Lincoln expressed a desire to see more regulation or a cap for vacation rentals in town to preserve more housing for families.

Public testimony was closed by Vice Chair Turrell at 8:11 PM.

**MOTION: Nordstrom/Fernandez-Madrid:** to recommend approval of LA 2024-02, Development Code Update to the City Council for consideration at their meeting on May 7, 2024 based on the findings of fact in the staff report dated April 1, 2024 with the amendments that Agricultural Holding should remain as current in the code, that bike parking for multi-family apartments should be covered, spacing for street trees should be reduced to 25 feet everywhere in the code, and recommend the diversity of trees guidelines be included as follows: if fewer than 8 required trees they may be the same species, if between 8-24 trees no more than 40% of the same species, and if more than 24 trees there will be no more than 24% of the same tree. (3 Yes/1 No [Amaya]/2 Absent [Stuart, Bandy]/0 Abstain).

**B) April 22<sup>nd</sup> Meeting Reminder**

**9:11 PM**

City Recorder Aimee Amerson reminded attendees of the meeting on April 22<sup>nd</sup>.

**5. COMMISSIONER COMMENTS**

**9:11 PM**

None.

**6. ADJOURNMENT**

**9:12 PM**

The meeting adjourned at 9:12 PM.

ATTEST:

Julie Brandão, Customer Experience Specialist

Anthony Stuart, Planning Commissioner Chair





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**CITY OF CARLTON  
PLANNING COMMISSION  
STAFF REPORT**

**SUBJECT:** Public Hearing - JR Meadows 3 - Site Design Review for Townhouse Lots

**REPORT DATE/HEARING DATE:** June 3, 2024 / June 10, 2024

**APPLICANT/OWNER:** Chad E. Davis Construction, LLC

**APPLICANT'S REPRESENTATIVE:** AKS Engineering & Forestry, LLC

**CITY FILE NUMBER:** SDR 2024-03

**REQUEST:** Site Design Review approval for townhouse dwellings constructed to townhouse lots within JR Meadows 3 subdivision.

**SITE LOCATION:** No address, but the site is identified as Tax Lot 1200 on Yamhill County Assessor's Map 3-4-22CC (portion thereof). For location, see portion of City Zoning Map (p. 3) and applicant's Site Map (p. 4).

**PLAN MAP DESIGNATION:** Residential (R)  
**ZONING:** Medium Density Residential (R-2)

**STANDARDS & CRITERIA:** Carlton Development Code (CDC) Sections

- 17.22.050 – Use and standards of the R-2 zone
- 17.60 through 17.140 - General development standards
- 17.106 - Standards specific to residential design
- 17.156 - Site Design Review - Process & Application
- 17.192 - Type II Actions and Procedures
- 17.196 - Public Hearings

**EXHIBITS:** Applicant's submittal package of May 2024 with narrative response to applicable standards /criteria, includes:

- Exhibit A: Preliminary Site Design Review Plans
- Exhibit B: Preliminary Architectural Plans
- Exhibit C: Application Form and Checklist
- Exhibit D: Lot Coverage Exhibit
- Exhibit E: Natural Resources Conservation Service Soil Report
- Exhibit F: Preliminary Building Materials and Colors
- Exhibit G: Ownership Information
- Exhibit H: List of Surrounding Property Owners
- Exhibit I: JR Meadows No. 3 Subdivision Approval (file SUB 2023-01)
- Exhibit J: Yamhill County Assessor's Map

Exhibit K: Applicant supplemental to landscape design standards (D7)

## I. REQUEST

AKS Engineering, on behalf of Chad E. Davis Construction, LLC, property owner and applicant, request Major Site Design Review approval for proposed townhouse dwellings and landscape features, specific to a portion of the approved JR Meadows 3 subdivision. In part, the applicant's narrative identifies the project scope to include townhouse dwellings specific to lots 94 through 131 of JR Meadows 3. Generally, proposed townhouse units are attached, one per lot, with no more than two consecutively attached. All townhouse units are proposed at two-stories and approximately 27 feet in height. Each unit will have a garage (one car) with driveway access to a public street. Proposed driveways in approach to proposed garages are shown at the maximum width of 20 feet.

## II. BACKGROUND

On May 17, 2023, the Planning Commission approved the preliminary subdivision application for JR Meadows 3, city case file SUB 2023-01. Conditions a, b and c of No. 2 from SUB 2023-01 are shown below:

### 2. Prior to issuance of building permits:

- a. *A Site Design Review application shall be submitted and approved by the City for the block containing lots intended for single-family attached homes.*
- b. *The applicant shall demonstrate that no driveways exceed 20 feet in width at the time of Site Design Review for all attached dwellings and at building permit submittal for all detached dwellings.*
- c. *The applicant shall demonstrate compliance with the landscaping standards of Section 17.84 at the time of Site Design Review for all attached dwellings and at building permit submittal for all detached dwellings.*

On November 13, 2023, the Planning Commission considered the applicant's proposal to introduce phasing for JR Meadows 3 (two phases). The Commission concurred with staff finding of substantial conformance to the plans as approved by the city. Conditions of approval were not subject to change, but staff identified certain conditions to be accomplished per phase and certain conditions to be accomplished prior to final plat approval for Phase 1. Condition 2 (a, b & c above) is to be accomplished prior to final plat approval for Phase 1 as townhouse lots are shown to be part of Phase 1. To date, no site improvements of JR Meadows 3 have been constructed. Detailed construction plans for roads and utilities have been provided to the City Engineer and Public Works Director for review. Site grading and construction can commence once the City Engineer and Public Works Director have approved.

## III. PROCEDURE

Major Site Design Review applications are subject to the Type II process as described CDC Section 17.188.020. Type II requires 20-day prior notice and a public hearing (quasi-judicial) held before the Planning Commission (CDC 17.196). \* Key dates are:

- May 7, 2024 – City received initial SDR application, plans, materials, and fee.
- May 14, 2024 – City deemed application set complete – issued status letter.
- May 21, 2024 - City mailed required notice to property owners in 100 feet of the property.
- June 3, 2024 – Applicant submitted supplemental plan detail for landscape – plant type choice.

\* Application processing types (I, II, III & IV) in CDC 17.196 are subject to change via current code amendment (city case file LA 2024-02). Currently, Type II requires public hearing and notice.

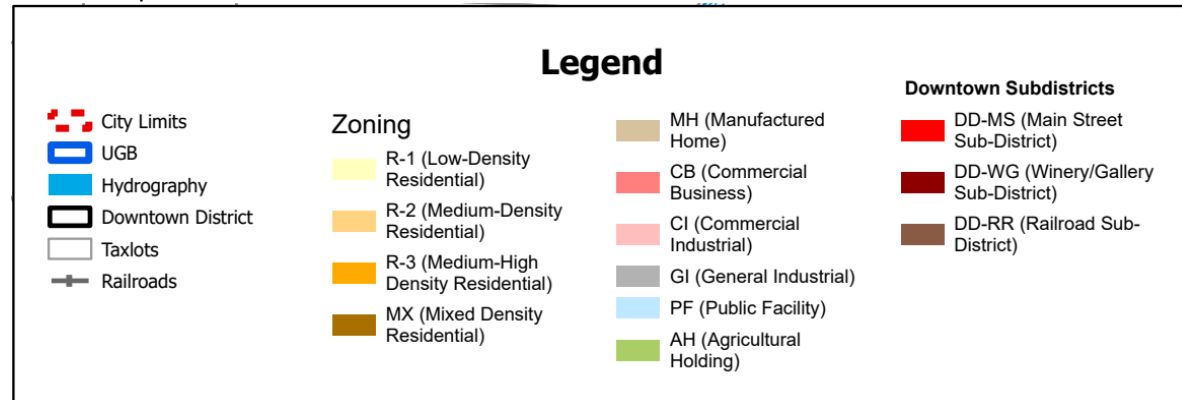
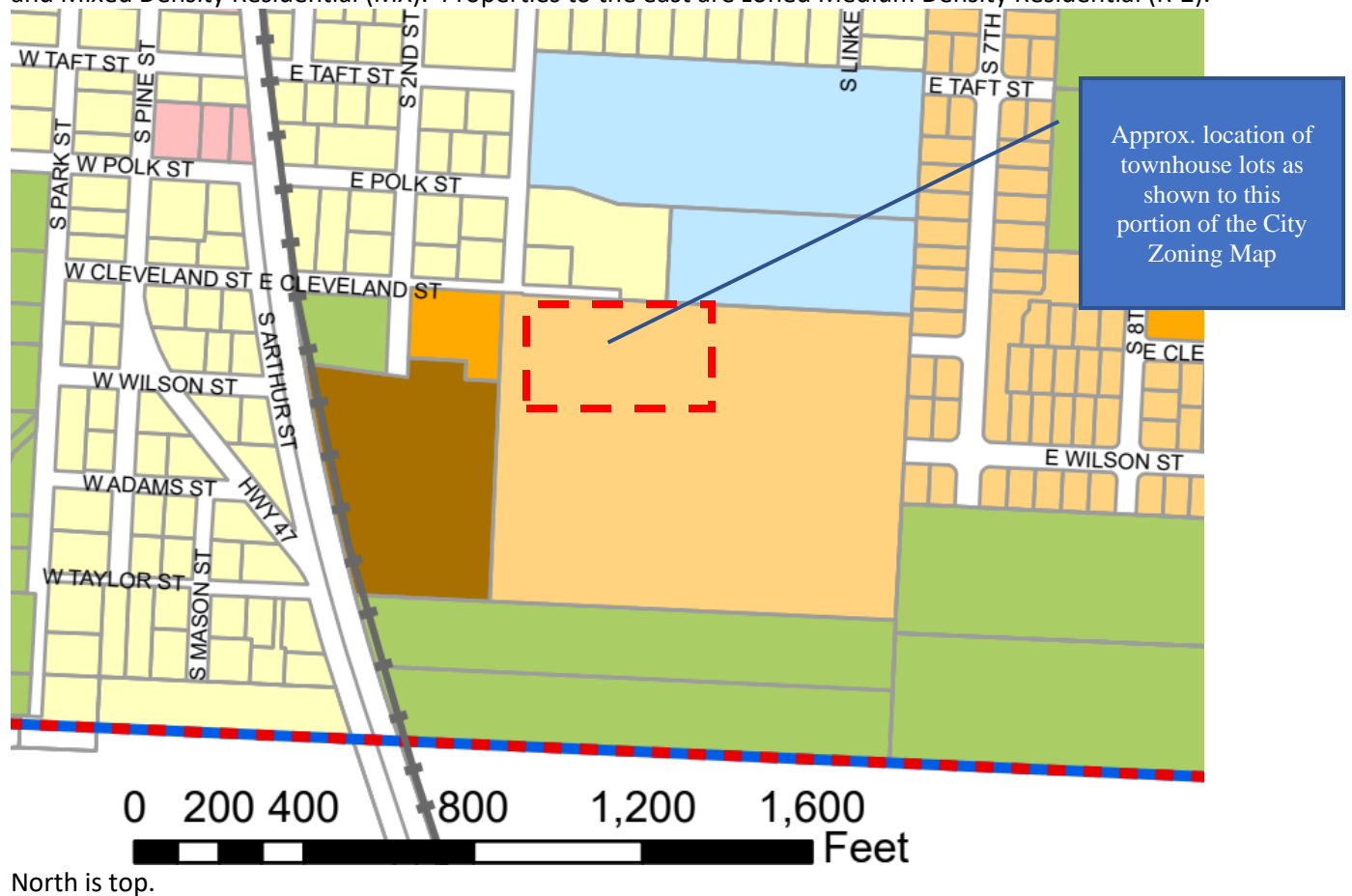


**IV. APPEAL**

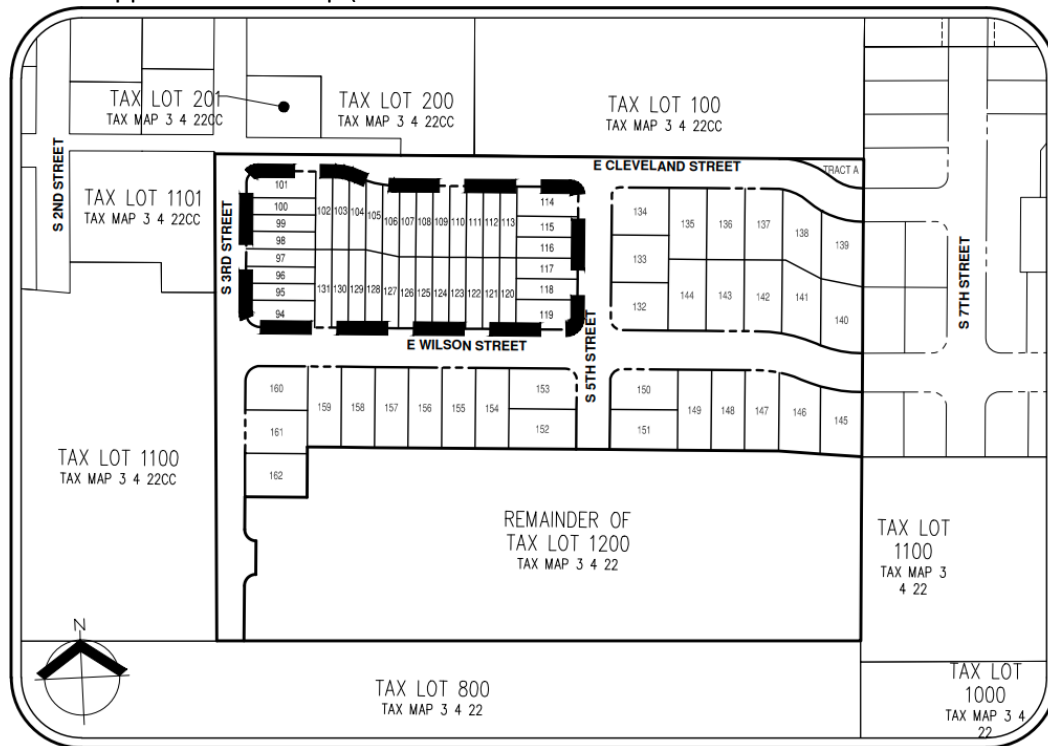
Appeals are governed by the Carlton Development Code CDC Section 17.204. An appeal of the Commission's decision shall be made in writing to the City Council within 10 days of the Planning Commission's final written decision.

**V. SITE AND SURROUNDINGS:**

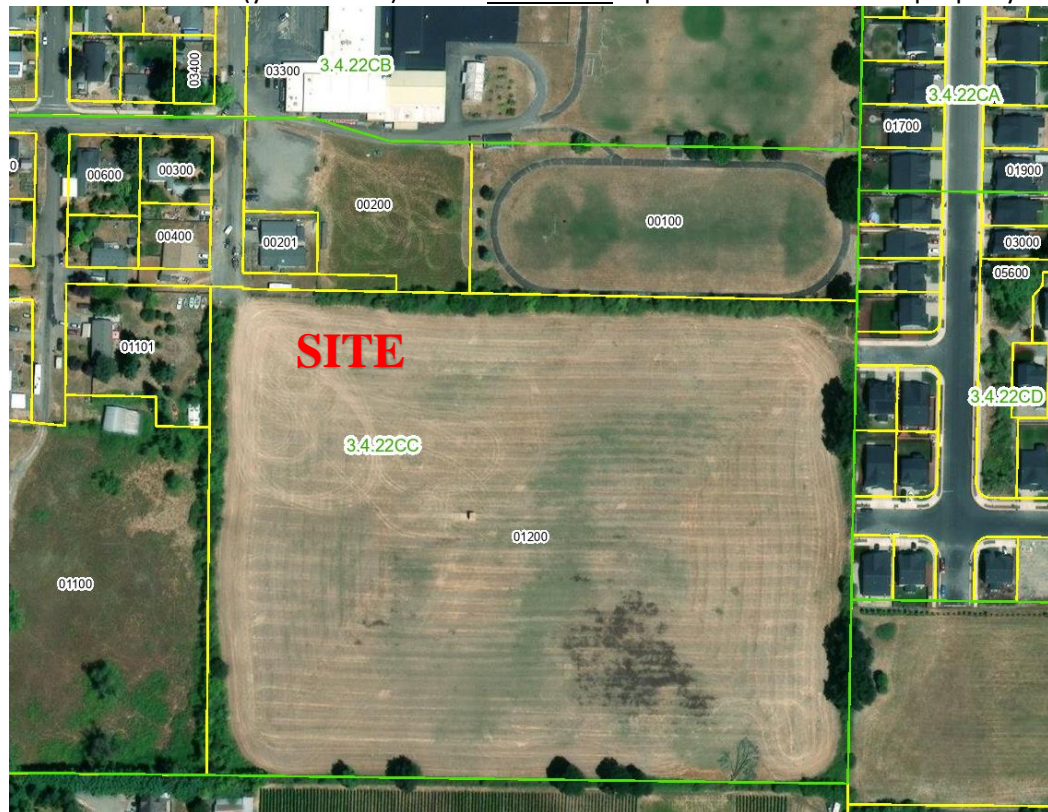
Abutting properties to the north are zoned Low-Density Residential (R-1) and Public Facility (PF). Properties on the west side of S. 3<sup>rd</sup> St. (once extended) are zoned Medium High Density Residential (R-3) and Mixed Density Residential (MX). Properties to the east are zoned Medium Density Residential (R-2).



Below: Applicant's Site Map (area inside bold dashed line is where townhouse lots are located).



Below is an aerial photo of the subject property, showing location of existing conditions (photo of 2023). Tax Lot boundaries (yellow lines) are an inaccurate representation of actual property lines / dimension.



## VI. STANDARDS, RITERIA AND FINDINGS IN RESPONSE:

### Chapter 17.22 RESIDENTIAL-MEDIUM DENSITY (R-2) DISTRICT

Findings: Section 17.22.040 of the Carlton Development Code includes a table summary of base development standards specific to the city R-2 zone. The applicant's plans show how townhomes will be constructed to a height of approximately 26 feet and four inches. The R-2 zone allows a maximum building height of 35-feet. Accordingly, the applicant's plan will meet the R-2 height standard. The applicant's townhouse design proposal is also consistent with minimum front yard setbacks of the R-2 zone as illustrated on the plans (Sheet D5). Below is the applicable standard from CDC 17.22.040:

*Front yard 15 feet, except 20 feet for a garage or carport opening when facing street, and 10 feet for uncovered porches and covered but unenclosed porches not more than one story high (except where easements preclude closer setback).*

Staff observe Condition 1. j. of subdivision approval for JR Meadows 3, to allow a sidewalk easement (in-lieu of right-of-way dedication) and how front yards for garages (R-2 showing minimum of 20-ft.) must be set back from the sidewalk easement line (i.e., interior edge of sidewalk). Staff observe Sheet D5 of the applicant's plan illustrate the sidewalk easement. Plans submitted to the city for Building Permit review are to show the easement line as well (via proposed condition of approval herein).

Staff also observe the applicant's plans to demonstrate compliance with the R-2 zone standard for rear yard setback (15 feet). For side yards, the standard from CDC 17.22.040 reads:

*3 feet, except 0 feet for adjoining townhome units*

Staff observe other R-2 zone standards (shown to the table in CDC 17.22.040) to have been evaluated earlier as part of the applicant's preliminary subdivision application (SUB 2023-01). Other standards are not subject to further consideration via this application for Site Design Review. CDC Section 17.22.050 (D) includes standards specific to Lot Coverage. These standards were not subject to consideration at the subdivision stage and are shown below.

*D. Lot Coverage. The following standards are applied to parcel area or lot area, as applicable:*

- 1. Maximum lot coverage by buildings: fifty (50) percent where a building exceeds twenty (20) feet in height, and sixty (60) percent where all buildings on the site are twenty (20) feet or less in height;*
- 2. Maximum lot coverage by impervious surfaces, including pavement and roofed areas not considered buildings: thirty (30) percent;*
- 3. Combined maximum lot coverage: eighty (80) percent where a building exceeds twenty (20) feet in height, and eighty-five (85) percent where all buildings on the site are twenty (20) feet or less in height.*

Staff observe how the applicant's plans demonstrate compliance with the R-2 zone standard for lot coverage. In part, the applicant's plan set includes a sheet (EHX-1) where building and impervious surface percentages are shown for each lot. To the smallest lot shown for JR Meadows 3, the combined maximum

lot coverage is shown at 55%, which is well below the 80% maximum. Also, no lot is shown to exceed separate maximums as standards in D described (i.e., 50% and 30% for buildings and pavement, respectively).

CDC Section 17.22.050 (G) includes standards specific to driveways and refer to additional standards in 17.68.060. Staff finds these standards applicable when driveways are also intended for parking. In this case, the applicant correctly identifies the minimum width and depth standards (nine feet for width and 18 feet for depth, respectively) for required parking dimensions. Plans further demonstrate compliance with the same standard. Staff also observe combined/shared driveways at 20-feet in width for conformance with Condition 2.b of subdivision approval (identified above on page 2 of this report).

CDC Section 17.22.050 (H) includes standards specific to landscaping and screening. H reads:

*All front and street side yards shall be landscaped pursuant to Section 17.84.050. Other landscaping, fencing or other screening may be required pursuant to land division approval or other land use approval. All landscaping shall be installed in accordance with Chapter 17.84 and approved plans prior to issuance of building occupancy permits.*

Also, below is item E of Section 17.84.050 (pertaining to Single-Family and Duplex Dwellings):

*E. Single-Family and Duplex Dwellings: All yard areas not otherwise improved with structures, parking, and circulation (driveways, walkways, etc.) shall be landscaped. At least fifty (50) percent of front yard areas not covered with driveways, patios, or paths shall contain planted areas (includes any trees retained in the development).*

Staff first acknowledge the pending Development Code changes (via LA 2024-02) to the section above and how the provision (in E) is to include the word “townhouses” (in addition to single-family and duplex dwellings). Also, staff observe additional changes via LA 2024-02 to standards in CDC 17.84.050 / 060 that will clarify minimum plant numbers and container sizes (e.g., four one-gallon shrubs or accent plants every 50-feet of linear street frontage). As pending code changes via LA 2024-02 have yet to be approved, the current code remains applicable. Staff also acknowledge the applicant’s landscape plan supplemental (Exhibit K / Sheet D7) that provides a typical landscape planting plan (i.e., planting shown to Lots 122 and 123 is typical for all lots). In review of this plan, staff finds in support of E. Staff also observe no proposal for fencing (and no standard that requires). Also, landscape for visual screening purposes is not required.

As stated above, JR Meadows 3 subdivision received city approval, but construction of street and utility improvements have yet to commence. Improvements must be substantially completed before the final plat for JR Meadows 3 (phase 1) is signed / recorded. Accordingly, as condition of approval hereto, the final plat for phase 1 of JR Meadows 3 must be recorded with Yamhill County first, consistent with preliminary subdivision approval, plans of which show the size and configuration of all townhouse lots.

## **Chapter 17.156 - SITE DESIGN REVIEW - CRITERIA AND FINDINGS**

### ***17.156.040 – Applicability of provisions.***

*A. Major Site Design Review. Major site design review shall be applicable to all new developments and major expansion or remodel (twenty-five (25) percent or more increase in total square footage) of existing developments except single-family detached dwellings and individual duplex dwellings (not*

*part of a subdivision proposal) do not require site design review. Major site design review also applies to a development or change in use that requires a new access permit for access onto a state highway, requires the development of additional off-street parking, or increases AM or PM peak hour automobile trips to/from the site by more than ten (10) percent or ten (10) vehicles, whichever is greater. For purposes of this criterion, the current use as of the time of site design review application submittal shall provide the basis for calculating vehicle trips. Where the subject development is not currently in use, the most intensive use of the site during the past twelve (12) months shall serve as the basis for calculating proposed changes in parking and traffic.*

Findings: Staff observe the proposed townhouse structures to be part of a new subdivision that has yet to record and how townhouse dwellings are not specifically mentioned for exception (end of first sentence of above). Staff also observe how pending code changes (LA 2024-02 as mentioned) add a new definition for “Dwelling, Townhouse” (CDC 17.12. Definitions) and distinguish from “Duplex” also defined. Generally, duplex means two units on single lot and townhouse means each unit is located on an individual lot that shares at least one common wall with an adjacent unit. In the future, when changes via LA 2024-02 are adopted and become effective, “townhouse dwellings” are among the residential development types specifically exempt from the Site Design Review application (Major and Minor). Accordingly, in the future, townhouses to lots having received subdivision approval will be reviewed administratively by city staff at the time when Building Permit applications are sought through the city.

**17.156.060 - Evaluation of site plan.**

*The review of a site plan shall be based upon consideration of the following:*

- A. *Conformance with the General Development Standards, Chapters 17.60 through 17.106, of this title.*
- B. *Application of the standards of this title relative to the characteristics of adjoining and surrounding uses;*
- C. *Drainage and erosion control requirements relative to applicable city and DEQ standards, and engineering best practices;*
- D. *Public health factors relative to applicable building codes, sanitation requirements, and city standards;*
- E. *Parking, traffic safety, and connectivity of internal circulation to existing and proposed streets, bikeways and pedestrian facilities;*
- F. *Provision for adequate noise and/or visual buffering from non-compatible uses or activities;*
- G. *Balancing retention of natural features with individual property rights and growth management policies; and*
- H. *Avoidance of natural hazards.*

Findings: Staff observe how the above criteria are proposed for deletion via the pending Development Code update (LA 2024-02). New / pending Development Code refer to the base zone and general development code standards. Staff observe Chapters 17.60 through 17.106 (General Development Standards) to include standards related to *Streets, Off-Street Parking and Loading, Storm Drainage, Signs, Site Landscaping Design, Development Standards for Land Divisions, Accessory Structures, Access Control Standards and Historic Sites*). Staff analysis in response to these standards would be appropriate if the scope of work were to include a new subdivision application or modification of the JR Meadows 3 subdivision. In the subject case, scope of work is specific to dwelling unit design and landscape features. Overall, staff observe how most development standards in Chapters 17.60 through 17.106 were

addressed in the staff report(s) and materials of record prepared for preliminary subdivision approval, SUB 2023-01.

Certain standards in Chapters 17.60 through 17.106 were deferred for subsequent review / findings when the Site Design Review application for JR Meadow 3 is received. For off-street parking (described in CDC 17.68, requiring two spaces per unit) staff observe how the applicant's proposal meets the current minimum number in subsection 17.68.050. As previously mentioned, off-street parking dimensional standards (nine feet by 18 feet, CDC 17.68.080) are met and the Development Code does not preclude tandem configuration. Also, staff observe pending code changes (LA 2024-02) that reduce the off-street parking standard for duplex/townhouse to one per unit for consistency with duplex / townhouse parking standards found in OAR 660-046-0120.

In review of the applicant's plans, and specifically Sheet D4 where additional details about the location of essential utilities (water and sanitary) and other street infrastructure (e.g., hydrants and streetlights) are shown, the City Engineer recommends one condition of SDR approval that would require root guards (barriers) to the street trees where proposed. The City Engineer recommends this condition to minimize tree root impact to sanitary laterals where shown.

#### **Chapter 17.106 - RESIDENTIAL DESIGN STANDARDS**

Findings: Staff incorporate the applicant's project narrative (pages 25 - 31) specific to the above-reference chapter. Staff also concur with the applicant's response for supportive findings thereto. Below are standards applicable for single-family attached (or townhouse) construction. Staff observe how certain standards in Chapter 17.106 would be applicable if the design proposal were to include multi-family residential (e.g., apartments) type dwellings. In the subject case, all residential design standards pertaining to "multi-family" are irrelevant to JR Meadows 3.

With respect to building form and appearance (street view) staff observe how item "D" of 17.106.030 requires buildings to "*incorporate design features such as offsets, balconies, projections, window reveals, or similar elements...*" Staff finds the applicant's plans to contain sufficient notation and detail to demonstrate compliance with these standards. Certain architectural elements described in D of 17.106.030 also identify dimensional minimums / maximums (e.g., recessed entrance at minimum depth of four feet). According to the applicant, architectural plans (included with the set, Exhibit B) answer to the standards in D of 17.106.030. Staff reviewed the architectural plans to confirm. The applicant's plans show a covered entry to each unit for compliance with these standards (in part). For recess (code minimum of four feet) the applicant's plans show the second floor street-facing elevation to include a gable roof that will be recessed seven feet from the gabled roof as proposed for the first floor covered entry. For extension (with code minimum of two feet) the applicant's plans show upper / second story difference (at three feet) from the first floor and the covered entry door for each unit is at least five feet from the first floor front wall (garage). Also, staff observe all proposed buildings to be less the maximum continuous horizontal distance of 160 feet (as D of 17.106.030 describes).

The code also requires at least two of 14 specific architectural elements to be incorporated (see page 27 of the applicant's narrative for list). Staff observe how the plans sufficiently illustrate compliance with at least three of the 14. Specifically, the applicant's plans include covered porch entries, pillars or post, and eaves at six-inch minimum extension. Also, staff observe how the applicant's plans illustrate some exchange / variety of materials (e.g., cedar shake in lieu of hardi-plank to certain areas of facade) and colors (see options) to minimize repetition in design.

Staff also observe the provision in “F” of CDC 17.106 to be applicable, as all townhouse lots in JR Meadows 3 have garage openings that face a street. These standards read as follows.

- F. Alternative (Front) Vehicle Access. Where compliance with subsection 17.106.030(E) is not practical due to topographic or other site constraints, or an applicant requests an adjustment to said subsection, the city through site development review may approve a garage or other parking area adjacent to a front yard, subject to the following standards, which are intended to minimize interruption of adjacent sidewalks by driveway entrances, slow traffic, improve appearance of the streets, and to minimize paved surfaces and reduce storm water runoff.*
- 1. When a garage opening faces a street, it shall be setback from the street property line by not less than twenty (20) feet or recessed behind the front elevation (i.e., living area or covered front porch) by a minimum of four (4) feet.*
  - 2. The maximum allowable driveway within a front or street side setback is twenty (20) feet.*
  - 3. The total width of all garage openings on any street-facing building elevation shall not exceed fifty (50) percent of the total width of the building elevation on which the opening(s) are located, or 22 feet, whichever is less. For example, a twenty-four (24) foot wide unit may have one twelve (12) foot wide recessed garage facing the street.*
  - 4. Two adjacent garages shall share one driveway when individual driveways would otherwise be separated by less than twenty (20) feet (i.e., the width of one on-street parking space). When a driveway serves more than one lot, the developer shall record an access and maintenance easement/agreement to benefit each lot, before building permit issuance.*

Findings: Staff incorporate the applicant’s project narrative response to the above (pages 28 and 29) as findings in support. Staff also observe how garage doors for each townhouse unit are shown at eight feet in width (x2 = 16 feet) and how buildings widths are 40-feet (inclusive of both units). Accordingly, the garage door will not exceed 50% of the total building elevation, as the standard in “3” (above) describes.

- G. Open Space. New subject to the provisions of this Chapter shall provide open space in compliance with all of the following requirements:*

Findings: Staff incorporate the applicant’s project narrative response to the above (page 29) as findings in support. Staff also concur with applicant’s statement therein regarding the applicability of open space under G. Staff observe the provisions in G applicable to “multi-family housing” and how the applicant’s proposal does not include that housing type.

- H. Landscaping and Screening. All yards not otherwise improved with buildings, parking, circulation, or recreation facilities shall be landscaped pursuant to Section 17.84.050. Additional landscaping, fencing or other screening may be required through site development review. All landscaping shall be installed in accordance with Chapter 17.84 and approved plans prior to issuance of building occupancy permits.*

- I. Trash Receptacles. Trash receptacles shall be oriented away from adjacent residences and shall be fully screened with an evergreen hedge or solid fence or wall of not less than six (6) feet in height.*

Findings: Staff incorporate the applicant's project narrative response to the above (pages 29 and 30) as findings in support. Staff also proposes a condition of approval that would require the planting of landscape (consistent with the landscape plan detail shown in Exhibit K / Sheet D7) prior to issuing a Certificate of Occupancy required for each unit (last item associated with the Building Permit). The condition further requires planting to be done in accordance with CDC 17.84.080 (describing several standards for planting and maintenance).

Summary / Conclusion: Staff agree with the applicant's written statement prepared in response to the above and incorporate as supportive findings to this report. Additional findings of support are stated herein. Staff therefore concludes that criteria for Site Design Review are met. Certain conditions of approval are recommended and determined necessary for fulfilling compliance with applicable code standards. These conditions are to be accomplished either before the city issues respective Building Permits or before final inspection / issuance of Certificate of Occupancy.

## **VII. PUBLIC WRITTEN STATEMENTS**

As of the date of this report, the city has not received written comments from the public. If written comments are received after production of the report, staff will forward to the Commission accordingly. The applicant's plans were sent to private utility companies and to the City Engineer, the City Public Works Director and the Carlton Fire District Chief. To date, the City Engineer has responded with comments and one proposed condition as explained herein. No other comments (agency or otherwise) were received.

## **VIII. CONCLUSIONS AND RECOMMENDATIONS**

Based on the findings and stated in this report, staff conclude that the proposal meets applicable standards & criteria and therefore recommend that the Planning Commission approve SDR 2024-03, subject to the following conditions:

1. **Prior to issuance of building permits** (specific to lots 94 through 131 of JR Meadows 3):
  - a. Phase 1 of JR Meadows 3 (SUB 2023-01) shall be recorded with Yamhill County Survey. Proof of plat recording with Yamhill County Survey is to be provided if recording is not apparent to the city at time of Building Permit issuance.
  - b. Plans for permit shall include the landscape plan detail (Sheet D7) and shall indicate plant type.
  - c. Reciprocal access and maintenance easement/agreement (benefiting lot owners that share private driveway access to the street) shall be recorded with Yamhill County and shall run-with-the-land of each upon sale. The document is to be reviewed / approved by the City Attorney ahead of recording. Proof of recording with Yamhill County is to be provided if not apparent to city at time of building permit issuance.
  - d. Per condition 1. j. of JR Meadow 3 subdivision, front yards for garages (R-2 minimum of 20-feet) must be set back from the sidewalk easement line.



**2. Prior to final building permit inspection / issuance of Certificate of Occupancy:**

- a. Plants identified to the landscape plan within the Sheet D7 shall be planted and done so in accordance with CDC 17.84.080 (Planting and maintenance).
- b. Street trees shall be planted to respective lots under permit (where street trees are shown to Sheet D6 of the approved plan set for SDR 2024-03). Also, street trees shall be planted with root guards to protect the utility service lines in the public right-of-way and in utility easements.

**3. Expiration of approval (from CDC 17.156.080):**

- a. Site design review approval shall be effective for a period of eighteen (18) months from the date of approval. If substantial construction of the approved plan has not begun within the 18-month period, the approval shall expire.
- b. Site design review approval shall be voided immediately if construction on the site is a departure from the approved plan.
- c. The city manager shall upon written request by the applicant and payment of the required fee, grant an extension of the approval for a period not to exceed six (6) months provided that:
  1. No changes are made to the approved site design plan;
  2. The applicant can show intent to initiate construction on the site within the six-month extension period;
  3. There have been no changes in existing conditions, facts, or applicable policies or ordinance provisions on which the original approval was based; and
  4. The request for extension is submitted, in writing, thirty (30) days prior to the expiration of the approval period.

**IX. MOTION OPTIONS**

- A. Move to approve SDR 2024-02, based on findings contained in the staff report, subject to conditions of approval therein, or
- B. Move to approve SDR 2024-02, based on findings in the staff report, subject to conditions of approval therein, as modified by the Planning Commission (indicating the condition subject to modification) or
- C. Move to continue the hearing to a date / time certain (observing the 120-day period for issuing a final written decision which includes appeal notice period and hearing date) or
- D. Move to deny SDR 24-03 (indicating basis\*).

\* Staff report does not provide findings in support of a decision to deny.

# Site Design Review Application for JR Meadows No. 3 Townhomes (Lots 94-131)

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**Date:** May 2024

**Submitted to:** City of Carlton  
Planning Department  
191 E Main Street  
Carlton, OR 97111

**Applicant/Owner:** Chad E. Davis Construction, LLC  
2808 19<sup>th</sup> Avenue  
Forest Grove, OR 97116

**AKS Job Number:** 8632



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

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### Exhibits

- Exhibit A:** Preliminary Site Design Review Plans
- Exhibit B:** Preliminary Architectural Plans
- Exhibit C:** Application Form and Checklist
- Exhibit D:** Lot Coverage Exhibit
- Exhibit E:** Natural Resources Conservation Service Soil Resource Report
- Exhibit F:** Preliminary Building Materials and Colors
- Exhibit G:** Ownership Information
- Exhibit H:** List of Surrounding Property Owners
- Exhibit I:** JR Meadows No. 3 Subdivision Approval (File SUB 2023-01)
- Exhibit J:** Yamhill County Assessor’s Map

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# Site Design Review for JR Meadows No. 3 Townhomes (Lots 94–131)

|                                       |  |
|---------------------------------------|--|
| <b>Submitted to:</b>                  | City of Carlton<br>Planning Department<br>191 E Main Street<br>Carlton, OR 97111   |
| <b>Applicant/Owner:</b>               | Chad E. Davis Construction, LLC<br>2809 19 <sup>th</sup> Avenue<br>Forest Grove, OR 97116  |
| <b>Applicant's Consultant:</b>        | AKS Engineering & Forestry, LLC<br>12965 SW Herman Road, Suite 100<br>Tualatin, OR 97062   |
|                                       | Contact: Jacki Herb<br>Email: herb@aks-eng.com<br>Phone: (503) 563-6151  |
| <b>Site Location:</b>                 | No situs address. Site is located southeast of the terminus of S 3 <sup>rd</sup> Street and west of S 7 <sup>th</sup> Street within the JR Meadows No. 3 Subdivision |
| <b>Yamhill County Assessor's Map:</b> | 3 4 22CC Tax Lot 1200 (portion of)   |
| <b>Site Size:</b>                     | ±2.49 acres  |
| <b>Land Use District:</b>             | Residential-Medium Density (R-2)   |

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## I. Executive Summary

Chad E. Davis Construction (Applicant and Owner) is submitting this Site Design Review Application for 38 townhomes within the JR Meadows No. 3 Phase 1. This property was rezoned from Agricultural Holding (AH) to its current designation of Residential-Medium Density (R-2) zoning and then included within the JR Meadows No. 3 Subdivision that was approved by the Planning Commission on May 17, 2023, (SUB 2023-01) with lots that were designed to accommodate the attached single-family dwellings that are the subject of this application. The subdivision improvements for Phase 1 of JR Meadows No. 3 are planned to be constructed in 2024 and will provide the necessary public improvements to serve the individual lots included in this application. Transportation and other subdivision impacts for the lots that these townhomes will be built were previously assessed and approved as part of the JR Meadows No. 3 Subdivision application process.

The project design and architecture of the planned buildings include:

- Homes with primary entrances oriented toward the street
- Garages that are recessed from front of buildings
- Gables in rooflines
- Articulated building facades with building offsets
- Covered porch entries
- Residentially oriented building materials

This application includes the City of Carlton (City) application form, written materials, and preliminary plans necessary for City staff to review and determine compliance with applicable approval criteria. The evidence is substantial and supports the City's approval of the application.

## II. Site Description/Setting

The subject site is ±2.49 acres located in the southeastern portion of the City of Carlton within the Urban Growth Boundary (UGB) and is vacant. The lots that are included in this application are a portion of Phase 1 of the JR Meadows No. 3 Subdivision that was approved by the City of Carlton in 2023 (City File No. SUB 2023-01) and are a portion of Tax Lot 1200 of Yamhill County Assessor's Map 3 4 22CC. The property is a portion of the JR Meadows No. 3 Subdivision.

## III. Applicable Review Criteria

This application involves a "limited land use decision" as that term is defined in ORS 197.015(12). ORS 197.195(1) describes how certain standards can be applied as part of a limited land use application. The applicable land use regulations for this application are found in the Carlton Development Code (CDC). 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 land use regulations. While this application may respond to Comprehensive Plan and/or related documents, such a response does not imply or concede that said provisions are applicable approval criteria. Similarly, the Applicant does not waive its right to object to the attempted implementation of these provisions unless they are specifically listed in the applicable land use regulations, as is required by ORS 197.195(1).

Pursuant to ORS 197.522, if this application is found to be inconsistent with the applicable land use regulations, the Applicant may offer an amendment or propose conditions of approval to make the application consistent with applicable regulations. In fact, the local government is obligated to consider and impose any conditions of approval proposed by the Applicant if such conditions would allow the local government to approve an application that would not otherwise meet applicable approval criteria.

**CARLTON DEVELOPMENT CODE**

**Division II. - ZONING AND DEVELOPMENT PROVISIONS**

**Chapter 17.22 - RESIDENTIAL-MEDIUM DENSITY (R-2) DISTRICT**

**17.22.040 - Dimensional standards.**

The following dimensional standards shall be the minimum requirements for all development in the R-2 district except for modifications permitted under Chapter 17.132.

| Dimensional Standards in R-2 District  |   |
|--|---|
| <b>Minimum Lot Area</b>  |   |
| Single-family dwelling   |   |
| (1) Non-common wall dwelling <sup>1</sup>  | 6,000 square feet   |
| (2) Attached (townhome) dwelling – Maximum of two (2) consecutively attached units)                        | 2,400 square feet for an interior lot and 4,000 square feet for a corner lot  |
| <b>Minimum Yard Setback Requirements, except as provided for Accessory Structures under Chapter 17.96:</b> |   |
| Front yard   | 15 feet, except 20 feet for a garage or carport opening when facing street, and 10 feet for uncovered porches and covered but unenclosed porches not more than one story high (except where easements preclude closer setback)  |
| Rear yard  | 15 feet   |
| Side yard (interior)   | 3 feet, except 0 feet for adjoining townhome units  |
| Side yard (adjacent to street)   | 10 feet   |
| Maximum structure height   | 35 feet, except where a new building (any use) is proposed on a lot platted prior to [effective date of Code], the height of the new building shall not exceed the average height of all dwellings (residential uses) located within 50 feet of the subject lot, plus 5 feet. |
| Minimum lot width at building line   | 24 feet, except 40 feet for corner lot  |

**Response:** This application involves site design review for 38 attached single-family homes that are within the approved JR Meadows No. 3 Subdivision. As shown on the Preliminary Site Design Review Plans (Exhibit A) and the Preliminary Architectural Plans (Exhibit B), each of the buildings meet the above setbacks, lot width, and building height requirements.

**17.22.050 - Development standards.**

All development in the R-2 district shall comply with the applicable provisions of Chapters 17.128 through 17.140. In addition, the following specific standards shall apply:

- A. Accessory Structures. Accessory structures as provided for in Chapter 17.96.



**Response:** This application does not involve accessory structures. Therefore, the provisions of Chapter 17.96 do not apply.

B. **Off-Street Parking.** Parking shall be as specified in Chapter 17.68.

**Response:** Please refer to the responses to the provisions of Chapter 17.68 below.

C. **Subdivisions and Partitions.** Land divisions shall be reviewed in accordance with the provisions of Chapters 17.172 through 17.176, as applicable.

**Response:** This application involves site design review, not a subdivision or partition. This criterion is not applicable.

D. **Lot Coverage.** The following standards are applied to parcel area or lot area, as applicable:

1. **Maximum lot coverage by buildings:** fifty (50) percent where a building exceeds 20 feet in height, and sixty (60) percent where all buildings on the site are 20 feet or less in height;
2. **Maximum lot coverage by impervious surfaces, including pavement and roofed areas not considered buildings:** thirty (30) percent;
3. **Combined maximum lot coverage:** eighty (80) percent where a building exceeds 20 feet in height, and eighty five (85) percent where all buildings on the site are 20 feet or less in height.

**Response:** As shown on the Lot Coverage Exhibit (Exhibit D), the planned buildings and impervious surfaces for each of the lots meet the above requirements. These criteria are met.

E. **Yards and Lots.** Yards and lots shall conform to the standards of Chapter 17.92.

**Response:** Please see the responses to the standards of Chapter 17.92, which demonstrate compliance with this provision.

F. **Signs.** Signs shall conform to the requirements of Chapter 17.80.

**Response:** This application does not involve signs; therefore, the provisions of Chapter 17.80 do not apply.

G. **Driveways.** Driveways shall conform to the standards 17.68.060.

**Response:** Please see the responses to the standards of Section 17.68.060, which demonstrate compliance with this provision.

H. **Landscaping and Screening.** All front and street side yards shall be landscaped pursuant to Section 17.84.050. Other landscaping, fencing or other screening may be required pursuant to land division approval or other land use approval. All landscaping shall be installed in accordance with Chapter 17.84 and approved plans prior to issuance of building occupancy permits.

**Response:** As shown on the Preliminary Site Design Review Plans (Exhibit A), each of the future homes is planned to have landscaping pursuant to the provisions of Section 17.84.050. This standard is met.

- I. **Building and Site Design.** All residential structures shall conform to the design standards of Chapter 17.106.

**Response:** As discussed herein, this project complies with the applicable provisions of Chapter 17.106.

Division III. - GENERAL DEVELOPMENT STANDARDS

Chapter 17.60 - GENERAL PROVISIONS

17.60.020 - Application of standards.

- A. The standards set forth in this chapter shall apply to partitions; subdivisions; planned unit developments; commercial and industrial projects; single-family dwellings, duplexes, and multi-family structures. Developments outside the city which will tie into or take access from city streets, or increase the flow or change the point of discharge to the city storm drainage system shall be subject to the improvement standards set forth in this title to the extent necessary to mitigate the impacts to these systems.

**Response:** This application involves site design review for single-family attached homes. Therefore, the standards of this chapter apply.

- B. The application of these standards to a particular development shall be modified as follows:
1. Development standards that are unique to a particular use, or special use, shall be set forth within the district;
  2. Those development standards which are unique to a particular district shall be set forth in the section governing that district.

**Response:** To the extent applicable, the application of these standards can be modified as outlined in the provisions above.

- C. No public works construction shall be undertaken until an agreement is executed between the developer and the city specifying the period within which required improvements and repairs shall be completed, as well as referencing the terms and conditions under which the city has approved the development. The agreement shall be in the form acceptable to the city attorney.

**Response:** This requirement is understood.

17.60.030 - Application of public facility standards.

Standards for the provision and utilization of public facilities or services available within the City of Carlton shall apply to all land developments in accordance with the following table of reference. No development permit shall be approved unless the following improvements are provided for prior to occupancy or operation, or unless future provision is assured in accordance with Chapter 17.216.



| Public Facilities Improvement Requirements Table   |              |         |              |              |             |               |
|--|--------------|---------|--------------|--------------|-------------|---------------|
|  | Fire Hydrant | Streets | Water Hookup | Sewer Hookup | Storm Drain | Street Lights |
| Single-family Dwelling and Duplex  | No           | C-2     | Yes          | Yes          | Yes         | No            |
| <p><b>Legend:</b><br/>                     No = Not required<br/>                     Yes = Required<br/>                     C = Conditional, as noted:<br/>                     C-1 Fire Hydrants for Commercial, Industrial Expansions, or Residential Uses: One or more fire hydrants are required as per the Uniform Building Code and Uniform Fire Code or if adequate fire flows are not available to the site. If the existing water lines are insufficient to provide adequate fire flows, water lines shall be upgraded to provide sufficient capacity at the developer's expense.<br/>                     C-2 New Single-Family Dwellings or Duplexes: Are responsible for sidewalk construction across all property frontages including curb and gutter where necessary. In addition, if so required by the city engineer, a three-quarter street improvement to city street standards for all boundary streets (See Section 17.128.050).</p> |              |         |              |              |             |               |

**Response:** This project involves site design review for single-family attached homes on Lots 94–131 with the JR Meadows No. 3 Subdivision. Streets, fire hydrants, and public utilities are planned to be installed with the JR Meadows No. 3 Subdivision construction improvements. The Preliminary Site Design Review Plans (Exhibit A) illustrate the planned connections to the public utilities for each of the future homes. This criterion is satisfied.

Chapter 17.64 - STREET STANDARDS

17.64.020 - Scope.

The provisions of this chapter shall be applicable to:

- A. The creation, dedication, or construction of all new public or private streets, pedestrian facilities, and bikeways in all subdivisions, partitions, or other developments in the city.
- B. The extension or widening of existing public or private street rights-of-way, easements, or street improvements including those which may be proposed by an individual or the city, or which may be required by the city in association with other development approvals.
- C. The construction or modification of any utilities, bikeways, or sidewalks in public rights-of-way or private street easements.
- D. The planting of street trees or other landscape materials in public rights-of-way (landscape strip).

**Response:** This application involves site design review for townhomes within the JR Meadows No. 3 Subdivision. This project does not include new streets; however, sidewalks for the lots included in this application will be installed when the new homes are constructed.

17.64.030 - General provisions.

The following provisions shall apply to the dedication, construction, improvement, or other development of all public streets in the city, and are intended to provide a general overview of typical minimum design standards. All streets shall be designed in conformance with the specific requirements of the most recently adopted Standard

Specifications for Public Works Construction in the City of Carlton and the Transportation System Plan.

The standard sections contained in Standard Specifications for Public Works Construction in the City of Carlton and the Transportation System Plan are minimum requirements only and shall not be construed as prohibiting the city engineer from requiring thicker sections or engineer designed pavement sections in lieu of standard sections where conditions warrant.

- A. The location, width, and grade of streets shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and to the proposed use of the land to be served by the streets.

**Response:** This application does not include new streets. Therefore, these provisions are not applicable.

- B. Development proposals shall provide for the continuation, and connection to, all streets, bikeways and pedestrian facilities within the development and to existing streets, bikeways and pedestrian facilities outside the development.

**Response:** The lots included in this application have frontage on S 3<sup>rd</sup> Street, S 5<sup>th</sup> Street, E Cleveland Street, and E Wilson Street. The travel lanes for these streets will be constructed with the JR Meadows No. 3 Subdivision improvements, and the sidewalks will be installed with the construction improvements for each of the homes included in this application. Therefore, this provision is met.

- C. **Alignment.** All streets other than minor streets or culs-de-sac, as far as practical, shall be in alignment with existing streets by continuation of the centerline thereof. The staggering of street alignments resulting in "T" intersections shall leave a minimum distance recommended by the city engineer.
- D. **Future Extension of Streets.** In order to promote the development of an efficient network of city streets and connections to state and county roads, development shall provide future street extensions as shown on the Future Street Plan found in the Carlton Transportation System Plan.

In addition to providing for future street extensions shown on the Future Street Plan, streets, bikeways and pedestrian facilities, shall also be extended to the boundary of a tract being developed, where necessary to give access to or permit a satisfactory future development of adjoining land. Reserve strips and street plugs may be required to preserve the objectives of street extensions.

**Response:** As previously stated, this application does not include new streets. These provisions do not apply.

- E. **Existing Streets.**
  - 1. Three-quarter improvements to all existing streets adjacent to, within or necessary to serve the property, shall be required at the time of partitioning or subdivision, unless the applicant demonstrates to the satisfaction of the city engineer that the condition and sections of the existing

streets meet city standards and are in satisfactory condition to handle projected traffic loads.

Full street improvements to all existing streets adjacent to, within or necessary to serve the property, shall be required when it is determined that the vehicular and/or pedestrian impacts from the proposed development necessitate such improvements.

**Response:** This site abuts E Cleveland Street, E Wilson Street, S 5<sup>th</sup> Street, and S 3<sup>rd</sup> Street, which are planned to be installed with the JR Meadows No. 3 Subdivision construction improvements. Therefore, these provisions do not apply.

2. For infill development that does not include partitioning or subdivision, construction of sidewalks, including curb and gutter where necessary, along all property frontages shall be the minimum requirement of development. A three-quarter street improvement shall be required if the city engineer determines that the existing streets are not in condition to handle projected traffic loads.

**Response:** This site abuts E Cleveland Street, E Wilson Street, S 5<sup>th</sup> Street, and S 3<sup>rd</sup> Street, which are planned to be installed with the JR Meadows No. 3 Subdivision construction improvements. This provision does not apply.

3. The city shall require the applicant to record an approved improvement deferral agreement or non-remonstrance agreement, see Section 17.216.030, in lieu of street improvements, where the following criteria are met:
  - a. The existing roadway condition and sections are adequate to handle existing and projected traffic loads; and
  - b. Existing public utilities (water, sanitary sewer and storm sewer) located within the existing roadway are adequate, or can be improved without damaging the existing roadway surface.

**Response:** As previously stated, this project does not include new streets. These provisions do not apply.

- F. **New Streets.** Where new streets are created, full street improvements shall be required. Three-quarter streets may be approved in lieu of full street improvements on boundary streets when the city finds it to be practical to require the completion of the other one-quarter street improvement when the adjoining property is developed. The city may allow three-quarter street improvements if all of the following criteria are met:

(...)

**Response:** This application does not include new streets. These provisions do not apply.

- G. **Culs-de-Sac.** Culs-de-sac shall have maximum lengths of four hundred (400) feet and serve no more than eighteen (18) dwelling units. All culs-de-sac shall terminate with circular turn-a-rounds.

**Response:** This application does not include the creation of a cul-de-sac. Therefore, this provision does not apply.

H. **Dead-End Streets.** When it appears necessary to continue a street or public access way into a future subdivision or adjacent acreage, streets, or public access way shall be platted to a boundary of a subdivision or partition. The street may be platted without a turnaround unless the Planning Commission finds that a turnaround is necessary.

I. **Street Names.** Street names and numbers shall conform to the established pattern in the city and shall be subject to the approval of the city. Street names shall be required for all new publicly dedicated streets and private streets.

**Response:** This application does not include new streets. These provisions are not applicable.

J. **Grades and Curves.** Grades shall not exceed six percent on arterials, ten (10) percent on collectors, or twelve (12) percent on any other public or private street. To provide for adequate drainage, all streets shall have a minimum slope of 0.5 percent. Center line radii of curves shall not be less than three hundred (300) feet on major arterials, two hundred (200) feet on minor arterials, or one hundred (100) feet on other streets and shall be to an even ten (10) feet. On arterials there shall be a tangent of not less than one hundred (100) feet between reversed curves. Where existing conditions, particularly topography, make it otherwise impractical to provide buildable lots, the Planning Commission may accept steeper grades and sharper curves.

**Response:** As previously stated, this application does not include new streets. This provision does not apply.

K. **Marginal Access Streets.** If a development abuts or contains an existing or proposed arterial street or railroad right-of-way, the city may require marginal access streets, reverse frontage lots with suitable depth, screen planting contained in a non-access reservation along the rear or side property line, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.

**Response:** The subject site does not abut existing or proposed arterial streets or railroad right-of-way. Therefore, this criterion is not applicable.

L. **Vision Clearance Area.** Vision clearance areas shall be maintained on corner lots at the intersection of all public streets and at the intersections of a public street with a private street as outlined in Section 17.92.080.

**Response:** As stated previously, this application does not include new streets; therefore, this criterion does not apply.

M. **Spacing Between Public Road Intersections.** Spacing between public road intersections for each functional class of road shall conform to access spacing standards found in Section 17.100.030.

**Response:** This project does not include new streets. This criterion is not applicable.

N. **Landscape Strip.** The landscape strip includes the area located between a sidewalk and the curb (see figure below). This area serves many important functions including creating space for a variety of underground utilities such as telephone, cable television, fiber optic cables, etc. The landscape strip is also beneficial for locating utility poles, fire hydrants, benches, bus shelters and other features that

might otherwise block or obstruct pedestrian travel along sidewalks. Landscaping helps to soften the hard edge created by pavement and curbs. Large trees can also provide cooling summer shade for parked cars and pedestrians. A canopy of street trees can help to slow traffic and enhance the beauty of the community. The physical separation from the street also improves the design of sidewalks by maintaining a constant grade without dipping at driveways, and makes American with Disabilities Act compliance easier. During winter months, snow can be plowed into these areas from the street and not block sidewalks. The landscape strip provides a physical separation from the adjacent roadway, providing enhanced pedestrian comfort and improved walking experience.

Landscaping and plant materials used in the landscape strip are subject to the provisions of Chapter 17.84. Maintenance of landscape strips in the right-of-way is the continuing obligation of the adjacent property owner.

**Response:** This project involves site design review for future single-family attached homes on lots that were previously approved in the JR Meadows No. 3 Subdivision. As approved, these lots include a 5-foot-wide landscape strip between the sidewalk and curb. It is understood that the adjacent property owners will be responsible for the maintenance of these areas. This standard is met.

17.64.040 - Right-of-way and improvement widths.

The following standards are general criteria for all types of public streets, bikeways, landscape strips and sidewalks in the city. These standards shall be the minimum requirements for all streets, except where modifications are permitted under Section 17.64.050.

The property line radius at intersections of local streets shall be twenty (20) feet. All other intersection property line radii shall be according to the specifications of the city engineer.

**Response:** This project involves site design review for future single-family attached homes on lots that were previously approved in the JR Meadows No. 3 Subdivision. Right-of-way improvement widths were reviewed and approved in the JR Meadows No. 3 Subdivision application and will be constructed with the JR Meadows No. 3 Subdivision construction improvements. No new streets are included in this project. Therefore, these provisions are not applicable.

17.64.050 - Modification of right-of-way and improvement width.

The city, pursuant to the review procedures of Chapter 17.196, may allow modification to the public street standards of Section 17.64.040, when both of the following criteria are satisfied:

- A. The modification is necessary to provide design flexibility in instances where:
1. Unusual topographic conditions require a reduced width or grade separation of improved surfaces; or
  2. Parcel shape or configuration precludes accessing a proposed development with a street which meets the full standards of Section 17.64.040; or

3. A modification is necessary to preserve trees or other natural features determined by the city to be significant to the aesthetic character of the area; or
  4. A planned unit development is proposed and the modification of street standards is necessary to provide greater privacy or aesthetic quality to the development.
- B. Modification of the standards of Section 17.64.040 shall only be approved if the city finds that the specific design proposed provides adequate vehicular access based on anticipated traffic volumes.

**Response:** As previously discussed, street improvements are not included in this application. These standards are not applicable.

17.64.060 - Private streets.

- A. Streets and other rights-of-way serving a planned unit development that are not dedicated for public use shall comply with the following:
1. Private streets shall only be allowed where the applicable criteria of Section 17.88.030(C) are satisfied. Private streets shall have a minimum easement width of twenty (20) feet and a minimum paved or curbed width of eighteen (18) feet.
  2. Unless otherwise specified in the Standard Specifications for Public Works Construction in the City of Carlton, all private streets serving more than two dwelling units shall be constructed to the same pavement section specifications required for public streets. Provision for the maintenance of the street shall be provided in the form of a maintenance agreement, homeowners association, or other instrument acceptable to the city attorney.
  3. A turn-around shall be required for any private street which has only one outlet and which is in excess of two hundred (200) feet long or which serves more than two residences. Turn-arounds for private streets shall be either a circular turn-around with a minimum paved radius of thirty-five (35) feet, or a "tee" or "hammerhead" turn-around with a minimum paved dimension across the "tee" of seventy (70) feet and a twenty (20) foot width with appropriate radius at the corners.

**Response:** This project does not include private streets. These criteria do not apply.

- B. Any grant of a private street or land functioning as an easement shall not be accepted by the city and dedicated for public use except upon approval of the council and upon meeting the specifications of Sections 17.64.020 and 17.64.040.

**Response:** This application does not include a grant of a private street to the public. This standard is not applicable.

17.64.070 - Access easements.

A private access easement created as the result of an approved partitioning shall conform to the following:

- A. Partition access easements shall only be allowed where the applicable criteria of Section 17.88.030(D) are satisfied. The easement shall comply with the following standards:

1. Minimum width: twenty (20) feet;
  2. Minimum paved or curb to curb width: twenty (20) feet;
  3. Maximum length: two hundred fifty (250) feet;
  4. No more than three dwelling units shall have sole access to the easement.
- B. Unless otherwise specified in the Standard Specifications for Public Works Construction in the City of Carlton, all private streets serving more than two dwelling units shall be constructed to the same pavement section specifications required for public streets. Provision for the maintenance of the street shall be provided in the form of a maintenance agreement, homeowners association, or other instrument acceptable to the city attorney.
- C. A turn-around shall be required for any access easement which has only one outlet and which is in excess of two hundred (200) feet long or which serves more than two residences. Turn-arounds shall be either a circular turn-around with a minimum paved radius of thirty-five (35) feet, or a "tee" or "hammerhead" turn-around with a minimum paved dimension across the "tee" of seventy (70) feet and a twenty (20) foot width with appropriate radius at the corners.
- D. All private access easements serving more than two residences shall be designated as fire lanes and signed for no parking.

**Response:** This project does not include access easements. Therefore, the provisions above do not apply.

#### Chapter 17.68 - OFF-STREET PARKING AND LOADING

##### 17.68.020 - Scope.

Development of off-street parking and loading areas for commercial, industrial, or multi-family development shall be subject to the site design review procedures of Chapter 17.156. The provisions of this chapter shall apply to the following types of development:

- A. Any new building or structure erected after the effective date of the ordinance codified in this title, except as provided in subsection E of this section.

**Response:** This application involves site design review for the future construction of single-family attached homes. Therefore, these provisions are applicable.

##### 17.68.030 - Location.

Off-street parking and loading areas shall be provided on the same lot with the main building or structure or use except that:

- A. In any residential zone or for any residential use permitted in a nonresidential zone, automobile parking areas may be located on another lot if such lot is within two hundred (200) feet of the lot containing the main building, structure or use.
- B. In any nonresidential zone, the parking area may be located off the site of the main building, structure or use if it is within five hundred (500) feet of such site.

**Response:** As shown on the Preliminary Site Design Review Plans (Exhibit A) and the Preliminary Architectural Plans (Exhibit B), each of the future single-family homes has two off-street

parking spaces by way of the driveway and garage that will be located on the same individual lots. These standards are met.

**17.68.040 - Joint use.**

Parking area may be used for a loading area during those times when the parking area is not needed or used. Parking areas may be shared subject to city approval for nonresidential uses where hours of operation or use are staggered such that peak demand periods do not occur simultaneously. The requirements of Section 17.68.050 may be reduced accordingly. Such joint use shall not be approved unless satisfactory legal evidence is presented which demonstrates the access and parking rights of parties.

**Response:** This application involves site design review for future single-family attached homes and does not involve a nonresidential or joint use. Therefore, this provision does not apply.

**17.68.050 - Off-street parking requirements.**

Except where other city code provisions waive off-street parking requirements or allow credit for on-street parking in lieu of off-street parking, developments and changes in use that are subject to site design review shall provide off-street parking as required by Section 17.68.080 and approved by the city in the amount not less than listed below. The Planning Commission may reduce the off-street parking requirements contained herein without the need for a variance upon finding that the specific characteristics of a proposed use are different than a typical use regulated by this section and the proposed use warrants less parking, as demonstrated by evidence in the record.

| Residential |  |
|-------------|--|
| A.          | 1 and 2 family dwellings   2 spaces/ dwelling unit |

**Response:** The minimum off-street parking requirement is two spaces per dwelling unit for single-family dwellings. As shown on the Preliminary Site Design Review Plans (Exhibit A) and the Preliminary Architectural Plans (Exhibit B), each of the future single-family homes has two off-street parking spaces by way of the driveway and garage that will be located on the same individual lots. This standard is met.

**17.68.060 - Residential driveways.**

All single and joint use residential driveways shall be paved and have a maximum twenty (20) foot approach width from the curb line.

**Response:** As shown on the Preliminary Site Design Review Plans (Exhibit A), this project includes driveways that are planned to be paved and meet the maximum width requirement noted above. This criterion is met.

**17.68.070 - Off-street loading requirements.**

Buildings or structures to be built or substantially altered which receive and distribute materials and merchandise by trucks shall provide and maintain off-street loading berths in sufficient number and size to adequately handle the needs of the particular use.

**Response:** This application involves site design review for future single-family attached homes and does not include a use that involves receiving or distributing materials and merchandise that would require loading berths. Therefore, the provisions noted above do not apply.



17.68.080 - Parking and loading area requirements.

All parking and loading areas, except those for single-family dwellings, shall be developed and maintained as follows:

**Response:** This application involves site design review for future single-family attached homes; therefore, this standard does not apply.

17.68.090 - General provisions—Off-street parking and loading.

- A. The provision and maintenance of off-street parking and loading space is a continuing obligation of the property owner. No building permit shall be issued until plans are presented that show an area that is and will remain available for exclusive use as off-street parking and loading space. The subsequent use of property for which the building permit is issued shall be conditional upon the unqualified continuance and availability of the amount of parking and loading space required by this title. Should the owner or occupant of any lot or building change the use to which the lot or building is put, thereby increasing off-street parking and loading requirements, it shall be unlawful and a violation of this title to begin or maintain such altered use until such time as the increased off-street parking and loading requirements are observed.

**Response:** This application involves site design review for future homes, not a building permit. Compliance with Section 17.68.090 is to be demonstrated at the time of building permit review.

- B. Requirements for types of buildings and uses not specifically listed herein shall be determined by the Planning Commission based upon the requirements of comparable uses listed and expectations of parking and loading need.

**Response:** This application involves site design review for future single-family dwellings, which is a use listed herein. Therefore, this requirement is not applicable.

- C. In the event several uses occupy a single structure or parcel of land, the total requirements for off-street parking shall be the sum of the requirements of the several uses computed separately, unless a reduction is approved for shared parking pursuant to Section 17.68.040.

**Response:** As noted above, this application involves site design review for future single-family dwellings. This application does not involve more than one use for a single structure or parcel of land. Therefore, this requirement is not applicable.

- D. Required parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons, and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use.

**Response:** As noted above, the required off-street parking is associated with residential homes. To the extent applicable, this requirement can be met.

17.68.100 - Parking lot landscaping and screening standards.

All parking lots, which for purposes of this section include areas of vehicle maneuvering, parking, and loading, shall be landscaped and screened as follows:

**Response:** This project does not include a parking lot. Therefore, the provisions of this section are not applicable.

17.68.110 - Bicycle parking.

A. The following minimum number of bicycle parking spaces shall be provided:

| Type of Use               | Minimum Number |
|---------------------------|----------------|
| Single-Family Residential | 0              |

**Response:** This application involves site design review for future single-family dwellings, and pursuant to the standards found in the above table, single-family dwellings do not require bicycle parking spaces. This standard does not apply.

**Chapter 17.72 - STORM DRAINAGE**

17.72.020 - Scope.

A. The provisions of this chapter shall apply to all new residential land partitions and subdivisions, planned unit developments, multi-family developments, commercial developments, and industrial development; and to the reconstruction or expansion of such developments.

**Response:** This application involves site design review for future single-family attached homes within the JR Meadows No. 3 Subdivision that includes a stormwater management system. Therefore, the provisions of this chapter are not applicable and have been omitted for brevity.

**Chapter 17.76 - UTILITY LINES AND FACILITIES**

17.76.020 - Standards.

(...)

C. Standards for Water Improvements.

1. All developments shall be required to be linked to existing water facilities adequately sized to serve their intended area by the construction of water distribution lines, reservoirs and pumping station which connect to such water service facilities. All necessary easements required for the construction of these facilities shall be obtained by the developer and granted to the city pursuant to the requirements of the city.

**Response:** As illustrated on the Preliminary Site Design Review Plans (Exhibit A), water service laterals are planned to be stubbed to each of the lots with the JR Meadows No. 3 Subdivision improvements. This standard is met.

D. Standards for Sanitary Sewer Improvements.

1. All developments shall be required to be linked to existing sanitary sewer collection facilities adequately sized to serve their intended area by the construction of sewer lines which connect to existing adequately sized sewer facilities. All

necessary easements required for the construction of these facilities shall be obtained by the developer and granted to the city pursuant to the requirements of the city.

**Response:** As shown on the Preliminary Site Design Review Plans (Exhibit A), sanitary sewer service laterals are planned to be stubbed to each of the lots with the construction of the JR Meadows No. 3 Subdivision improvements. This standard is met.

- E. **Street Lights.** All developments shall include underground electric service, light standards, wiring and lamps for street lights according to the specifications and standards of the city engineer. The developer shall install all such facilities and make the necessary arrangements with the serving electric utility for the street lighting system.

**Response:** This project involves site design review for future single-family attached homes for lots within the JR Meadows No. 3 Subdivision. Streetlights will be installed with the JR Meadows No. 3 construction improvements and additional streetlights are not necessary for this project. To the extent applicable, this standard is met.

- F. **Private Utilities.** All development which has a need for private utilities, including but not limited to electricity, gas, and communications services shall install them pursuant to the requirements of the district or company serving the development.

1. Except as otherwise provided herein, all utility lines, cables or wires, including but not limited to those used for electricity, communications services and street lighting which are on or adjacent to land partitioned, subdivided or developed within the City of Carlton after the effective date of the ordinance codified in this title, shall be required to be placed underground. The intent of the city is that no poles, towers, or other structures associated with utility facilities shall be permitted on any street or lot within or adjacent to such partition, subdivision or development.

**Response:** The Preliminary Site Design Review Plans (Exhibit A) illustrate locations provided for public utility easements where utility infrastructure, which is designed to be located underground, is planned to be installed, consistent with the standards above.

2. **Exceptions.** Above ground facilities shall be permitted for the following in which case the above provisions shall not apply:
- a. Emergency installations or electric transmission lines or to through feeders operating at distribution voltages which act as a main source of supply to primary lateral and to direct connected distribution transformers and primary loads. Should it be necessary to increase the capacity of major power transmission facilities for service to the area, such new or revised installations shall be made only on rights-of-way or easements on which existing overhead facilities exist at the time of such capacity increase;
- b. Appurtenances and associated equipment such as surface-mounted transformers, pedestal-mounted

- terminal boxes, meter cabinets, telephone cable closures, connection boxes and the like;
- c. Structures without overhead wires, used exclusively for fire alarm boxes, streetlights, or municipal equipment installed under the supervision and with the approval of the city engineer;
  - d. Power substations, pumping plants, and similar facilities necessary for transmission or distribution of utility services shall be permitted subject to compliance with all zoning regulations and other applicable land use regulations. The engineer for all such facilities, prior to any construction being started, shall approve plans showing landscaping and screening;
  - e. Certain industries requiring exceptionally large power supplies may request direct overhead power as a condition;
  - f. If existing overhead utilities within or adjacent to the development total less than one hundred fifty (150) linear feet, the city may allow the applicant to record an approved improvement deferral agreement, see Section 17.216.030, in lieu of relocating existing private utilities underground at the time of development.

**Response:** With the exception of those provisions listed above, new utility infrastructure is planned to be installed underground. These standards are met.

3. **Information on Development Plans.** The developer or subdivider shall show on the development plan or in his or her explanatory information, easements for all underground utility facilities. Plans showing the location of all underground facilities as described herein shall be submitted to the city engineer for review and approval. Care shall be taken in all cases to ensure that aboveground equipment does not obstruct vision clearance areas for vehicular traffic.

**Response:** The Preliminary Site Design Review Plans (Exhibit A) illustrate the planned easements that will be recorded with the JR Meadows No. 3 Subdivision plat for underground utility facilities, as applicable. Therefore, this standard is met.

4. **Future Installations.** The owner(s) or contract purchaser(s) of subdivided real property within a subdivision shall, upon conveyance or transfer of any interest including a leasehold interest in or to any lot or parcel of land, provide in the instrument conveying such interest a covenant running with and appurtenant to the land transferred under which grantee(s) or lessee(s), their heirs, successors, or assigns mutually covenant not to erect or allow to be erected upon the property conveyed any overhead utility facilities, including electric, communication, and cable television lines, poles, guys, or related facilities, except such facilities as are exempt from underground installation under this title or are owned or operated by the city. Such covenant shall

require grantees to install, maintain, and use underground electric, telephone, cable television, or other utility services used or to be used to serve the premises. A copy of the covenant shall be submitted with the final plats.

**Response:** Compliance with this standard is to be addressed at the time of building permit review.

- K. Easements for public and private utilities shall be provided as deemed necessary by the city, special districts, and utility companies. Easements for special purpose uses shall be of a width deemed appropriate by the responsible agency. Such easements shall be recorded on easement forms approved by the city attorney and designated on the final plat of all subdivisions and partitions. Minimum required easement width and locations are as follows:

(...)

**Response:** To the extent easements for public and private utilities are deemed necessary, their locations and dimensions are indicated on the Preliminary Site Design Review Plans (Exhibit A). This standard is met.

#### Chapter 17.84 - SITE AND LANDSCAPING DESIGN

##### 17.84.050 - Minimum landscaped area requirements.

Except as modified by the development standards of the underlying zoning district, the following area requirements shall be the minimum areas devoted to landscaping:

(...)

- E. Single-Family and Duplex Dwellings: All yard areas not otherwise improved with structures, parking, and circulation (driveways, walkways, etc.) shall be landscaped. At least fifty (50) percent of front yard areas not covered with driveways, patios, or paths shall contain planted areas (includes any trees retained in the development).

**Response:** As shown on the Preliminary Site Design Review Plans (Exhibit A), each of the future homes has planned landscaping that meets this requirement.

##### 17.84.060 General provisions.

- A. For purposes of satisfying the minimum requirements of this title, a "landscaped area" must at a minimum be fifty (50) percent comprised of plant canopy area (at maturity); drought-tolerant plants (e.g., grasses, ground cover plants, shrubs, annuals, perennials or trees, or desirable native vegetation) are recommended.
- B. Required landscape areas not otherwise planted, per subsection 17.84.060A, shall consist of one or more of the following: outdoor recreation area, islands and perimeter planting areas in parking and loading areas, screening walls or fences as required in this Section and elsewhere in this title, interior courtyards, solariums, greenhouses, and/or outdoor recreation facilities.
- C. Landscaping shall be designed, developed, and maintained to satisfy the specific functional and aesthetic objectives appropriate to the development and the district, considering the following:
1. Type, variety, scale and number of plants used;
  2. Placement and spacing of plants;

3. Size and location of landscaped areas;
4. Contouring, shaping and preparation of landscaped areas;
5. Use and placement of non-plant elements within the landscaping.

**Response:** A Preliminary Landscape Plan is included in Exhibit A that illustrates landscaping for the future single-family attached homes that meets the above requirements, as applicable.

- D. The city may grant the applicant credit for landscaping to be done in the public right-of-way provided the applicant meets the elements set forth for the granting of a variance. It shall not be necessary to hold a public hearing to grant this credit. The city shall consider the need for future use of the right-of-way for street purposes when granting approval for credit under this chapter.

**Response:** This project involves site design review for future single-family attached homes on lots within JR Meadows No. 3 Subdivision. As approved, the streets that will be installed with the JR Meadows No. 3 construction improvements include planter strips within the right-of-way as is required pursuant to Section 17.64.040 of the CDC. That said, as shown on the Preliminary Landscape Plan included in Exhibit A, the required front yard landscaping does not include the area within the planter strip. Therefore, credit for the planter strip landscaping is not necessary.

- E. The landscape design shall incorporate existing significant trees and vegetation preserved on the site.

**Response:** As illustrated on the Preliminary Site Design Review Plans (Exhibit A), the subject site does not have significant trees or vegetation. This standard does not apply.

- F. Landscaping shall be used to create an attractive streetscape along property frontage, particularly for commercial and industrial developments located along arterial or collector streets.

**Response:** This project involves site design review for future single-family attached homes. The Preliminary Landscape Plan included in Exhibit A illustrates street trees within the planter strips that are typical for this type of a project.

#### Chapter 17.92 - YARD AND LOT STANDARDS

17.92.010 - New buildings—Required to be located on a lot.

Every building erected shall be located on a lot as herein defined.

**Response:** As illustrated on the Preliminary Site Design Review Plans (Exhibit A), each of the future single-family attached homes are planned to be constructed on a lot within the JR Meadows No. 3 Subdivision. Therefore, this standard is satisfied.

17.92.020 - Yards apply only to one building.

No required yard or other open space or required driveway provided around or for any building or structure for the purpose of complying with the provisions of this title shall be considered as providing a yard or open space for any other building, nor shall any yard or other required space on an adjoining lot be considered as providing a yard or open space on the lot whereon the building is to be erected.

**Response:** The required setbacks are illustrated on the Preliminary Site Design Review Plans for individual lots that are consistent with this standard. This standard is satisfied.

17.92.030 - No parking in yard areas.

Exclusive of city-approved paved or gravel driveways, no parking shall be allowed within the required front yard area or yards located adjacent to a street. The side yard and rear yard areas may not be used for parking of vehicles, except in city-approved parking areas. The yard areas adjacent to a street shall not be used for the permanent storage of utility trailers, house or vacation trailers, boats, or other similar vehicles.

**Response:** This application involves site design review for the future construction of single-family attached homes. As shown on the Preliminary Site Design Review Plans (Exhibit A) and Preliminary Architectural Plans (Exhibit B), two off-street parking spaces will be provided in the garage and driveway of each of the future homes. This standard is satisfied.

17.92.040 - Front yard projections.

Planter boxes, chimneys and flues, steps, cornices, eaves, gutters, belt courses, leaders, sills, pilasters, lintels, and other ornamental features which extend not more than eighteen (18) inches from main buildings are exempt from the front yard setback provisions and need not be included when determining the setback.

17.92.050 - Side yard projections.

- A. Cornices, eaves, gutters, and fire escapes, when not prohibited by any other code or ordinance, may project into a required side yard not more than one-third ( 1/3 ) of the width of the side yard provided a minimum setback of thirty-six (36) inches is maintained.
- B. Chimneys, flues, belt courses, leaders, sills, pilasters, lintels, and ornamental features may project not more than eighteen (18) inches into a required side yard, provided, however, chimneys and flues shall not exceed six (6) feet in width.
- C. Uncovered decks and patios attached to the main building when measured directly beneath the outside edge of the deck or patio may be extended to the side yard property line when they are thirty-six (36) inches or less in height from ground level.

17.92.060 - Rear yard projections.

- A. Chimneys, flues, belt courses, leaders, sills, pilasters, lintels, gutters and other ornamental features, may project not more than eighteen (18) inches into a required rear yard, provided, however, chimneys and flues shall not exceed six (6) feet in width.
- B. A fire escape, balcony, outside stairway, cornice or other unenclosed, unroofed projections may project not more than five (5) feet into a required rear yard and set back at least six (6) feet from any property line.
- C. Planter boxes, steps, uncovered porches when not more thirty-six (36) inches above grade are exempt from the minimum rear yard depth requirements.
- D. Uncovered decks and patios attached to the main building when measured directly beneath the outside edge of the deck or patio may

be extended to the rear yard property line when they are thirty-six (36) inches or less in height from ground level.

**Response:** The provisions are understood. That said, as shown on the Preliminary Site Design Review Plans (Exhibit A) and the Preliminary Architectural Plans (Exhibit B), projections into required yards are not anticipated.

17.92.070 - Vision clearance.

(...)

B. For single use residential driveways, the vision clearance area shall consist of a triangular area, two sides of which are the curb line and the edge of the driveway. Where no curbs exist, the future location of the curb, based on future full street improvements shall be used.

**Response:** The required vision clearance areas shown on the Preliminary Site Design Review Plans (Exhibit A) are consistent with the provisions above.

C. The following measurements shall establish the vision clearance areas:

| Type of Intersection                          | Measurement Along Each Lot Line or Drive Edge* |
|---|--|
| Controlled intersection (stop sign or signal) | 15 feet  |
| Uncontrolled intersection                     | 40 feet  |
| Commercial and industrial driveways           | 20 feet  |
| Residential driveways                         | 10 feet  |
| Alley   | 15 feet  |

**Response:** The vision clearance areas for the future driveways shown on the Preliminary Site Design Review Plans (Exhibit A) are compliant with the requirements of Section 17.92.070(C). Therefore, this provision is met.

17.92.080 - Fences, walls and hedges.

A. Materials.

1. Fences and walls shall not be constructed of nor contain any material that could cause bodily harm, such as barbed wire, broken glass, spikes, or any other hazardous or dangerous materials. Electric fences are not permitted;
2. Electric or barbed wire fences intended to contain or restrict cattle, sheep, horses or other livestock, and existing prior to annexation to the city, may remain;
3. All required swimming pool and hot tub fencing shall be a minimum of four (4) feet in height and be equipped with a self-locking gate that closes automatically.

**Response:** Fences are not included in this project. It is understood that future fences will need to be constructed of an appropriate non-hazardous material. Swimming pools and/or hot tubs are not included in this project. To the extent applicable, these standards are met.

B. Standards.



1. Every fence shall be maintained in a condition of reasonable repair and shall not be allowed to become and remain in a condition of disrepair including noticeable leaning, missing sections, broken supports, non-uniform height, and uncontrolled growth of vegetation;
2. Fences shall not exceed four (4) feet in height in any front yard;
3. The maximum fence height in a street side yard shall not exceed six (6) feet;
4. Fences within a front or street side yard shall also conform to the clear vision requirements at intersections, which further restrict the use or height of sight-obscuring fences;
5. In no instance shall a fence extend beyond the property line including into a public right-of-way. It is the responsibility of the property owner to determine the property line.
6. Fences shall not exceed seven (7) feet in height.

**Response:** As previously stated, fences are not included in this project. It is understood that future fences will need to meet the above standards, as applicable. To the extent applicable, these standards are met.

#### Chapter 17.100 - ACCESS CONTROL STANDARDS

##### 17.100.020 - Applicability.

This title shall apply to all public streets within Carlton and to all properties that abut these roadways

##### 17.100.030 - Access spacing standards.

A hierarchy of spacing standards is established that is dependent on the functional classification of the street.

| Function Street Classification | Posted Speed Range | Minimum Spacing Between Driveways and/or Streets                          |
|--------------------------------|--------------------|---|
| Collector                      | 20—25 mph          | 50 feet for single family detached units, 25 feet for attached units.     |
| Local                          | 20—25 mph          | 50 feet for single family detached units, and 25 feet for attached units. |

**Response:** This project involves site design review for future single-family attached homes and the lots included in this project have frontage on E Cleveland Street (local street), E Wilson Street (collector street), S 5<sup>th</sup> Street (school collector street), and S 3<sup>rd</sup> Street (local street). As shown on the Preliminary Site Design Review Plans (Exhibit A), the driveways for the paired townhomes are grouped together and there is at least 25 feet between each of the driveways that are grouped together. This standard is met.

##### 17.100.040 - General standards.

- A. Lots that front on more than one street shall be required to locate motor vehicle accesses on the street with the lower functional classification.

**Response:** As shown on the Preliminary Site Design Review Plans (Exhibit A), this application includes corner lots (Lots 94, 101, 114, and 119) that are within the approved JR Meadows No. 3 Subdivision. The JR Meadows No. 3 approval (File SUB 2023-01) is included in this application (Exhibit I). As discussed in Condition of Approval 2f within these approvals, access should be taken from streets with a lower classification, unless the lot configuration does not allow for it. Due to lot configuration, two of the corner lots (Lots 94 and 101) are planned to take access from S 3<sup>rd</sup> Street (collector). The other corner lots (Lots 114 and 119) are planned to take access from S 5<sup>th</sup> Street (local). These standards are met.

- B. When a residential subdivision is proposed that would abut an arterial, it shall be designed to provide through lots along the arterial with access from a marginal access or local street. Access rights of these lots, to the arterial shall be dedicated to the City of Carlton and recorded with the deed. A berm or buffer yard may be required at the rear of through lots to buffer residences from traffic on the arterial.
- C. Subdivisions with frontage on the state highway system shall be designed to share access points to and from the highway. If access off of a secondary street is possible, then access should not be allowed onto the state highway.

**Response:** The subject site does not abut an arterial street nor have frontage on a state highway system; therefore, these standards are not applicable.

- D. Wherever a proposed development abuts unplatted developable land within the urban growth boundary, street stubs shall be provided to provide access to abutting properties or to logically extend the street system into the surrounding area.
- E. Local streets shall connect with surrounding streets to permit the convenient movement of traffic between residential neighborhoods or facilitate emergency access and evacuation. Connections shall be designed to avoid or minimize through traffic on local streets. Appropriate design and traffic control such as four-way stops and traffic calming measures are the preferred means of discouraging through traffic.

**Response:** This application does not include new streets. Therefore, these standards do not apply.

- F. In all cases reasonable access or the minimum number of access connections, direct or indirect, necessary to provide safe access to and from a street shall be granted.

**Response:** The Preliminary Site Design Review Plans (Exhibit A) illustrate that each planned lot is provided adequate and safe access to and from streets. Therefore, this standard is satisfied.

- G. New connections shall not be permitted within the functional area of an intersection as defined by the connection spacing standards of this title, unless no other reasonable access to the property is available.

**Response:** As shown on the Preliminary Site Design Review Plans (Exhibit A), the future driveways are not located within the functional area of an intersection. Therefore, this standard is satisfied.

17.100.050 - Joint and cross access.

- A. Adjacent commercial properties classified as major traffic generators (i.e. shopping plazas, office parks), shall provide a cross access drive and pedestrian access to allow circulation between sites.

**Response:** This application site design review for future single-family attached homes and does not include commercial property. Therefore, the standards included in this section are not applicable.

17.100.060 - Nonconforming access features.

Legal access connections in place as of the effective date of the ordinance codified in this title that do not conform with the standards herein are considered nonconforming features and shall be brought into compliance with applicable standards under the following conditions:

**Response:** The subject site is currently vacant, unimproved land and does not contain existing, non-conforming access features. Therefore, the standards included in this section do not apply.

17.100.070 - Review procedures.

- A. Access Permit Required. Access to a public street (e.g., a new curb cut or driveway approach) requires an access permit. An access permit may be in the form of a letter to the applicant, or it may be attached to a land use decision notice as a condition of approval. In either case, approval of an access permit shall follow the procedures and requirements of the applicable road authority, as determined through the Type I review procedures found in Section 17.188.010.

**Response:** It is understood that an access permit for each of the driveways for the future homes will be required.

- B. Traffic Study Requirements.  
(...)

**Response:** This application involves site design review for 38 future single-family attached dwellings within the approved JR Meadows No. 3 Subdivision. A Transportation Impact Analysis was included with the JR Meadows No. 3 Subdivision application materials that included the lots that are included in this site design review application. Therefore, a new traffic study is not necessary or warranted for this site design review application.

- C. Conditions of Approval. The City may require the closing or consolidation of existing curb cuts or other vehicle access points, recording of reciprocal access easements (i.e., for shared driveways), development of a frontage street, installation of traffic control devices, and/or other mitigation as a condition of granting an access permit, to ensure the safe and efficient operation of the street and highway system.

**Response:** As shown on the Preliminary Site Design Review Plans (Exhibit A), each of the lots has access to a public street, traffic mitigation is not needed or warranted. To the extent applicable, this requirement is satisfied.

- D. Access permit reviews shall address the following criteria:

1. Access shall be properly placed in relation to sight distance, driveway spacing, and other related considerations, including opportunities for joint and cross access;

**Response:** As shown on the Preliminary Site Design Review Plans (Exhibit A), each of the lots included in this project will be accessed from a public street. The plans further illustrate that the future driveways meet applicable criteria related to sight distance and driveway spacing. To the extent applicable, this standard is met.

2. The road system shall provide adequate access to buildings for residents, visitors, deliveries, emergency vehicles, and service vehicles;

**Response:** This application does not include new roads. This standard does not apply.

3. The access shall be consistent with the access management standards in the most current adopted City of Carlton Transportation System Plan.

**Response:** This application involves site design review for future single-family attached homes that will have driveways that provide access to public streets. As shown on the Preliminary Site Design Review Plans (Exhibit A), the planned access for these lots is consistent with the City of Carlton's Transportation System. This requirement is satisfied.

- E. Any application that involves access to the State Highway System shall be reviewed by the Oregon Department of Transportation for conformance with state access management standards.

**Response:** This application does not involve access to the State Highway System. Therefore, this requirement does not apply.

#### Chapter 17.106 - RESIDENTIAL DESIGN STANDARDS

##### 17.106.020 - Applicability.

This section applies to the following building types:

(...)

- B. Duplexes, triplexes, and attached single-family dwellings (e.g., townhomes) are subject to all provisions of Chapter 17.106;

**Response:** This application involves site design review for attached single-family homes; therefore, the provisions of this chapter are applicable to this project.

##### 17.106.030 - Design standards.

- A. Single-Family Dwellings—Not Attached (non-common wall). All single-family dwellings shall have a garage or carport containing not less than two hundred (200) square feet of covered vehicle/storage space. The garage shall be constructed of materials that are similar in color, material, and appearance to the primary structure. The garage or carport shall be constructed prior to occupancy.

**Response:** This application involves site design review for future single-family attached homes. Therefore, these provisions are not applicable. That said, as shown on the Preliminary Architectural Plans (Exhibit B), each of the future homes is planned to have an attached garage that will be constructed with similar materials as the primary structure and is at least 200 square feet. This criterion is met.

- B. **Building Orientation Standard.** All residential buildings, except single-family non-attached (non-common wall) dwellings and accessory structures, shall be oriented to a street. This standard is met when at least one building on a site is placed within twenty (20) feet of a street right-of-way ("street"), and such building contains a dwelling entrance facing the street. Multi-family building entrances may include entrances to individual units, lobby entrances, or breezeway/courtyard entrances (i.e., to a cluster of units). Alternatively, a building may have its entrance oriented to a side yard when a direct pedestrian walkway is provided between the building entrance and the street, and the elevation facing the street contains windows, a porch and/or other detailing to avoid a blank wall appearance and to provide visibility of the street from the dwelling or garage, as applicable.

**Response:** This standard appears to be applicable for multi-family buildings, not single-family attached homes. That said, as shown on the Preliminary Site Plan included in Exhibit A, each of the homes are planned to be oriented toward the street and have covered patios within 20 feet of the street right-of-way. To the extent applicable, this standard is satisfied.

- C. Except as allowed for single-family attached dwellings under subsection 17.106(E), for the purposes of complying with subsection 17.106.030(B), no off-street parking, garage or carport entrance, drive, or other vehicle areas shall be placed between any building and the street to which it is oriented.

**Response:** This project involves site design review for single-family attached homes. Therefore, this provision does not apply.

- D. **Building form and detailing.** New buildings and building additions subject to site development review shall conform to all of the following standards, as applicable. The graphics provided with each standard are intended to show examples of how to comply. Other building styles and designs can be used to comply, so long as they are consistent with the text of this section. An architectural feature (i.e., as shown in the graphics) may be used to comply with more than one standard.

1. **Building Form.** The continuous horizontal distance (i.e., as measured from end-wall to end-wall) of individual buildings shall not exceed one hundred sixty (160) feet. All buildings shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building surfaces, as generally shown in Figure 17.106.030(D). Along the vertical face of a structure, such features shall occur at a minimum of once every forty (40) feet, and on each floor shall contain at least two (2) of the following features:
  - a. Recess (e.g., deck, patio, courtyard, entrance or similar feature) that has a minimum depth of four (4) feet;
  - b. Extension (e.g., floor area, deck, patio, entrance, or similar feature) that projects a minimum of two (2) feet and runs horizontally for a minimum length of four (4) feet; and/or

- c. Offsets or breaks in roof elevation of two (2) feet or greater in height.

**Response:** The Preliminary Architectural Plans (Exhibit B) depict the planned building horizontal distance as less than 160 feet in length. Additionally, the future townhomes include front porches and offset roof patterns, meeting the above standards.

2. **Eyes on the Street.** All building elevations visible from a street right-of-way shall provide doors, porches, balconies, and/or windows. A minimum of fifty (50) percent of front (i.e., street-facing) elevations, and a minimum of twenty-five (25) percent of side and rear building elevations, as applicable, shall meet this standard. "Percent of elevation" is measured as the horizontal plane (lineal feet) containing doors, porches, balconies, terraces and/or windows. The standard applies to each full and partial building story.

**Response:** As shown on the Preliminary Site Design Review Plans (Exhibit A), the lots included in this application will face E Wilson Street, S 5<sup>th</sup> Street, E Cleveland Street, and S 3<sup>rd</sup> Street. Additionally, there are corner lots (Lots 94, 101, 114, and 119) that will have an additional street-facing elevation. The Preliminary Architectural Plans (Exhibit B) include buildings with two elevation types (Modern and Northwest) that will be used for this project. These plans include calculations that illustrate that each of the elevations meets the above requirements.

3. **Detailed Design.** All buildings shall provide detailed design along all elevations (i.e., front, rear and sides). Detailed design shall be provided by using at least two (2) of the following architectural features on all elevations, as appropriate for the proposed building type and style (may vary features on rear/side/front elevations):
- a. Dormers;
  - b. Gables;
  - c. Recessed entries;
  - d. Covered porch entries;
  - e. Cupolas or towers;
  - f. Pillars or posts;
  - g. Eaves (minimum six-inch projection);
  - h. Off-sets in building face or roof (minimum sixteen (16) inches);
  - i. Window trim (minimum four inches wide);
  - j. Bay windows;
  - k. Balconies;
  - l. Decorative patterns on exterior finish (e.g., scales/shingles, wainscoting, ornamentation, and similar features);
  - m. Decorative cornices and roof lines (e.g., for flat roofs);

- n. An alternative feature providing visual relief, similar to options in subsections (3)(a) through (m) of this section.

**Response:** As shown on the Preliminary Architectural Plans (Exhibit B), the planned buildings include gables, covered porch entries, and pillars/posts that meet the requirements above. This standard is met.

- E. **Standard Vehicle Access.** Except as provided under subsection 17.106.030(F), dwellings subject to the provisions of Section 17.106.030 shall have garages or other covered parking accessed from a shared driveway or alley oriented to a side or rear yard, as applicable. Such access shall be created at the time of subdivision or site development review approval, as applicable. An exception to this standard is permitted when existing development patterns or topography makes compliance impracticable. As provided by Chapter 17.100, the city may require the construction of pathways between townhome lots (e.g., between building breaks) to implement code standards for access and circulation.

**Response:** This project involves site design review for future single-family attached homes on lots within the previously approved JR Meadows No. 3 Subdivision. As shown on the Preliminary Site Design Review Plans (Exhibit A), these lots do not abut an alley, and as such the future single-family attached homes are intended to be oriented toward the street and have vehicle access from the front of the lot.

- F. **Alternative (Front) Vehicle Access.** Where compliance with subsection 17.106.030(E) is not practical due to topographic or other site constraints, or an applicant requests an adjustment to said subsection, the city through site development review may approve a garage or other parking area adjacent to a front yard, subject to the following standards, which are intended to minimize interruption of adjacent sidewalks by driveway entrances, slow traffic, improve appearance of the streets, and to minimize paved surfaces and reduce storm water runoff.

**Response:** As discussed herein, the lots included in this application are intended to take access to a public street from the front of the lot.

1. When a garage opening faces a street, it shall be setback from the street property line by not less than twenty (20) feet or recessed behind the front elevation (i.e., living area or covered front porch) by a minimum of four (4) feet.

**Response:** This application includes single-family homes that are designed to be street facing, and as shown on the Preliminary Architectural Plans (Exhibit B) and Preliminary Site Plan included in Exhibit A, the garage is recessed behind the front elevation and front porch by more than 4 feet. This criterion is met.

2. The maximum allowable driveway within a front or street side setback is twenty (20) feet.

**Response:** As shown on the Preliminary Site Design Review Plans (Exhibit A), the driveways for the future homes are ±10 feet in width. This standard is met.

3. The total width of all garage openings on any street-facing building elevation shall not exceed fifty (50) percent of the

total width of the building elevation on which the opening(s) are located, or 22 feet, whichever is less. For example, a twenty-four (24) foot wide unit may have one twelve (12) foot wide recessed garage facing the street.

**Response:** As shown on the Preliminary Architectural Plans (Exhibit B), the total width of the paired townhomes included in this application is 40 feet. The plans further illustrate that the total width of the two garages included in the paired townhomes is 16 feet. Therefore, this criterion is satisfied.

4. Two adjacent garages shall share one driveway when individual driveways would otherwise be separated by less than twenty (20) feet (i.e., the width of one on-street parking space). When a driveway serves more than one lot, the developer shall record an access and maintenance easement/agreement to benefit each lot, before building permit issuance.

**Response:** As shown on the Preliminary Site Design Review Plans (Exhibit A), these homes are designed in pairs and will have driveways next to each other to maximize the on-street parking. To the extent applicable, this standard is met.

- G. **Open Space.** New subject to the provisions of this Chapter shall provide open space in compliance with all of the following requirements:

1. **Common Open Space Standard.** Inclusive of required setback yards, a minimum of fifteen (15) percent of the site area shall be designated and permanently reserved as usable common open space in developments that are at least three acres in size with more than ten (10) dwelling units. The site area is defined as the lot or parcel on which the development is planned, after subtracting any required dedication of street right-of-way and other land for public purposes (e.g., public park or school grounds, etc.). Sensitive lands and historic buildings or landmarks open to the public and designated by the comprehensive plan may be counted toward meeting the common open space requirements.

**Response:** These criteria appear to be intended for multi-family buildings and not single-family homes. That said, pursuant to the above provision, a site that is at least 3 acres in size is subject to this standard. As this site is ±2.49 acres in size, this standard does not apply.

2. **Private Open Space Standard.** Private open space areas shall be required for dwelling units based on all of the following standards:
  - a. A minimum of fifty (50) percent of all ground-floor housing units shall have front or rear patios or decks measuring at least forty-eight (48) square feet. Ground-floor housing means the housing unit entrance (front or rear) is within five (5) feet of the finished ground elevation (i.e., after grading and landscaping);
  - b. A minimum of fifty (50) percent of all upper-floor housing units shall have balconies or porches measuring at least twenty-four (24) square feet.



Upper-floor housing means housing units that are more than five (5) feet above the finished grade; and

**Response:** This application involves site design review for future single-family attached homes. These criteria for dwelling units appear to be intended for multi-family homes and not single-family attached homes. That said, as shown on the Preliminary Architectural Plans (Exhibit B), each of the future single-family attached homes include rear patios that are at least 48 square feet. To the extent applicable, these criteria are met.

- c. Private open space areas shall be oriented toward common open space areas and away from adjacent single-family residences, trash receptacles, parking and drives to the greatest extent practicable.

**Response:** As discussed herein, the code provisions related to private open space appear to be intended for multi-family buildings, not single-family attached homes. That said, as discussed in Section 17.106.030.G.1, this project does not include common open space nor is it required to include common open space. This criterion is not applicable.

3. Common Areas. "Common areas" (e.g., landscaping in private tracts, shared driveways, private alleys, and similar uses) shall be maintained by a homeowners association or other legal entity. A homeowners association may also be responsible for exterior building maintenance. A copy of any applicable covenants, restrictions and conditions shall be recorded and provided to the city before building permit approval.

**Response:** This application does not include common area, and a homeowners' association is not necessary for this project. Therefore, this standard does not apply.

4. Exemptions. Exemptions to the common open space standard may be granted for multi-unit developments of up to ten (10) units. Exemptions may be granted for the first twenty (20) units of a larger project when the development is located within one-quarter mile (measured walking distance) of a public park, and there is a direct, accessible (i.e., Americans With Disabilities Act-compliant), lighted, and maintained pedestrian trail or sidewalk between the site and the park. An exemption shall be granted only when the nearby park provides active recreation areas such as play fields; children's play area, sports courts, walking/fitness course, or similar facilities.

**Response:** As discussed in Section 17.106.030.G.1, because the subject site is less than 3 acres, this application does not include common open space. Therefore, exemptions to this standard do not apply.

- H. Landscaping and Screening. All yards not otherwise improved with buildings, parking, circulation, or recreation facilities shall be landscaped pursuant to Section 17.84.050. Additional landscaping, fencing or other screening may be required through site development review. All landscaping shall be installed in accordance with Chapter 17.84 and approved plans prior to issuance of building occupancy permits.

**Response:** The Preliminary Landscape Plan included in Exhibit A shows planned landscaping in yards not otherwise improved with buildings, parking, or circulation. This standard is satisfied.

- I. **Trash Receptacles.** Trash receptacles shall be oriented away from adjacent residences and shall be fully screened with an evergreen hedge or solid fence or wall of not less than six (6) feet in height.

**Response:** This provision appears to be intended for multifamily homes, not single-family attached homes. Each of the future homeowners will have their own garbage and recycling cans that will need to be stored on their lot. These receptacles will be stored on their lots either on the sides of their homes or within garages as is typical with single-family homes.

#### Chapter 17.132 - GENERAL EXCEPTIONS

##### 17.132.010 - General exception to building height.

Projections such as chimneys, spires, domes, elevator shaft housing, flagpoles, and other similar objects not used for human occupancy are not subject to the building height limitations of the underlying zone.

**Response:** As shown on the Preliminary Architectural Plans (Exhibit B), the planned building heights meet the maximum building height requirements listed in Section 17.22.040. Although compliance with building height is to be addressed at the time of building permit review, exceptions to building heights are not anticipated to be needed.

##### 17.132.020 - Height exceptions for public buildings.

Public or quasi-public buildings, hospitals, places of worship, and educational institutions may be constructed to a height not to exceed forty-five (45) feet provided the required yards are increased one foot for each foot of additional building height above the height regulation for the zone.

**Response:** This application involves site design review for single-family attached dwellings, and not the construction of public buildings. Therefore, this exception is not applicable.

##### 17.132.030 - Public dedications.

Setback restrictions of this title shall not apply to existing structures whose setback is reduced by a public dedication.

**Response:** This application does not include setbacks that are reduced by public dedication. Therefore, this standard is not applicable.

##### 17.132.040 - Miscellaneous setback exceptions.

Setback limitations stipulated elsewhere in this title may be modified as follows:

- A. **Bus shelters** that are intended for use by the general public and are under public ownership and/or control shall be exempt from setback requirements.
- B. **Side and rear yards of underground structures** may be reduced to three (3) feet except all openings into the structure, including doors, windows, skylights, plumbing, intake and exhaust vents, shall meet the minimum setbacks of the district.

**Response:** This application does not include exceptions to the minimum setback standards. Therefore, the standards included in this section do not apply.

#### Chapter 17.140 - USES PERMITTED IN ALL ZONES

##### 17.140.010 - Permitted uses.

The following uses and activities are permitted in all zones:

- A. Placement and maintenance of underground or above ground wires, cables, pipes, guys, support structures, pump stations, drains, and detention basins within rights-of-ways by public agencies and utility companies for telephone, TV cable, or electrical power transmission, or transmission of natural gas, petroleum products, geothermal water, water, wastewaters, sewage and rainwater.

**Response:** As permitted by this provision, this application involves future single-family attached homes that will include connections to underground utilities that will be installed with the JR Meadows No. 3 Subdivision improvements.

- B. Railroad tracks and related structures and facilities located within rights-of-ways controlled by a railroad operator.

**Response:** The subject site does not contain railroad tracks or related structures/facilities. Therefore, this is not applicable.

#### Division VI. - APPLICATION REQUIREMENTS AND REVIEW CRITERIA

#### Chapter 17.144 - SUMMARY OF APPLICATION TYPES

##### 17.144.010 - Generally.

All development permits and land use actions are processed under the administrative procedures provided for in this chapter. There are four types of actions, each with its own procedures.

##### 17.144.030 - Type II action.

- A. Type II action is a quasi-judicial review in which the Planning Commission applies a mix of objective and subjective standards that allow considerable discretion. Public notice and a public hearing is provided, see Chapter 17.192. Appeal of a Type II decision is to the City Council. The following actions are processed under a Type II procedure:

(...)

- C. Site design review, major;

**Response:** This application involves site design review; therefore, this application will be reviewed through a Type II action.

#### Chapter 17.156 - SITE DESIGN REVIEW

##### 17.156.020 - Process.

This chapter provides for two types of site design review. "Major site design review" applications shall be reviewed in accordance with the Type II review procedures, and "minor site design review" applications are reviewed in accordance with the Type I review procedures. An application for site design review shall be filed with the city recorder and accompanied by the appropriate fee. It shall be the applicant's responsibility to submit a complete application that addresses the review criteria of this chapter.

**Response:** It is understood that this application will be processed through a Type II procedure.

17.156.040 - Applicability of provisions.

- A. Major Site Design Review. Major site design review shall be applicable to all new developments and major expansion or remodel (twenty-five (25) percent or more increase in total square footage) of existing developments except single-family detached dwellings and individual duplex dwellings (not part of a subdivision proposal) do not require site design review. Major site design review also applies to a development or change in use that requires a new access permit for access onto a state highway, requires the development of additional off-street parking, or increases AM or PM peak hour automobile trips to/from the site by more than ten (10) percent or ten (10) vehicles, whichever is greater. For purposes of this criterion, the current use as of the time of site design review application submittal shall provide the basis for calculating vehicle trips. Where the subject development is not currently in use, the most intensive use of the site during the past twelve (12) months shall serve as the basis for calculating proposed changes in parking and traffic.

**Response:** This application involves site design review for 38 future single-family attached dwellings within the approved JR Meadows No. 3 Subdivision, which is considered to be new development. Therefore, it is understood that this application is processed as a major site design review.

17.156.050 - Submittal requirements.

The following information shall be submitted as part of a complete application for site design review:

- A. Site Analysis:
1. Existing site topography;
  2. Identification of areas exceeding ten (10) percent slopes;

**Response:** The Preliminary Site Design Review Plans included in this application show the above information, as applicable. These submittal requirements are satisfied.

3. Site drainage, areas of potential flooding;

**Response:** This application involves Lots 94–131 of the JR Meadows No. 3 Subdivision. A Preliminary Stormwater Report for JR Meadows No. 3 Subdivision was previously provided to the City that describes the planned stormwater drainage for these lots.

4. Areas with significant natural vegetation;

**Response:** The Existing Conditions Plan included in Exhibit A shows the site does not have existing significant vegetation.

5. Classification of soil types;

**Response:** A Natural Resources Conservation Service (NRCS) Soil Resource Report that includes classification of the soil types for the area is included in Exhibit E. This submittal requirement is satisfied.

6. Existing structures, roadway access, utilities, and easements on the subject site;

**Response:** The Existing Conditions Plan included in Exhibit A includes the above information, as applicable. This submittal requirement is met.

7. Fire flow information;

**Response:** The subject site includes Lots 94–131 of the JR Meadows No. 3 Subdivision. The improvements for JR Meadows No. 3 Subdivision will include a water model that will show there is sufficient fire flow for this site. This submittal requirement is satisfied.

8. Existing and proposed streets, bikeways, and pedestrian facilities within three hundred (300) feet.

**Response:** The Preliminary Site Design Review Plans (Exhibit A) include the above information. This submittal requirement is satisfied.

B. Site Plan:

1. Proposed grading and topographical changes;
2. All proposed structures including finished floor elevations, setbacks, exterior elevations, and exterior finishing;
3. Vehicular and pedestrian circulation patterns, parking, loading and service areas;
4. Proposed access to public roads and highways, railroads or transportation systems;
5. Site drainage plan including methods of storm drainage, sanitary sewer system, water supply system and electrical services. Invert elevations may be required for all underground transmission lines;
6. Proposed landscape plan, to include appropriate visual screening and noise buffering, where necessary, to ensure compatibility with surrounding properties and uses;

**Response:** The Preliminary Site Design Review Plans (Exhibit A) and Preliminary Architectural Plans (Exhibit B) included in the application materials show the information required above, as applicable. This submittal requirement is met.

7. Proposed on-premise signs, fencing or other fabricated barriers, together with their heights and setbacks;

**Response:** This application does not include new on-site signage or fencing. This submittal requirement is not applicable.

8. Proof of ownership and signed authorization for the proposed development if applicant is not the owner of the site; and

**Response:** The required application form and ownership information are included with this application. These submittal requirements are satisfied.

9. A schedule of expected development;

**Response:** This project involves site design review for 38 lots for future attached single-family dwellings within JR Meadows No. 3. Improvements for the infrastructure to accommodate this project are planned to be installed with the JR Meadows No. 3

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Subdivision construction improvements, and the Applicant intends to begin as soon as practicable following land use approvals and plat recordation of JR Meadows No. 3.

10. A traffic impact analysis if requested by the city manager;

**Response:** This application involves site design review for 38 future single-family attached dwellings within the approved JR Meadows No. 3 Subdivision. A Transportation Impact Analysis was included with the JR Meadows No. 3 Subdivision application materials that included the lots that are included in this site design review application. Therefore, a new traffic study is not necessary or warranted for this site design review application.

11. Other appropriate studies and information that may be required by the city manager to adequately evaluate the project, including Traffic Impact Analyses, as applicable.

**Response:** This application includes Preliminary Plans, Preliminary Architectural Plans, and other materials that adequately address relevant provisions of the Carlton Development Code. This submittal requirement is satisfied.

#### IV. 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 City of Carlton Development Code. The evidence in the record is substantial, and the City can rely upon this information in its approval of the application.



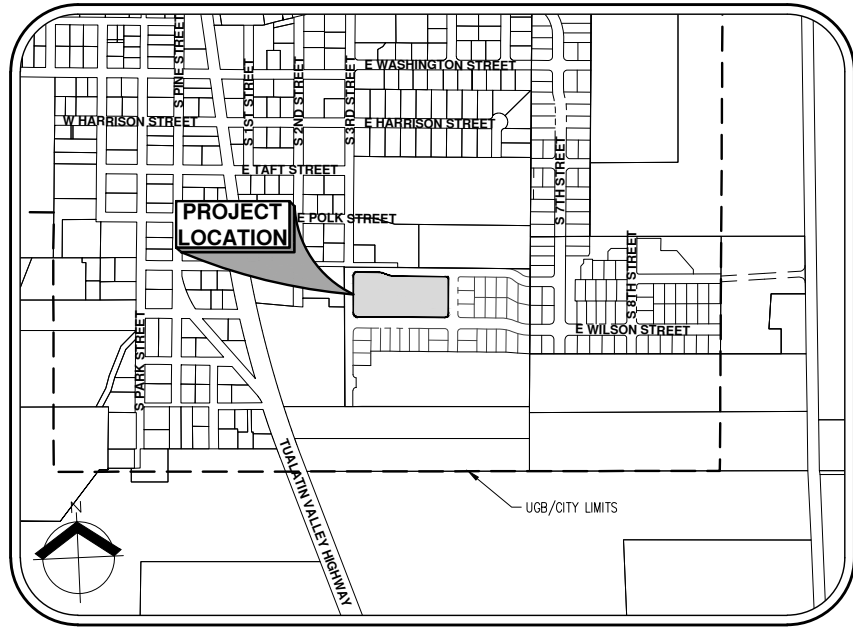
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## **Exhibit A: Preliminary Site Design Review Plans**

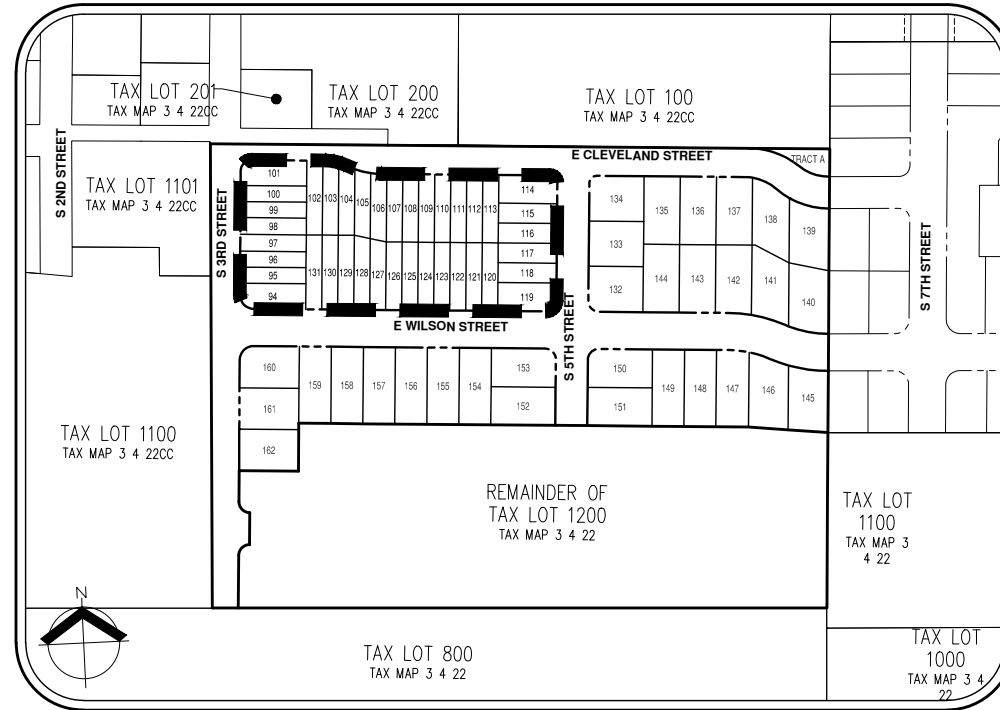
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# JR MEADOWS NO. 3 - TOWNHOMES

## SITE DESIGN REVIEW PLANS LOTS 94-131



**VICINITY MAP**  
1" = 500'



**SITE MAP**  
1" = 150'

**APPLICANT:**

CHAD E. DAVIS CONSTRUCTION, LLC  
2808 19TH AVENUE  
FOREST GROVE, OR 97116

**LAND USE PLANNING /  
LANDSCAPE  
ARCHITECTURE/ CIVIL  
ENGINEERING /  
SURVEYING:**

AKS ENGINEERING & FORESTRY, LLC  
CONTACT: JACKI HERB  
12965 SW HERMAN ROAD, SUITE 100  
TUALATIN, OR 97062

**ARCHITECT:**

SUNTEL DESIGN, INC.  
CONTACT: JAMES D. MEI, AIBD  
155 B AVENUE, SUITE 105.  
LAKE OSWEGO, OREGON 97034

**VERTICAL DATUM:**

ELEVATIONS ARE BASED ON NGS  
MONUMENT U 98 (PID RD0845) BEING A  
BRASS DISK SET IN CONCRETE LOCATED  
66 FEET EAST FROM THE CENTER OF  
PINE STREET AND 32 FEET NORTH FROM  
THE CENTER OF MAIN STREET ELEVATION  
= 202.08 FEET (NAVD 88).

**PROPERTY DESCRIPTION:**

JR MEADOWNS NO. 3 SUBDIVISION  
LOTS 94-131  
CITY OF CARLTON, YAMHILL COUNTY, OREGON.  
SITE AREA = ±2.49 ACRES

**LEGEND**

|                          | EXISTING | PROPOSED | EXISTING | PROPOSED |
|--------------------------|----------|----------|----------|----------|
| DECIDUOUS TREE           |          |          |          |          |
| CONIFEROUS TREE          |          |          |          |          |
| FIRE HYDRANT             |          |          |          |          |
| WATER BLOWOFF            |          |          |          |          |
| WATER METER              |          |          |          |          |
| WATER VALVE              |          |          |          |          |
| DOUBLE CHECK VALVE       |          |          |          |          |
| AIR RELEASE VALVE        |          |          |          |          |
| SANITARY SEWER CLEAN OUT |          |          |          |          |
| SANITARY SEWER MANHOLE   |          |          |          |          |
| SIGN                     |          |          |          |          |
| STREET LIGHT             |          |          |          |          |
| MAILBOX                  |          |          |          |          |
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**SHEET INDEX**

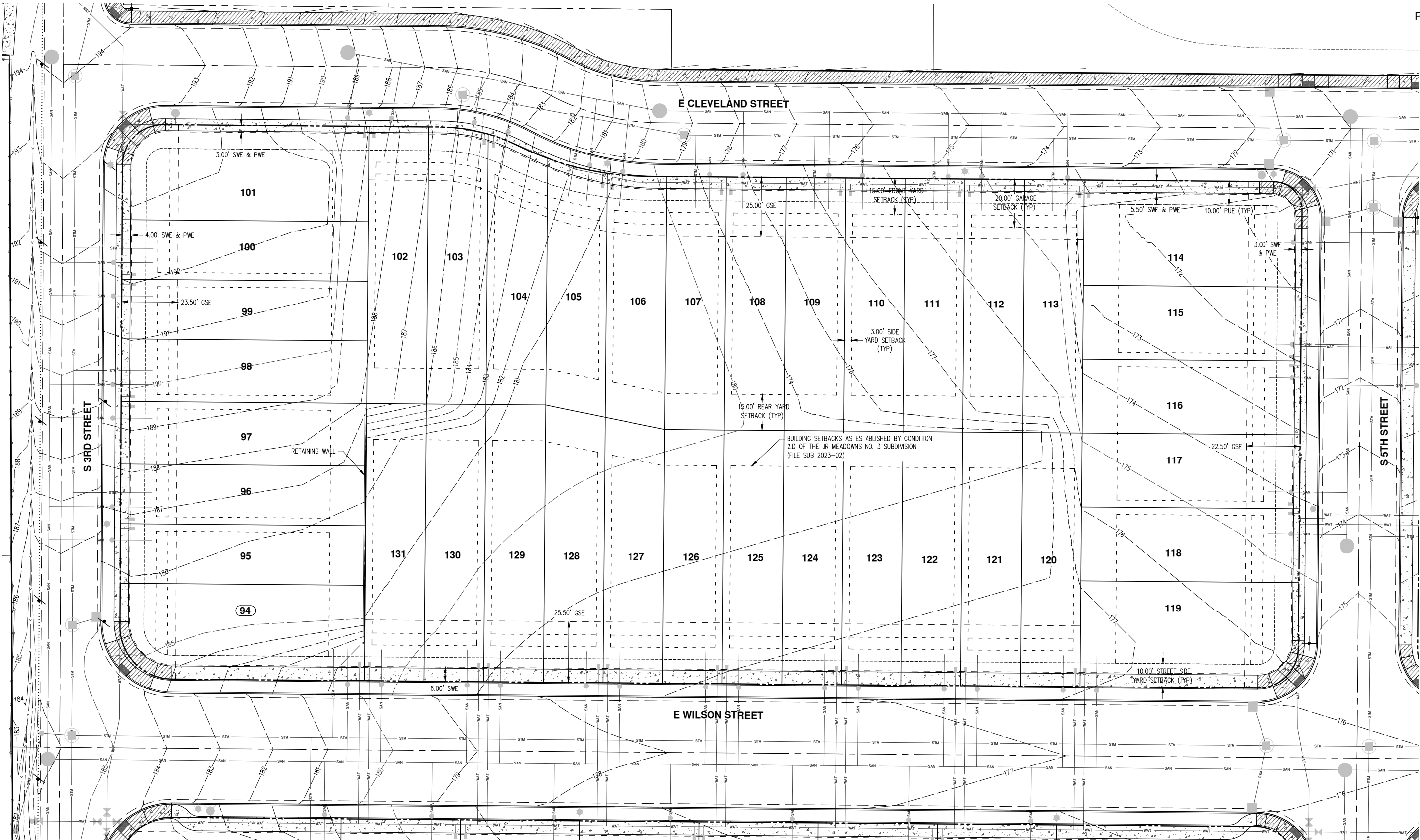
- D1 COVER SHEET WITH VICINITY AND SITE MAP
- D2 EXISTING CONDITIONS PLAN WITH SETBACKS & EASEMENTS
- D3 PRELIMINARY GRADING PLAN
- D4 EXISTING UTILITY PLAN
- D5 PRELIMINARY SITE PLAN
- D6 PRELIMINARY LANDSCAPE PLAN

COVER SHEET WITH VICINITY AND SITE MAP  
 JR MEADOWNS NO. 3  
 SITE DESIGN REVIEW PLANS  
 CARLTON, OREGON



JOB NUMBER: 8632  
 DATE: 04/17/2024  
 DESIGNED BY: NRA  
 DRAWN BY: NRA  
 CHECKED BY: MBH





**LEGEND**

EXISTING GROUND CONTOUR (1 FT) --- -178- ---  
 EXISTING GROUND CONTOUR (5 FT) --- -180- ---

**EASEMENT LEGEND**

GSE GARAGE SETBACK EASEMENT  
 PUE PUBLIC UTILITY EASEMENT  
 PWE PUBLIC WATER EASEMENT  
 SWE SIDEWALK EASEMENT

**SIDEWALK LEGEND**

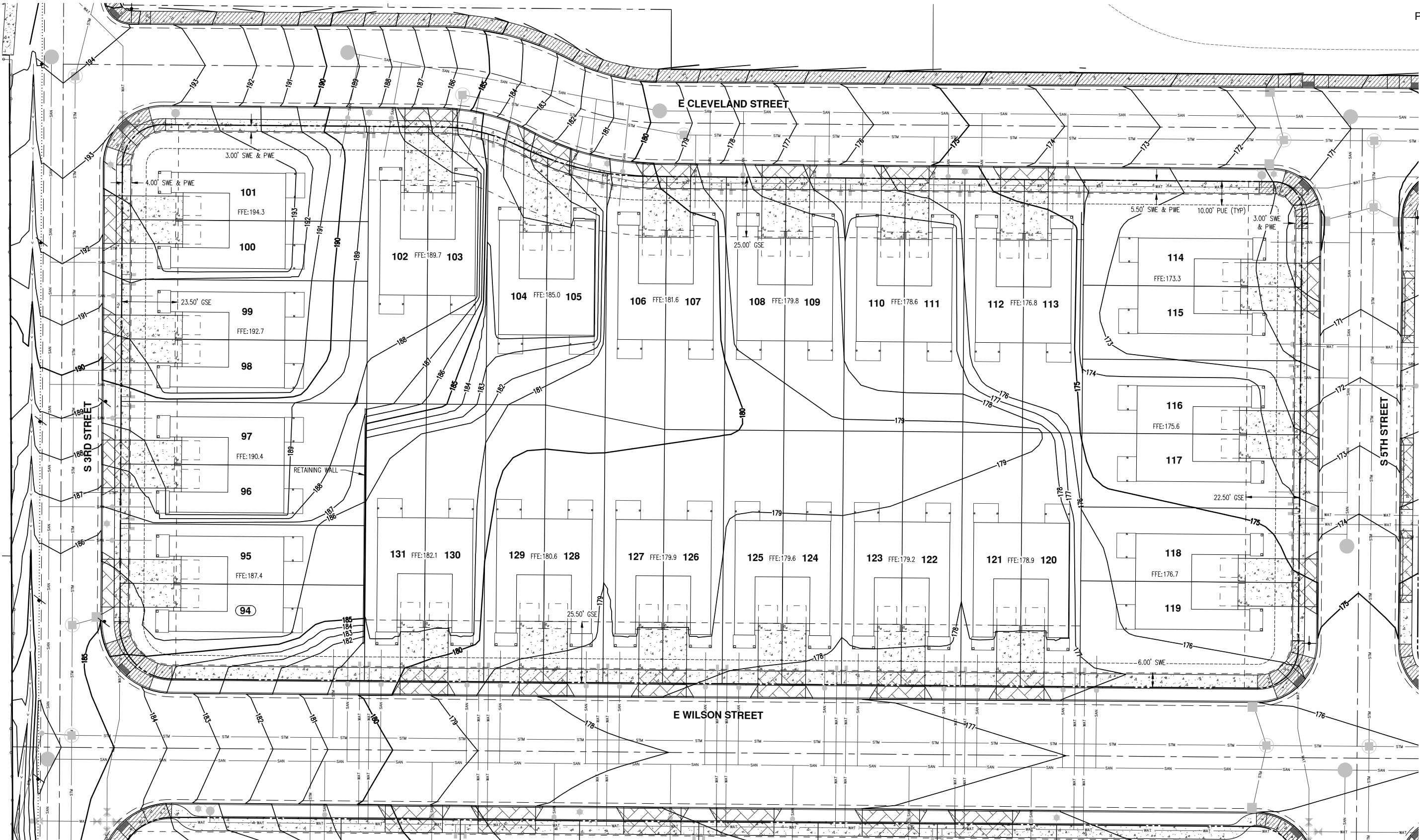
CONCRETE SIDEWALK AND ADJACENT PLANTER STRIP LANDSCAPING TO BE CONSTRUCTED BY HOMEOWNER  
 CONCRETE SIDEWALK AND ADJACENT PLANTER STRIP LANDSCAPING TO BE CONSTRUCTED BY CONTRACTOR

**NOTE:**  
 EXISTING TOPOGRAPHY, UTILITIES, AND SITE IMPROVEMENTS SHOWN OUTSIDE OF THE LOTS NOTED ARE BASED ON PRELIMINARY UNAPPROVED JR MEADOWS NO. 3 PHASE 1 SUBDIVISION CONSTRUCTION PLANS.

SCALE: 1" = 20 FEET  
  
 ORIGINAL PAGE SIZE: 22" x 34"

**EXISTING CONDITIONS PLAN WITH SETBACKS & EASEMENTS**  
**JR MEADOWS NO. 3**  
**SITE DESIGN REVIEW PLANS**  
**CARLTON, OREGON**

PRELIMINARY  
 REGISTERED PROFESSIONAL ENGINEER  
 GREGORY B. HURSEY  
 RENEWAL DATE: 6/30/25  
 JOB NUMBER: 8632  
 DATE: 04/17/2024  
 DESIGNED BY: NRA  
 DRAWN BY: NRA  
 CHECKED BY: MBH



**LEGEND**

FINISHED GRADE CONTOUR (1 FT) ——— 179 ———  
 FINISHED GRADE CONTOUR (5 FT) ——— 180 ———

**NOTE:**  
 FINISHED GRADE CONTOURS AND FINISHED FLOOR ELEVATIONS SHOWN OUTSIDE OF THE LOTS NOTED ARE BASED ON PRELIMINARY UNAPPROVED JR MEADOWS NO. 3 PHASE 1 SUBDIVISION CONSTRUCTION PLANS.

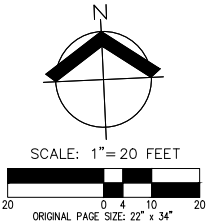
**EASEMENT LEGEND**

GSE GARAGE SETBACK EASEMENT  
 PUE PUBLIC UTILITY EASEMENT  
 PWE PUBLIC WATER EASEMENT  
 SWE SIDEWALK EASEMENT

**SIDEWALK LEGEND**

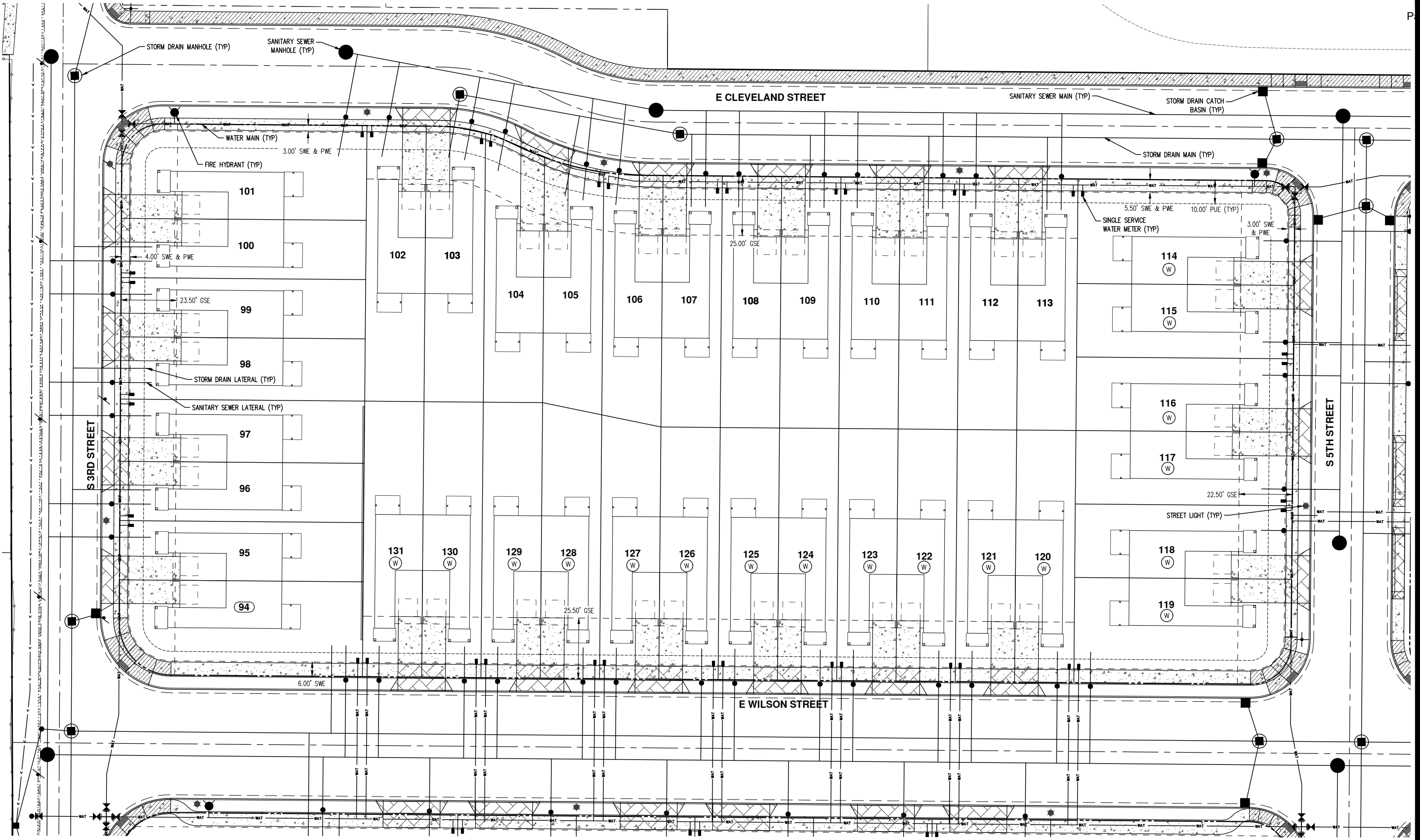
CONCRETE SIDEWALK AND ADJACENT PLANTER STRIP LANDSCAPING TO BE CONSTRUCTED BY HOMEOWNER  
 CONCRETE SIDEWALK AND ADJACENT PLANTER STRIP LANDSCAPING TO BE CONSTRUCTED BY CONTRACTOR  
 SIDEWALK AND DRIVEWAY ACCESS TO BE CONSTRUCTED BY HOMEOWNER

**NOTE:**  
 EXISTING TOPOGRAPHY, UTILITIES, AND SITE IMPROVEMENTS SHOWN OUTSIDE OF THE LOTS NOTED ARE BASED ON PRELIMINARY UNAPPROVED JR MEADOWS NO. 3 PHASE 1 SUBDIVISION CONSTRUCTION PLANS.



**PRELIMINARY GRADING PLAN  
 JR MEADOWS NO. 3  
 SITE DESIGN REVIEW PLANS  
 CARLTON, OREGON**

**REGISTERED PROFESSIONAL ENGINEER**  
 WALTER B. HURLEY  
 RENEWAL DATE: 6/30/25  
 JOB NUMBER: 8632  
 DATE: 04/17/2024  
 DESIGNED BY: NRA  
 DRAWN BY: NRA  
 CHECKED BY: MBH



**EASEMENT LEGEND**

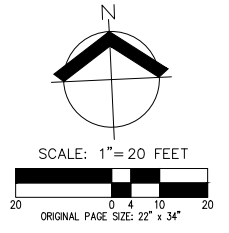
|     |                         |
|-----|-------------------------|
| GSE | GARAGE SETBACK EASEMENT |
| PUE | PUBLIC UTILITY EASEMENT |
| PWE | PUBLIC WATER EASEMENT   |
| SWE | SIDEWALK EASEMENT       |

**SIDEWALK LEGEND**

|           |  |
|-----------|--|
| [Pattern] | CONCRETE SIDEWALK AND ADJACENT PLANTER STRIP LANDSCAPING TO BE CONSTRUCTED BY HOMEOWNER  |
| [Pattern] | CONCRETE SIDEWALK AND ADJACENT PLANTER STRIP LANDSCAPING TO BE CONSTRUCTED BY CONTRACTOR |
| [Pattern] | SIDEWALK AND DRIVEWAY ACCESS TO BE CONSTRUCTED BY HOMEOWNER                              |

**KEYED NOTES:**  
 (W) LOTS SHALL UTILIZE CURB WEEP HOLES FOR ROOF DRAIN CONNECTIONS

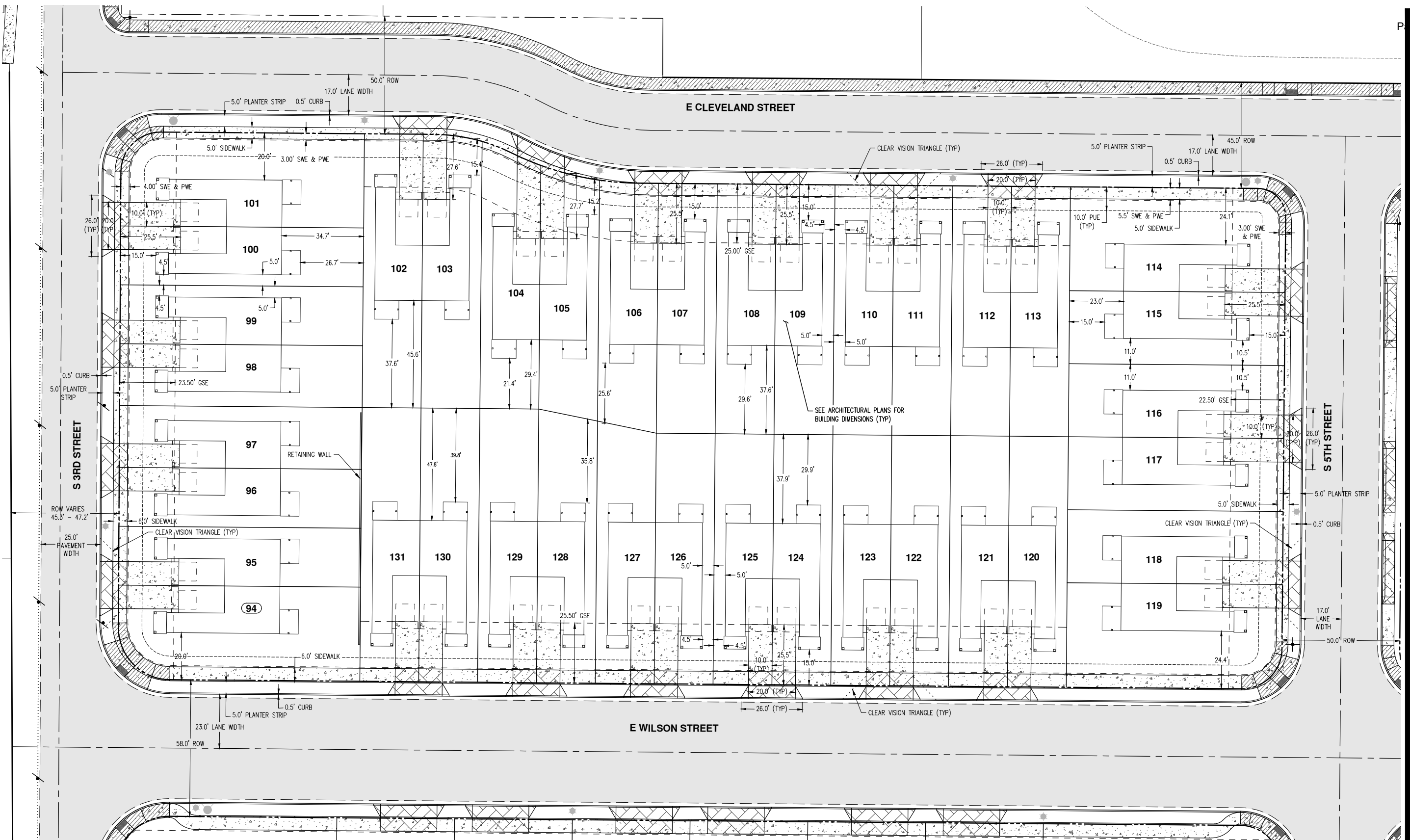
**NOTE:**  
 EXISTING TOPOGRAPHY, UTILITIES, AND SITE IMPROVEMENTS SHOWN OUTSIDE OF THE LOTS NOTED ARE BASED ON PRELIMINARY UNAPPROVED JR MEADOWS NO. 3 PHASE 1 SUBDIVISION CONSTRUCTION PLANS.



**EXISTING UTILITY PLAN  
 JR MEADOWS NO. 3  
 SITE DESIGN REVIEW PLANS  
 CARLTON, OREGON**

**REGISTERED PROFESSIONAL ENGINEER**  
**CONSTRUCTION**  
 CONSIDERY B. HURLEY  
 RENEWAL DATE: 6/30/25

JOB NUMBER: 8632  
 DATE: 04/17/2024  
 DESIGNED BY: NRA  
 DRAWN BY: NRA  
 CHECKED BY: MBH



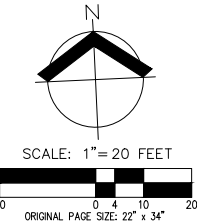
**EASEMENT LEGEND**

|     |                         |
|-----|-------------------------|
| GSE | GARAGE SETBACK EASEMENT |
| PUE | PUBLIC UTILITY EASEMENT |
| PWE | PUBLIC WATER EASEMENT   |
| SWE | SIDEWALK EASEMENT       |

**SIDEWALK LEGEND**

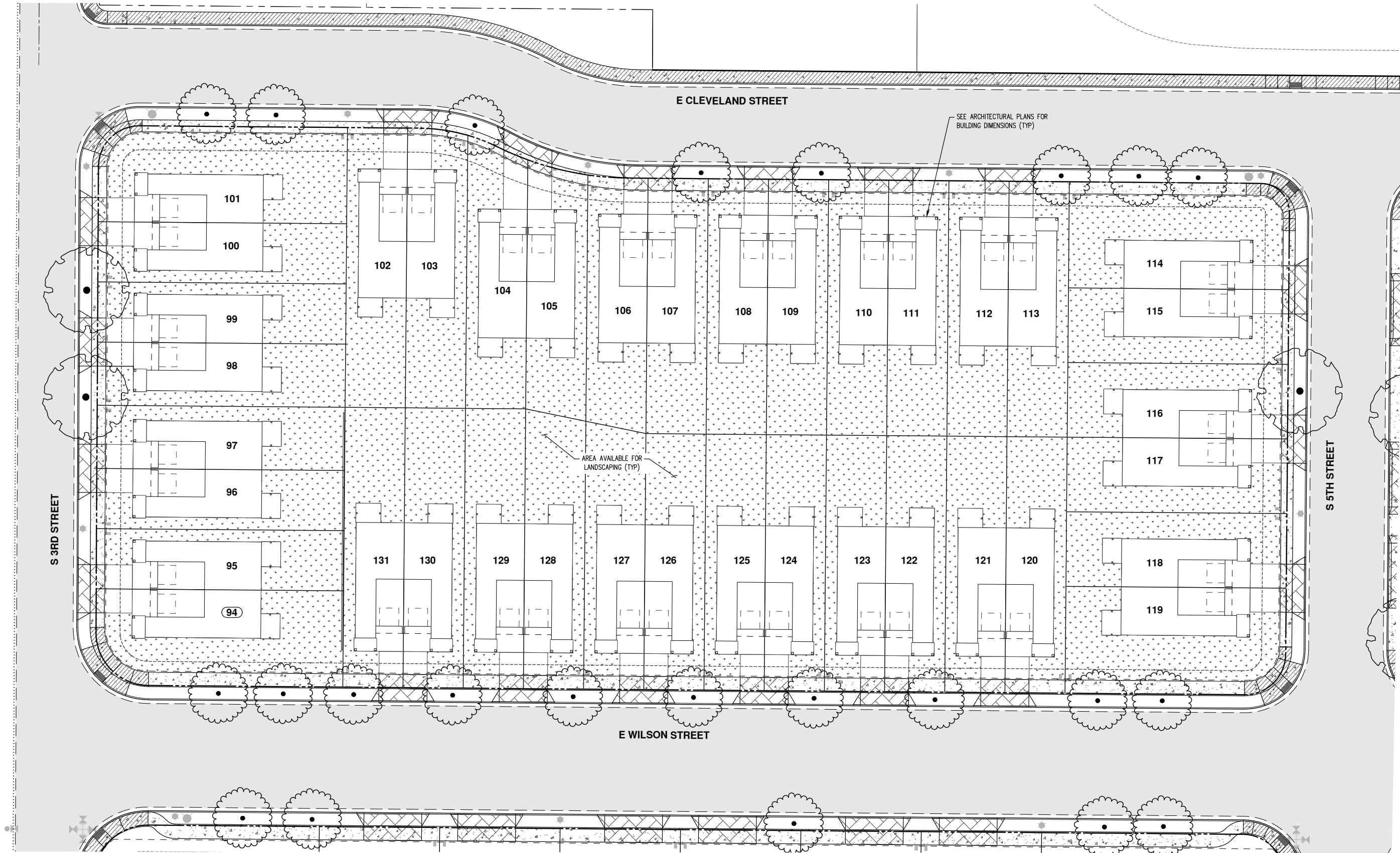
|           |  |
|-----------|--|
| [Pattern] | CONCRETE SIDEWALK AND ADJACENT PLANTER STRIP LANDSCAPING TO BE CONSTRUCTED BY HOMEOWNER  |
| [Pattern] | CONCRETE SIDEWALK AND ADJACENT PLANTER STRIP LANDSCAPING TO BE CONSTRUCTED BY CONTRACTOR |
| [Pattern] | SIDEWALK AND DRIVEWAY ACCESS TO BE CONSTRUCTED BY HOMEOWNER                              |

**NOTE:**  
 EXISTING TOPOGRAPHY, UTILITIES, AND SITE IMPROVEMENTS SHOWN OUTSIDE OF THE LOTS NOTED ARE BASED ON PRELIMINARY UNAPPROVED JR MEADOWS NO. 3 PHASE 1 SUBDIVISION CONSTRUCTION PLANS.



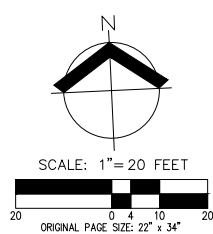
**PRELIMINARY SITE PLAN  
 JR MEADOWS NO. 3  
 SITE DESIGN REVIEW PLANS  
 CARLTON, OREGON**

**REGISTERED PROPERTY**  
**PRELIMINARY**  
**CONSTRUCTION**  
 CONVEYERS: B. HURLEY  
 RENEWAL DATE: 6/30/25  
 JOB NUMBER: 8632  
 DATE: 04/17/2024  
 DESIGNED BY: NRA  
 DRAWN BY: NRA  
 CHECKED BY: MBH



AREA AVAILABLE FOR LANDSCAPING: LANDSCAPING TO INCLUDE A MIXTURE OF LAWN, BARK, MULCH, TREES, SHRUBS, PERENNIALS, ANNUALS, AND GROUNDCOVER TO BE DETERMINED BY FUTURE HOMEOWNER. AT A MINIMUM AT LEAST 50% OF THE LANDSCAPE AREA NOT COVERED WITH DRIVEWAYS, PATIOS, OR PATHS SHALL HAVE VEGETATIVE COVER. DROUGHT TOLERANT PLANTS ARE RECOMMENDED.

**NOTE:**  
 EXISTING TOPOGRAPHY, UTILITIES, AND SITE IMPROVEMENTS SHOWN OUTSIDE OF THE LOTS NOTED ARE BASED ON PRELIMINARY UNAPPROVED JR MEADOWS NO. 3 PHASE 1 SUBDIVISION CONSTRUCTION PLANS.  
 STREET TREES SHOWN WILL BE REVIEWED AND APPROVED AS PART OF THE JR MEADOWS NO. 3 SUBDIVISION CONSTRUCTION PLAN APPROVALS.



**PRELIMINARY LANDSCAPE PLAN  
 JR MEADOWS NO. 3  
 SITE DESIGN REVIEW PLANS  
 CARLTON, OREGON**



RENEWAL DATE: 6/30/25  
 JOB NUMBER: 8632  
 DATE: 04/17/2024  
 DESIGNED BY: NRA  
 DRAWN BY: NRA  
 CHECKED BY: MBH



---

## **Exhibit B: Preliminary Architectural Plans**

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Modern Elevation for Homes on Interior Lots

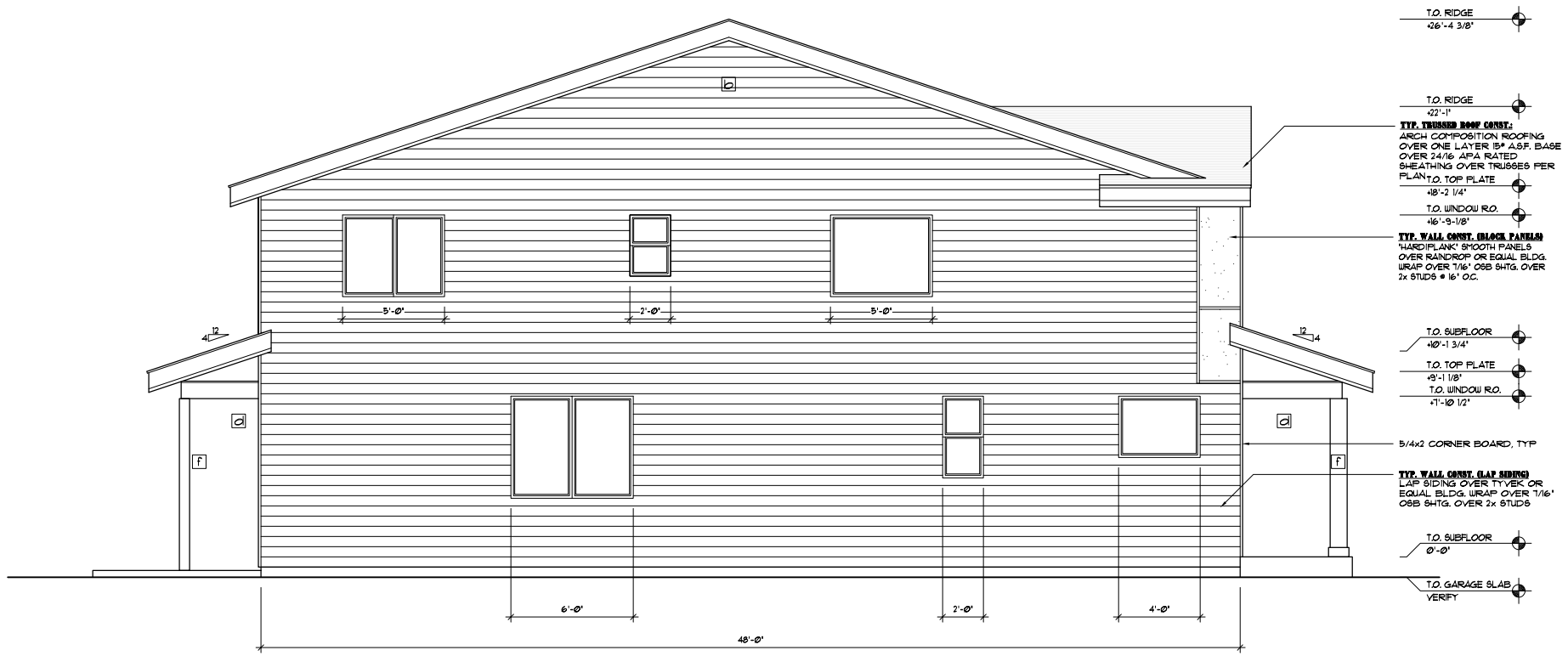
**DETAILED DESIGN ELEMENTS**  
 ALL BUILDINGS SHALL PROVIDE DETAILED DESIGN ALONG ALL ELEVATIONS. DETAILED DESIGN SHALL BE PROVIDED BY USING AT LEAST TWO OF THE FOLLOWING ARCHITECTURAL FEATURES:  
 D. GABLES  
 G. COVERED PORCH ENTRIES  
 F. PILLARS OR POSTS



**GLAZING REQUIREMENTS**

|                              |                |
|------------------------------|----------------|
| STREET FACING ELEVATIONS -   | 50 PERCENT     |
| GLAZING REQUIRED             | 40'x50'+10'    |
| MAIN FLOOR GLAZING PROVIDED  | 22'+55 PERCENT |
| UPPER FLOOR GLAZING PROVIDED | 22'+55 PERCENT |

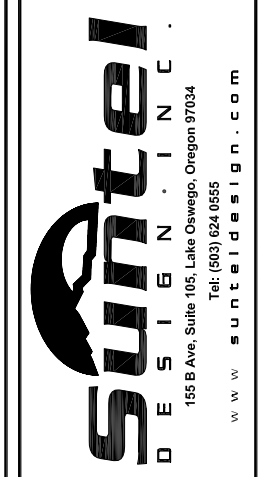
**FRONT ELEVATION**  
 SCALE: 1/4"-1'-0"



**GLAZING REQUIREMENTS**

|                                |                |
|--------------------------------|----------------|
| NON-STREET FACING ELEVATIONS - | 25 PERCENT     |
| GLAZING REQUIRED               | 48'x25'+12'    |
| MAIN FLOOR GLAZING PROVIDED    | 12'+25 PERCENT |
| UPPER FLOOR GLAZING PROVIDED   | 12'+25 PERCENT |

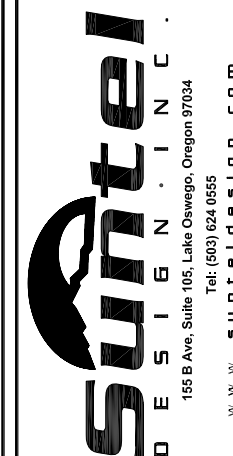
**LEFT ELEVATION**  
 SCALE: 1/4"-1'-0"



THESE PLANS HAVE BEEN LICENSED FOR THE CONSTRUCTION OF ONE BUILDING ONLY. UNAUTHORIZED USE OR COPYING OF THE PLANS, OR THE DESIGN THE DEPT. INFRINGES RIGHTS UNDER THE COPYRIGHT ACT THAT INCLUDE PENALTIES OF UP TO \$100,000 PER WORK WILLFULLY INFRINGED. THESE PLANS HAVE BEEN PREPARED TO MEET RC BUILDING CODES AND MAY REQUIRE ADAPTATION TO MEET SPECIFIC SITE CONDITIONS AND LOCAL BUILDING REGULATIONS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION FOR ERRORS AND OMISSIONS. PLEASE SEE YOUR LICENSE AGREEMENT FOR FURTHER INFORMATION.

PLAN NAME: SCOTTSDALE B  
 DATE: 022224\_JDM





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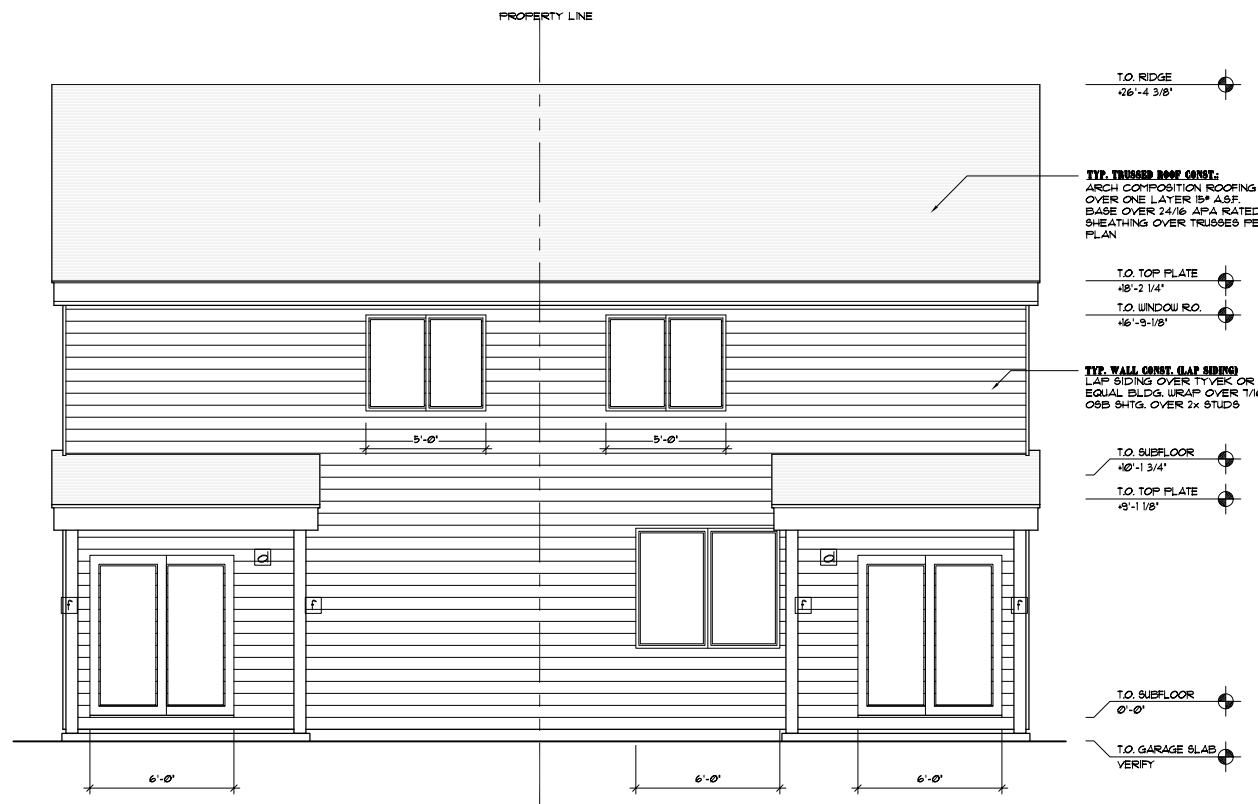
PLAN NAME: SCOTTSDALE B

DATE: 022224\_JDM

**2**

# Modern Elevation for Homes on Interior Lots

**DETAILED DESIGN ELEMENTS**  
ALL BUILDINGS SHALL PROVIDE DETAILED DESIGN ALONG ALL ELEVATIONS. DETAILED DESIGN SHALL BE PROVIDED BY USING AT LEAST TWO OF THE FOLLOWING ARCHITECTURAL FEATURES:  
B. GABLES  
C. COVERED PORCH ENTRIES  
F. PILLARS OR POSTS



**GLAZING REQUIREMENTS**

|   |               |
|---|---------------|
| NON-STREET FACING ELEVATIONS - GLAZING REQUIRED | 25 PERCENT    |
| 40'x25+10'                                      |               |
| MAIN FLOOR GLAZING PROVIDED                     | 12+30 PERCENT |
| UPPER FLOOR GLAZING PROVIDED                    | 10+25 PERCENT |

**REAR ELEVATION**  
SCALE: 1/4"=1'-0"



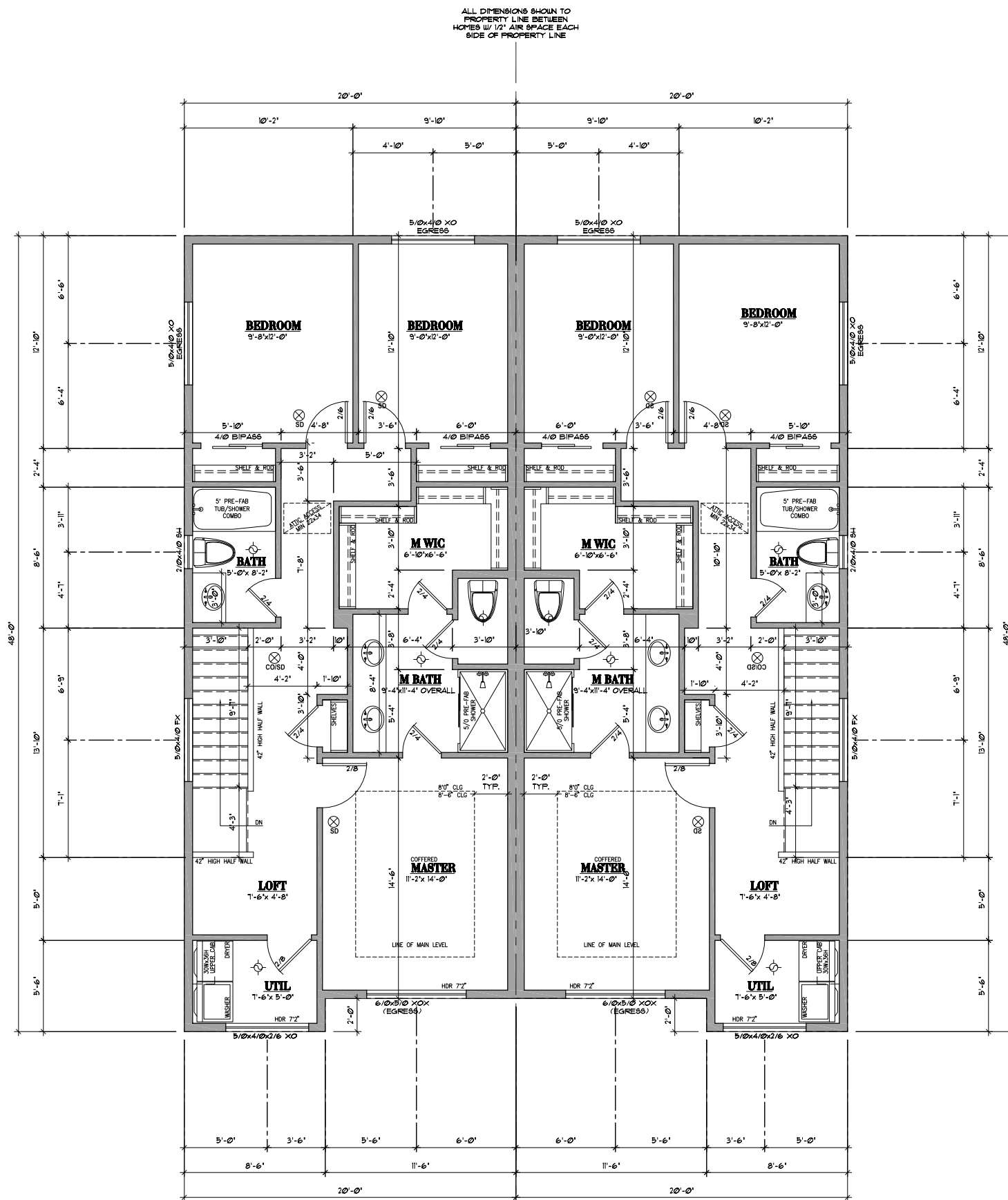
**GLAZING REQUIREMENTS**

|   |               |
|---|---------------|
| NON-STREET FACING ELEVATIONS - GLAZING REQUIRED | 25 PERCENT    |
| 48'x25+12'                                      |               |
| MAIN FLOOR GLAZING PROVIDED                     | 12+25 PERCENT |
| UPPER FLOOR GLAZING PROVIDED                    | 12+25 PERCENT |

**RIGHT ELEVATION**  
SCALE: 1/4"=1'-0"







**UPPER LEVEL FLOOR PLAN**  
SCALE: 1/4"=1'-0" 885 SQ. FT.



THESE PLANS HAVE BEEN LICENSED FOR THE CONSTRUCTION OF ONE BUILDING ONLY. UNAUTHORIZED USE OR COPYING OF THE PLANS, OR THE DESIGN THEREOF, INFRINGES RIGHTS UNDER THE COPYRIGHT ACT THAT INCLUDE PENALTIES OF UP TO \$100,000 PER WORK WILLFULLY INFRINGED. THESE PLANS HAVE BEEN PREPARED TO MEET RC BUILDING CODES AND MAY REQUIRE ADAPTATION TO MEET SPECIFIC SITE CONDITIONS AND LOCAL BUILDING REGULATIONS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION FOR ERRORS AND OMISSIONS. PLEASE SEE YOUR LICENSE AGREEMENT FOR FURTHER INFORMATION.

PLAN NAME: SCOTTSDALE B  
DATE: 022224\_JDM

# Modern Elevation for Homes on Corner Lots

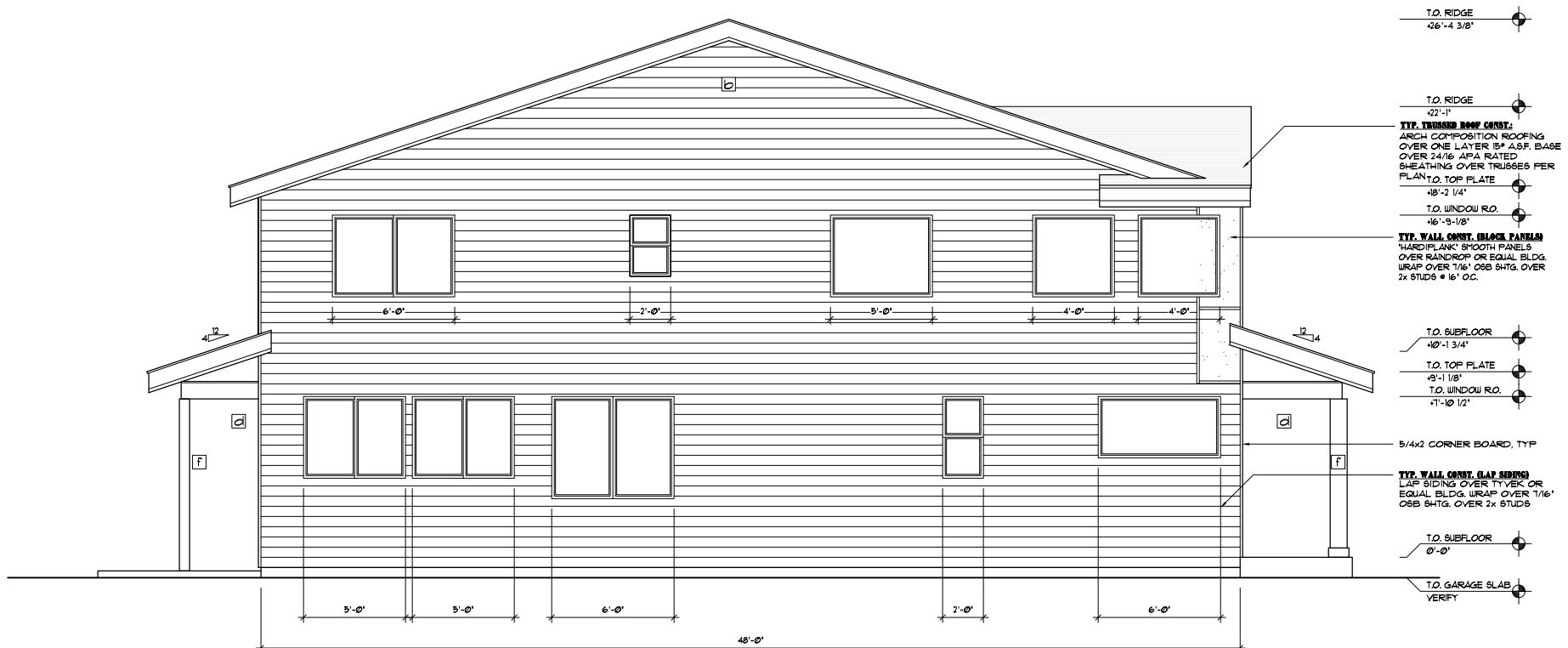
**DETAILED DESIGN ELEMENTS**  
ALL BUILDINGS SHALL PROVIDE DETAILED DESIGN ALONG ALL ELEVATIONS. DETAILED DESIGN SHALL BE PROVIDED BY USING AT LEAST TWO OF THE FOLLOWING ARCHITECTURAL FEATURES:  
D. GABLES  
E. COVERED PORCH ENTRIES  
F. PILLARS OR POSTS



**GLAZING REQUIREMENTS**

|                              |                 |
|------------------------------|-----------------|
| STREET FACING ELEVATIONS -   | 50 PERCENT      |
| GLAZING REQUIRED             | 40 x 50 + 20'   |
| MAIN FLOOR GLAZING PROVIDED  | 22 + 55 PERCENT |
| UPPER FLOOR GLAZING PROVIDED | 22 + 55 PERCENT |

**FRONT ELEVATION**  
SCALE: 1/4"-1'-0"



**GLAZING REQUIREMENTS**

|                              |                 |
|------------------------------|-----------------|
| STREET FACING ELEVATIONS -   | 50 PERCENT      |
| GLAZING REQUIRED             | 48 x 50 + 24'   |
| MAIN FLOOR GLAZING PROVIDED  | 24 + 50 PERCENT |
| UPPER FLOOR GLAZING PROVIDED | 24 + 50 PERCENT |

**LEFT ELEVATION**  
SCALE: 1/4"-1'-0"

**Sintel**  
DESIGN INC.  
155 B Ave, Suite 105, Lake Oswego, Oregon 97034  
Tel: (503) 624.0555  
www.sinteldesign.com

THESE PLANS HAVE BEEN LICENSED FOR THE CONSTRUCTION OF ONE BUILDING ONLY. UNAUTHORIZED USE OR COPYING OF THE PLANS, OR THE DESIGN THE DEPT. INFRINGES RIGHTS UNDER THE COPYRIGHT ACT THAT INCLUDE PENALTIES OF UP TO \$100,000 PER WORK WILLFULLY INFRINGED. THESE PLANS HAVE BEEN PREPARED TO MEET RC BUILDING CODES AND MAY REQUIRE ADAPTATION TO MEET SPECIFIC SITE CONDITIONS AND LOCAL BUILDING REGULATIONS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION FOR ERRORS AND OMISSIONS. PLEASE SEE YOUR LICENSE AGREEMENT FOR FURTHER INFORMATION.

PLAN NAME: SCOTTSDALE B  
DATE: 022224\_JDM



# Modern Elevation for Homes on Corner Lots



**DETAILED DESIGN ELEMENTS**  
 ALL BUILDINGS SHALL PROVIDE DETAILED DESIGN ALONG ALL ELEVATIONS. DETAILED DESIGN SHALL BE PROVIDED BY USING AT LEAST TWO OF THE FOLLOWING ARCHITECTURAL FEATURES:  
 G. GABLES  
 H. COVERED PORCH ENTRIES  
 I. PILLARS OR POSTS

**TYP. TRUSS ROOF CONST.**  
 ARCH COMPOSITION ROOFING OVER ONE LAYER 5/8" A.S.F. BASE OVER 24/16 APA RATED SHEATHING OVER TRUSSES PER PLAN

**TYP. WALL CONST. (LAP SIDING)**  
 LAP SIDING OVER TYVEK OR EQUAL BLDG. WRAP OVER 1/16" OSB SHTG. OVER 2x STUDS

| GLAZING REQUIREMENTS                            |                          |
|---|--------------------------|
| NON-STREET FACING ELEVATIONS - GLAZING REQUIRED | 25 PERCENT<br>40'x25+10' |
| MAIN FLOOR GLAZING PROVIDED                     | 12+30 PERCENT            |
| UPPER FLOOR GLAZING PROVIDED                    | 10+25 PERCENT            |

**REAR ELEVATION**  
 SCALE: 1/4"=1'-0"



**TYP. TRUSS ROOF CONST.**  
 ARCH COMPOSITION ROOFING OVER ONE LAYER 5/8" A.S.F. BASE OVER 24/16 APA RATED SHEATHING OVER TRUSSES PER PLAN

**TYP. WALL CONST. (LAP SIDING)**  
 LAP SIDING OVER TYVEK OR EQUAL BLDG. WRAP OVER 1/16" OSB SHTG. OVER 2x STUDS

5/4x2 CORNER BOARD, TYP

| GLAZING REQUIREMENTS                            |                          |
|---|--------------------------|
| NON-STREET FACING ELEVATIONS - GLAZING REQUIRED | 25 PERCENT<br>48'x25+12' |
| MAIN FLOOR GLAZING PROVIDED                     | 12+25 PERCENT            |
| UPPER FLOOR GLAZING PROVIDED                    | 12+25 PERCENT            |

**RIGHT ELEVATION**  
 SCALE: 1/4"=1'-0"

## SCOTTSDALE B

MODERN ELEVATION CORNER UNIT

PLAN NUMBER

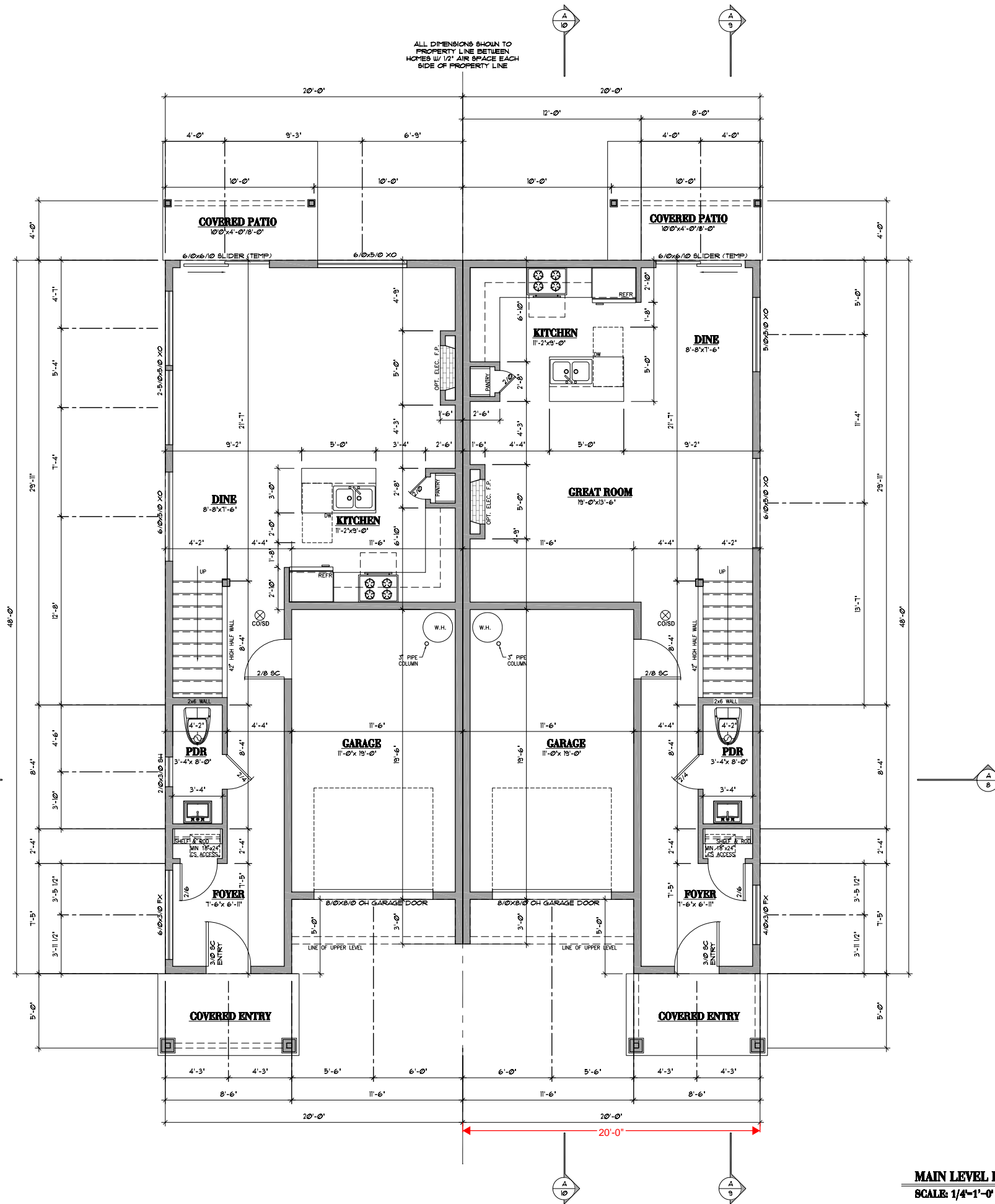
1,563 TOTAL SQUARE FEET



THESE PLANS HAVE BEEN LICENSED FOR THE CONSTRUCTION OF ONE BUILDING ONLY. UNAUTHORIZED USE OR COPYING OF THE PLANS, OR THE DESIGN THE DEPT. INFRINGES RIGHTS UNDER THE COPYRIGHT ACT THAT INCLUDE PENALTIES OF UP TO \$100,000 PER WORK WILLFULLY INFRINGED. THESE PLANS HAVE BEEN PREPARED TO MEET RC BUILDING CODES AND MAY REQUIRE ADAPTATION TO MEET SPECIFIC SITE CONDITIONS AND LOCAL BUILDING REGULATIONS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION FOR ERRORS AND OMISSIONS. PLEASE SEE YOUR LICENSE AGREEMENT FOR FURTHER INFORMATION.

PLAN NAME: SCOTTSDALE B  
 DATE: 022224\_JDM

2

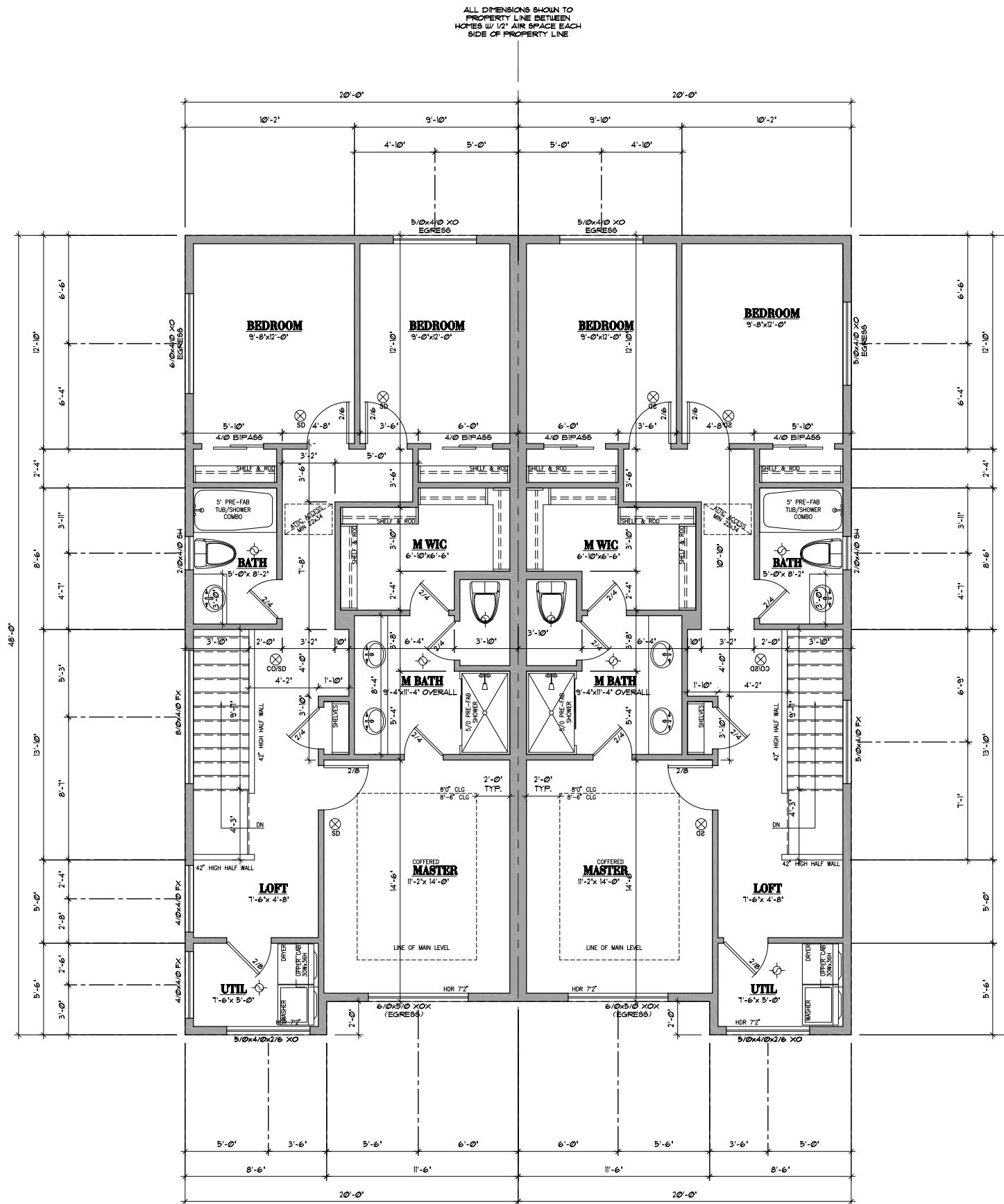


**MAIN LEVEL FLOOR PLAN**  
 SCALE: 1/4"=1'-0" 678 SQ. FT.

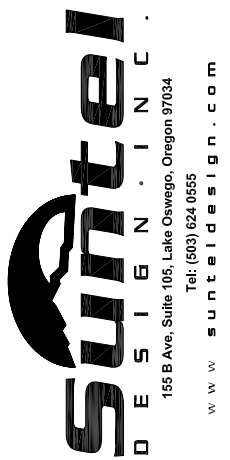


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PLAN NAME: SCOTTSDALE B  
 DATE: 022224\_JDM



**UPPER LEVEL FLOOR PLAN**  
SCALE: 1/4"=1'-0" 885 SQ. FT.



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PLAN NAME: SCOTTSDALE B  
DATE: 022224\_JDM

# Northwest Elevation for Homes on Interior Lots

JR MEADOWS PHASE 3  
 CHAD E DAVIS CONSTRUCTION  
**SCOTTSDALE B**  
 NORTHWEST ELEVATION  
 PLAN NUMBER  
 1,563 TOTAL SQUARE FEET

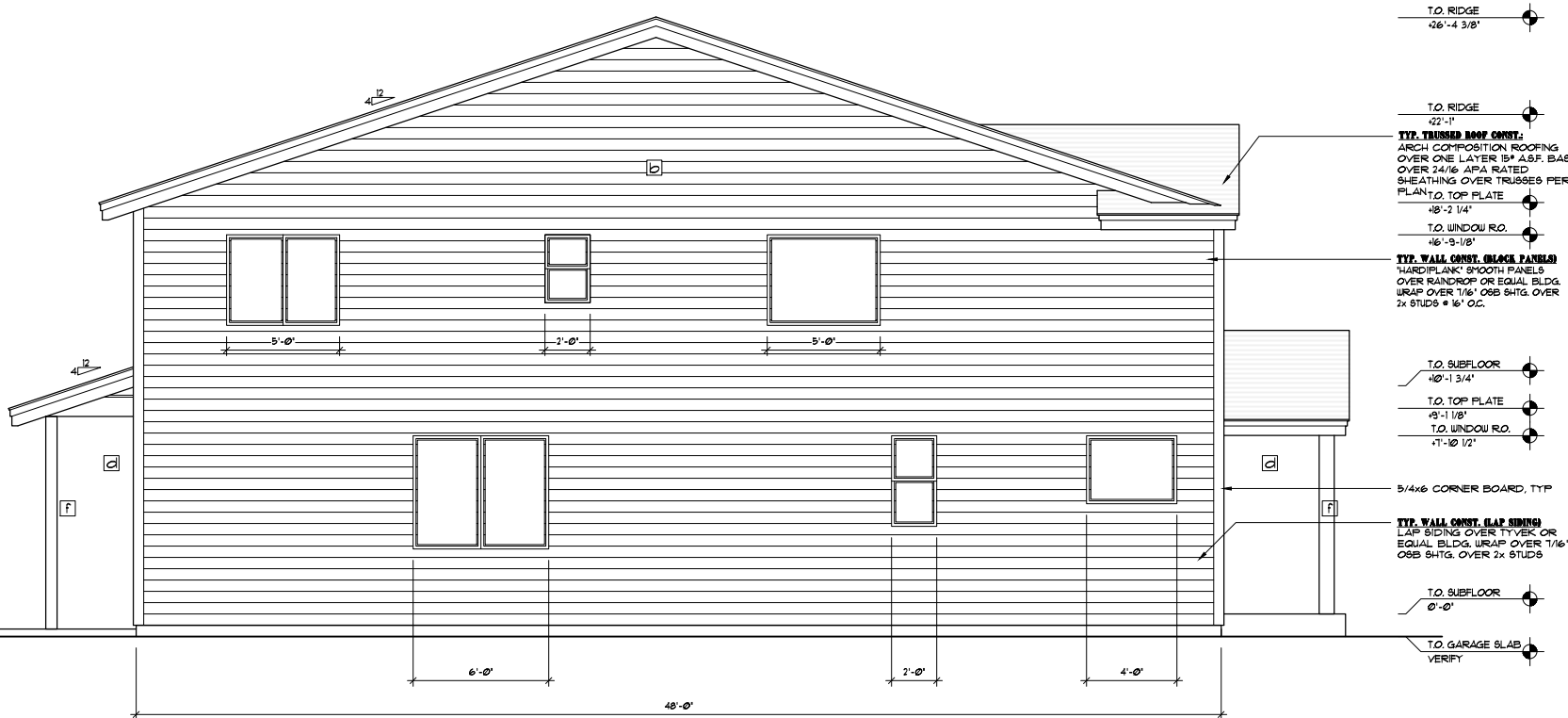


**DETAILED DESIGN ELEMENTS**  
 ALL BUILDINGS SHALL PROVIDE DETAILED DESIGN ALONG ALL ELEVATIONS. DETAILED DESIGN SHALL BE PROVIDED BY USING AT LEAST TWO OF THE FOLLOWING ARCHITECTURAL FEATURES:  
 G. GABLES  
 H. COVERED PORCH ENTRIES  
 I. PILLARS OR POSTS

**GLAZING REQUIREMENTS**

|                              |                |
|------------------------------|----------------|
| STREET FACING ELEVATIONS -   | 50 PERCENT     |
| GLAZING REQUIRED             | 40'x50'+20'    |
| MAIN FLOOR GLAZING PROVIDED  | 22'+55 PERCENT |
| UPPER FLOOR GLAZING PROVIDED | 22'+55 PERCENT |

**FRONT ELEVATION**  
 SCALE: 1/4"=1'-0"



**GLAZING REQUIREMENTS**

|                                |                |
|--------------------------------|----------------|
| NON-STREET FACING ELEVATIONS - | 25 PERCENT     |
| GLAZING REQUIRED               | 48'x29'+12'    |
| MAIN FLOOR GLAZING PROVIDED    | 12'+25 PERCENT |
| UPPER FLOOR GLAZING PROVIDED   | 12'+25 PERCENT |

**LEFT ELEVATION**  
 SCALE: 1/4"=1'-0"

**Sintel**  
 DESIGN INC.  
 155 B Ave, Suite 105, Lake Oswego, Oregon 97034  
 Tel: (503) 624 0555  
 www.sinteldesign.com

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PLAN NAME: SCOTTSDALE B  
 DATE: 022224\_JDM



# Northwest Elevation for Homes on Interior Lots



**DETAILED DESIGN ELEMENTS**  
ALL BUILDINGS SHALL PROVIDE DETAILED DESIGN ALONG ALL ELEVATIONS. DETAILED DESIGN SHALL BE PROVIDED BY USING AT LEAST TWO OF THE FOLLOWING ARCHITECTURAL FEATURES:  
b. GABLES  
c. COVERED PORCH ENTRIES  
f. PILLARS OR POSTS

T.O. RIDGE  
26'-4 3/8"

**TRUSS ROOF CONST.**  
ARCH COMPOSITION ROOFING OVER ONE LAYER 15" ABSF. BASE OVER 24/16 APA RATED SHEATHING OVER TRUSSES PER PLAN

T.O. TOP PLATE  
18'-2 1/4"  
T.O. WINDOW R.O.  
16'-9 1/8"

**TRUSS WALL CONST. LAP SIDING**  
LAP SIDING OVER TYVEK OR EQUAL BLDG. WRAP OVER 1/16" OSB SHTG. OVER 2x STUDS

T.O. SUBFLOOR  
10'-1 3/4"  
T.O. TOP PLATE  
9'-1 1/8"

T.O. SUBFLOOR  
0'-0"  
T.O. GARAGE SLAB  
VERIFY

**GLAZING REQUIREMENTS**

|   |                  |
|---|------------------|
| NON-STREET FACING ELEVATIONS - GLAZING REQUIRED | 25 PERCENT       |
| 40' x 25' x 10'                                 |                  |
| MAIN FLOOR GLAZING PROVIDED                     | 18' + 45 PERCENT |
| UPPER FLOOR GLAZING PROVIDED                    | 10' + 25 PERCENT |

**REAR ELEVATION**

SCALE: 1/4"=1'-0"



T.O. RIDGE  
26'-4 3/8"

**TRUSS ROOF CONST.**  
ARCH COMPOSITION ROOFING OVER ONE LAYER 15" ABSF. BASE OVER 24/16 APA RATED SHEATHING OVER TRUSSES PER PLAN

T.O. TOP PLATE  
18'-2 1/4"  
T.O. WINDOW R.O.  
16'-9 1/8"

**TRUSS WALL CONST. LAP SIDING**  
LAP SIDING OVER TYVEK OR EQUAL BLDG. WRAP OVER 1/16" OSB SHTG. OVER 2x STUDS

T.O. SUBFLOOR  
10'-1 3/4"  
T.O. TOP PLATE  
9'-1 1/8"  
T.O. WINDOW R.O.  
11'-10 1/2"

T.O. SUBFLOOR  
0'-0"  
T.O. GARAGE SLAB  
VERIFY

5/4x6 CORNER BOARD, TYP

**GLAZING REQUIREMENTS**

|   |                  |
|---|------------------|
| NON-STREET FACING ELEVATIONS - GLAZING REQUIRED | 25 PERCENT       |
| 48' x 25' x 12'                                 |                  |
| MAIN FLOOR GLAZING PROVIDED                     | 12' + 25 PERCENT |
| UPPER FLOOR GLAZING PROVIDED                    | 12' + 25 PERCENT |

**RIGHT ELEVATION**

SCALE: 1/4"=1'-0"



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PLAN NAME: SCOTTSDALE B

DATE: 022224\_JDM

**2**

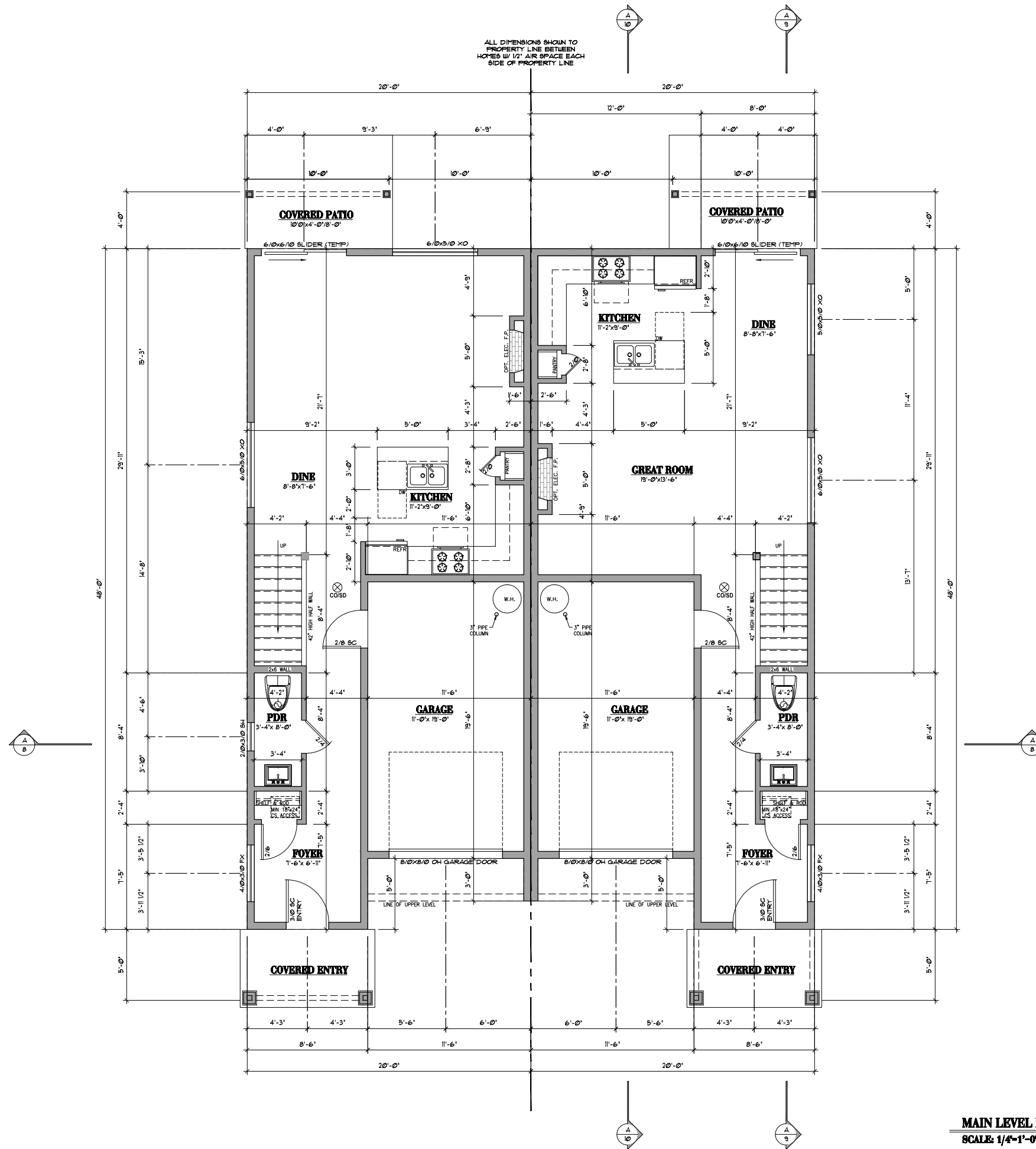


THESE PLANS HAVE BEEN LICENSED FOR THE CONSTRUCTION OF ONE BUILDING ONLY. UNAUTHORIZED USE OR COPYING OF THE PLANS, OR THE DESIGN THE DEPICT, INFRINGES RIGHTS UNDER THE COPYRIGHT ACT THAT INCLUDE PENALTIES OF UP TO \$100,000 PER WORK WILLFULLY INFRINGED. THESE PLANS HAVE BEEN PREPARED TO MEET RC BUILDING CODES AND MAY REQUIRE ADAPTATION TO MEET SPECIFIC SITE CONDITIONS AND LOCAL BUILDING REGULATIONS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION FOR ERRORS AND OMISSIONS. PLEASE SEE YOUR LICENSE AGREEMENT FOR FURTHER INFORMATION.

PLAN NAME: SCOTTSDALE B

DATE: 022224\_JDM

ALL DIMENSIONS SHOWN TO PROPERTY LINE BETWEEN HOMES W/ 1/2" AIR SPACE EACH SIDE OF PROPERTY LINE



**MAIN LEVEL FLOOR PLAN**

SCALE: 1/4"=1'-0"

678 SQ. FT.

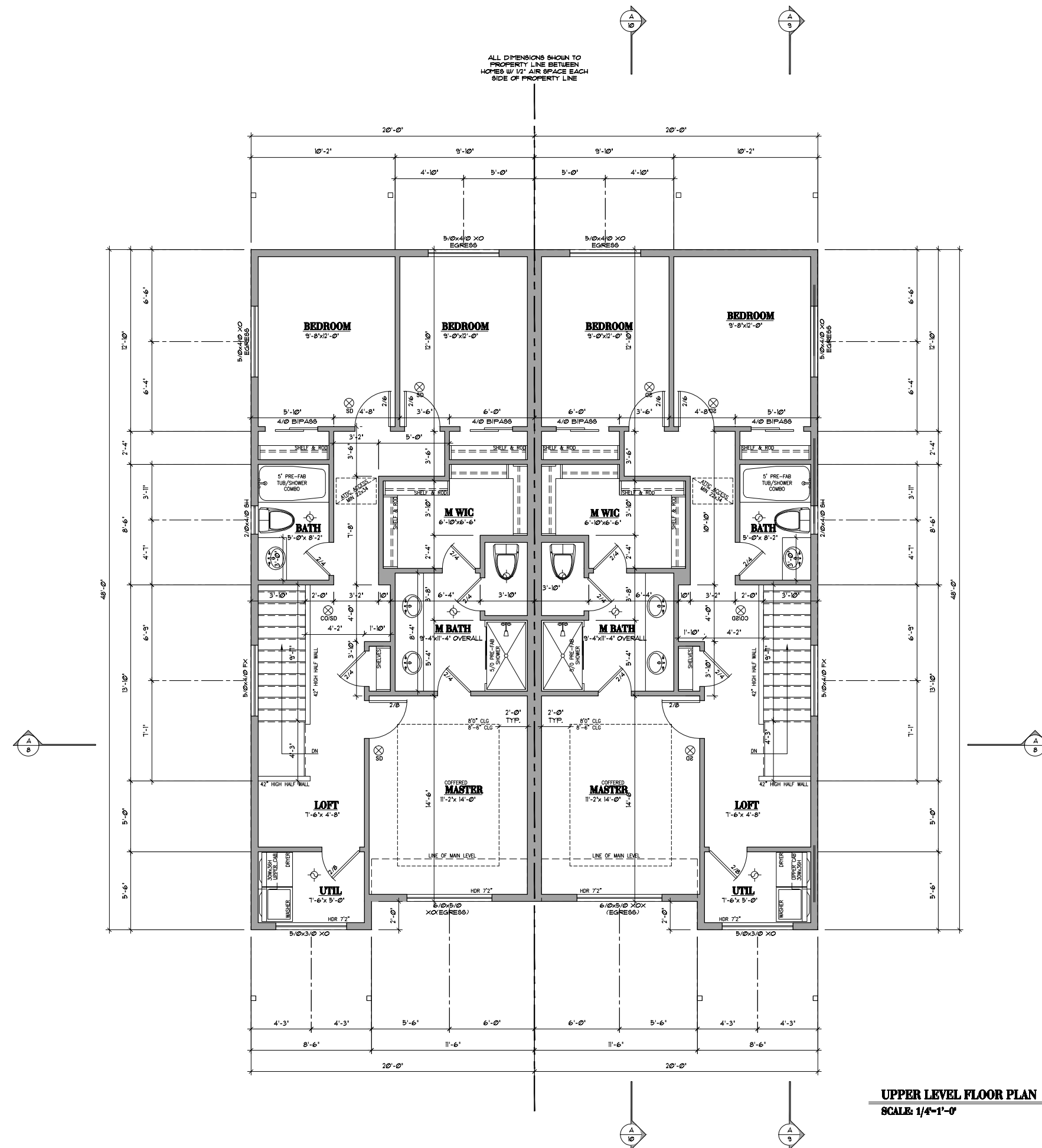


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PLAN NAME: SCOTTSDALE B  
DATE: 022224\_JDM

4

ALL DIMENSIONS SHOWN TO PROPERTY LINE BETWEEN HOMES W/ 1/2" AIR SPACE EACH SIDE OF PROPERTY LINE



UPPER LEVEL FLOOR PLAN  
SCALE: 1/4"=1'-0" 885 SQ. FT.

# Northwest Elevation for Homes on Corner Lots



**DETAILED DESIGN ELEMENTS**  
 ALL BUILDINGS SHALL PROVIDE DETAILED DESIGN ALONG ALL ELEVATIONS. DETAILED DESIGN SHALL BE PROVIDED BY USING AT LEAST TWO OF THE FOLLOWING ARCHITECTURAL FEATURES:  
 G. GABLES  
 H. COVERED PORCH ENTRIES  
 I. PILLARS OR POSTS

**GLAZING REQUIREMENTS**

|                              |                |
|------------------------------|----------------|
| STREET FACING ELEVATIONS -   | 50 PERCENT     |
| GLAZING REQUIRED             | 40'x50'+20'    |
| MAIN FLOOR GLAZING PROVIDED  | 22'+55 PERCENT |
| UPPER FLOOR GLAZING PROVIDED | 22'+55 PERCENT |

**FRONT ELEVATION**  
 SCALE: 1/4"=1'-0"



**GLAZING REQUIREMENTS**

|                                |                |
|--------------------------------|----------------|
| NON-STREET FACING ELEVATIONS - | 25 PERCENT     |
| GLAZING REQUIRED               | 48'x29'+12'    |
| MAIN FLOOR GLAZING PROVIDED    | 12'+25 PERCENT |
| UPPER FLOOR GLAZING PROVIDED   | 12'+25 PERCENT |

**LEFT ELEVATION**  
 SCALE: 1/4"=1'-0"

CHAD E DAVIS CONSTRUCTION

JR MEADOWS PHASE 3  
**SCOTTSDALE B**  
 NORTHWEST ELEVATION - CORNER UNIT

PLAN NUMBER

1,563 TOTAL SQUARE FEET

**Sintel**  
 DESIGN, INC.  
 155 B Ave, Suite 105, Lake Oswego, Oregon 97034  
 Tel: (503) 624 0555  
 www.sinteldesign.com

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PLAN NAME: SCOTTSDALE B  
 DATE: 022224\_JDM



# Northwest Elevation for Homes on Corner Lots



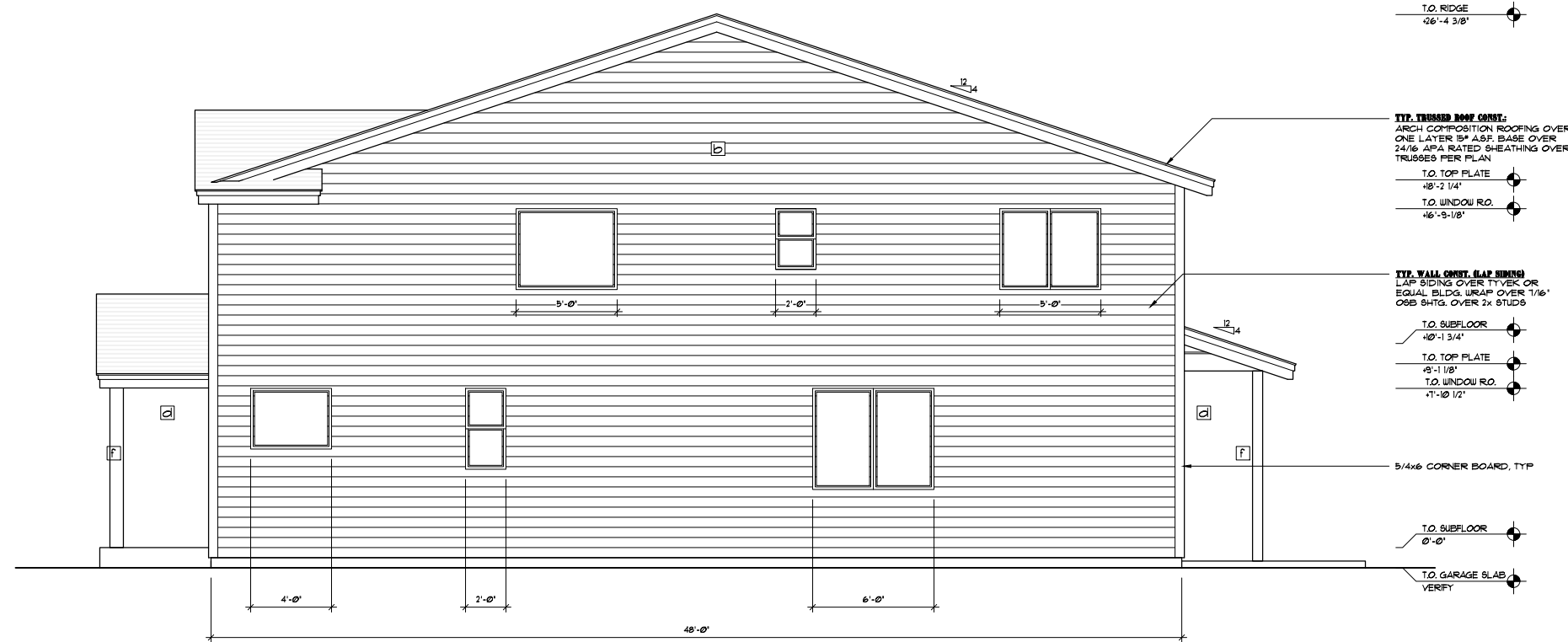
**DETAILED DESIGN ELEMENTS**  
 ALL BUILDINGS SHALL PROVIDE DETAILED DESIGN ALONG ALL ELEVATIONS. DETAILED DESIGN SHALL BE PROVIDED BY USING AT LEAST TWO OF THE FOLLOWING ARCHITECTURAL FEATURES:  
 b. GABLES  
 c. COVERED PORCH ENTRIES  
 f. PILLARS OR POSTS

- T.O. RIDGE  
26'-4 3/8"
- TYP. TRUSS ROOF CONST.  
ARCH COMPOSITION ROOFING OVER ONE LAYER 15# ASF. BASE OVER 24/16 APA RATED SHEATHING OVER TRUSSES PER PLAN
- T.O. TOP PLATE  
18'-2 1/4"
- T.O. WINDOW R.O.  
16'-9 1/8"
- TYP. WALL CONST. LAP SIDING  
LAP SIDING OVER TYVEK OR EQUAL BLDG. WRAP OVER 1/16" OSB SHTG. OVER 2x STUDS
- T.O. SUBFLOOR  
10'-1 3/4"
- T.O. TOP PLATE  
19'-1 1/8"
- T.O. SUBFLOOR  
0'-0"
- T.O. GARAGE SLAB  
VERIFY

**GLAZING REQUIREMENTS**

|   |                  |
|---|------------------|
| NON-STREET FACING ELEVATIONS - GLAZING REQUIRED | 25 PERCENT       |
| 40' x 25' x 10'                                 |                  |
| MAIN FLOOR GLAZING PROVIDED                     | 18' + 45 PERCENT |
| UPPER FLOOR GLAZING PROVIDED                    | 10' + 25 PERCENT |

**REAR ELEVATION**  
 SCALE: 1/4"=1'-0"



- T.O. RIDGE  
26'-4 3/8"
- TYP. TRUSS ROOF CONST.  
ARCH COMPOSITION ROOFING OVER ONE LAYER 15# ASF. BASE OVER 24/16 APA RATED SHEATHING OVER TRUSSES PER PLAN
- T.O. TOP PLATE  
18'-2 1/4"
- T.O. WINDOW R.O.  
16'-9 1/8"
- TYP. WALL CONST. LAP SIDING  
LAP SIDING OVER TYVEK OR EQUAL BLDG. WRAP OVER 1/16" OSB SHTG. OVER 2x STUDS
- T.O. SUBFLOOR  
10'-1 3/4"
- T.O. TOP PLATE  
19'-1 1/8"
- T.O. WINDOW R.O.  
17'-10 1/2"
- 5/4x6 CORNER BOARD, TYP
- T.O. SUBFLOOR  
0'-0"
- T.O. GARAGE SLAB  
VERIFY

**GLAZING REQUIREMENTS**

|   |                  |
|---|------------------|
| NON-STREET FACING ELEVATIONS - GLAZING REQUIRED | 25 PERCENT       |
| 48' x 25' x 12'                                 |                  |
| MAIN FLOOR GLAZING PROVIDED                     | 12' + 25 PERCENT |
| UPPER FLOOR GLAZING PROVIDED                    | 12' + 25 PERCENT |

**RIGHT ELEVATION**  
 SCALE: 1/4"=1'-0"

JR MEADOWS PHASE 3  
 CHAD E DAVIS CONSTRUCTION  
**SCOTTSDALE B**  
 NORTHWEST ELEVATION - CORNER UNIT  
 PLAN NUMBER  
 1,563 TOTAL SQUARE FEET

**Sintel**  
 DESIGN INC.  
 155 B Ave, Suite 105, Lake Oswego, Oregon 97034  
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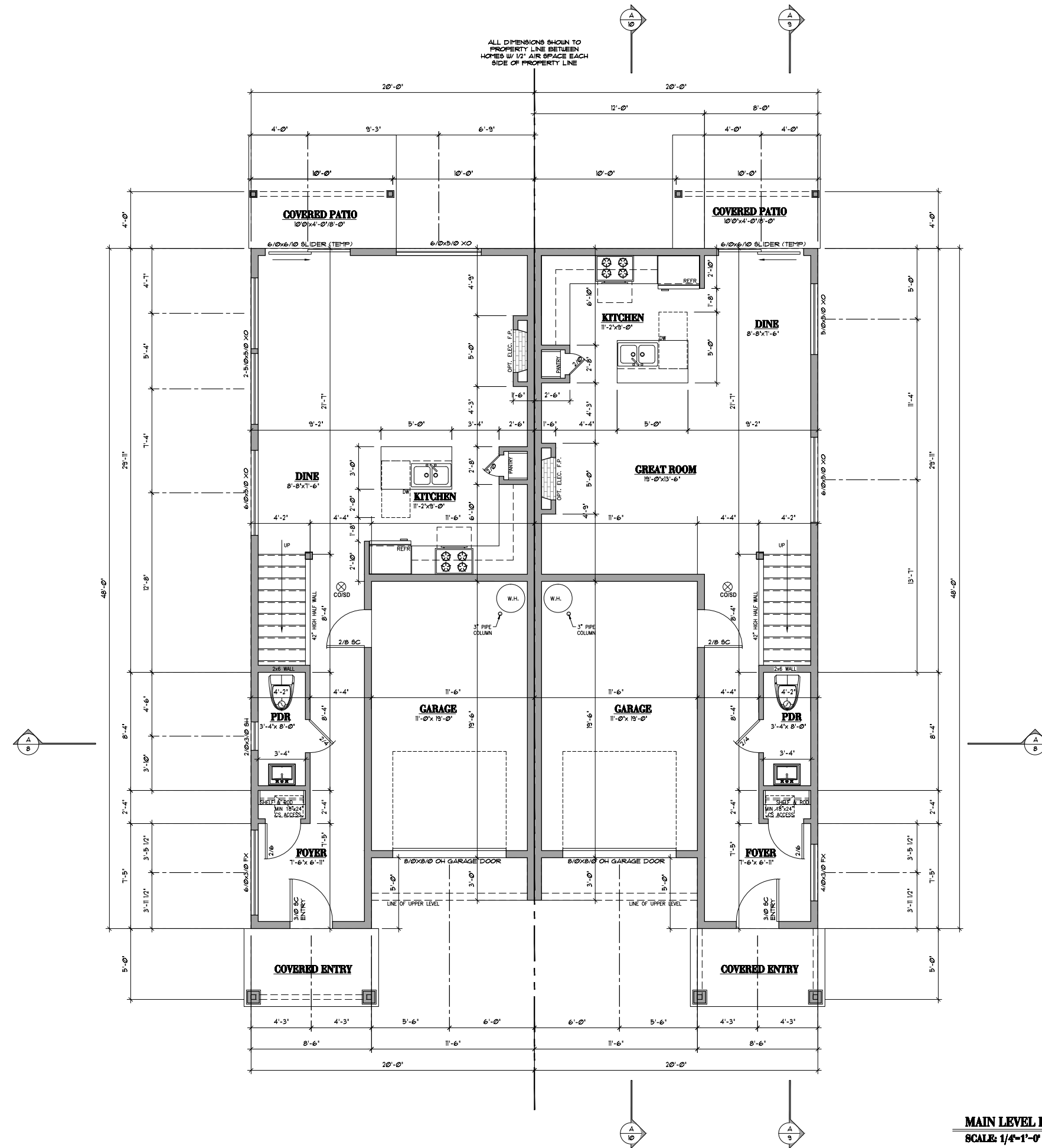
**2**



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PLAN NAME: SCOTTSDALE B  
DATE: 022224\_JDM

ALL DIMENSIONS SHOWN TO PROPERTY LINE BETWEEN HOMES W/ 1/2" AIR SPACE EACH SIDE OF PROPERTY LINE



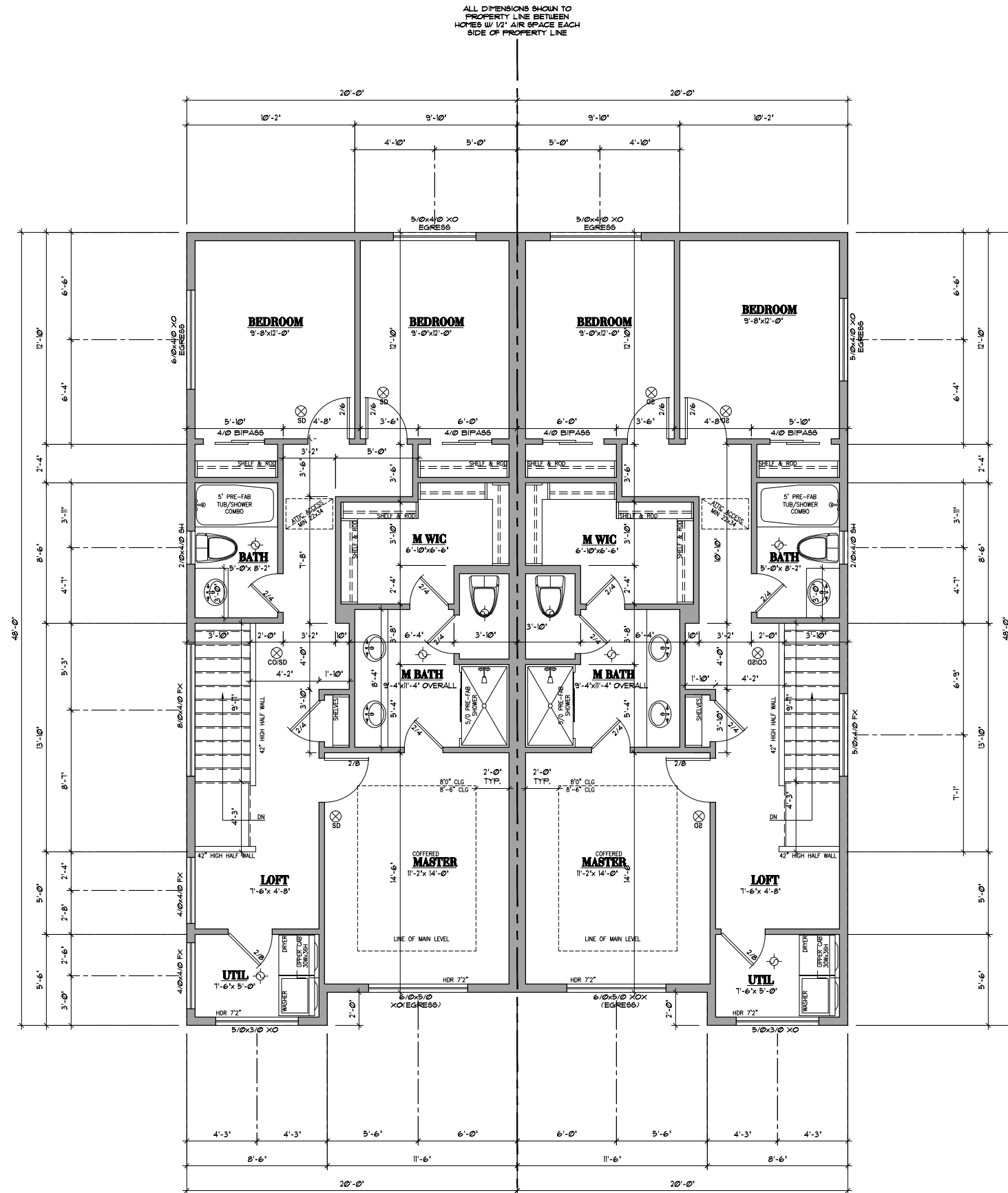
**MAIN LEVEL FLOOR PLAN**  
SCALE: 1/4"=1'-0" 678 SQ. FT.



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PLAN NAME: SCOTTSDALE B  
 DATE: 022224\_JDM

**4**



**UPPER LEVEL FLOOR PLAN**  
 SCALE: 1/4"=1'-0" 885 SQ. FT.



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## **Exhibit C: Application Form and Checklist**

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**City of Carlton**  
**191 E. Main St.**  
**Carlton, OR 97111**  
Phone: 503-852-7575  
Fax: 503-852-7761  
[www.ci.carlton.or.us](http://www.ci.carlton.or.us)



## Major Site Design Review

---

The major site design review process is intended to:

- A. Guide future growth and development in accordance with the comprehensive plan and other related ordinances;
- B. Provide an efficient process and framework to review development proposals;
- C. Ensure safe, functional, energy-efficient developments which are compatible with the natural and man-made environment;
- D. Resolve potential conflicts that may arise between proposed developments and adjacent uses;
- E. The site design review provisions are not intended to preclude uses that are permitted in the underlying zones.
- F. Implement design standards contained in this title, which are intended to allow new development that is visually compatible with the historic context of commercial development within Carlton (Carlton Development Code (CDC) 17.156.010\*).

### **Applicability**

Major site design review shall be applicable to all new developments and major expansion or remodel (25 percent (25%) or more increase in square footage) of existing development except single family detached dwellings and individual duplex dwellings (not part of a subdivision proposal) do not require site design review (CDC 17.156.040).

Major site design review also applies to a development or change in use that requires a new access permit for access onto a state highway, requires the development of additional off-street parking, or increase AM or PM peak hour automobile trips to/from the site by more than ten percent (10%) or ten (10) vehicles, whichever is greater. For purposes of this criterion, the current use as of the time of site design review application submittal shall provide the basis for calculating vehicle trips. Where the subject development is not currently in use, the most intensive use of the site during the past twelve (12) months shall serve as the basis for calculating proposed changes in parking and traffic.



### **Application Process**

A major site design review is processed as a Type II land use action in accordance with the procedures found in CDC Section 17.188.020. The Planning Commission conducts a public hearing to review the request and makes a final decision on the application. The Planning Commission's decision is based upon consideration of the site plan evaluation criteria found in CDC 17.156.060 (see attached application form). The Planning Commission's decision may be appealed to the City Council by filing an appeal application within twelve (12) days following the final written notice of the Commission's decision.

### **Application Requirements**

To request a major site design review, there shall be submitted to the City Recorder:

\_\_\_\_\_ **One (1) paper copy** and **one (1) electronic copy** (PDF format preferred) of the application form and the application attachments. Copies must be clear and legible.

\_\_\_\_\_ Application filing **fee**

### **Expiration of Approval**

Site Design Review approval shall be effective for a period of eighteen (18) months from the date of approval. If substantial construction of the approved plan has not begun within the eighteen (18) month period, the approval shall expire.

Site Design Review approval shall be voided immediately if construction on the site is a departure from the approved plan.

The City Manager shall upon written request by the applicant and payment of the required fee grant an extension of the approval for a period not to exceed six (6) months provided that:

1. No changes are made to the approved Site Design Plan;
2. The applicant can show intent to initiate construction on the site within the six (6) month extension period; and
3. There have been no changes in existing conditions, facts, or applicable policies or ordinance provisions on which the original approval was based (CDC 17.156.080).

\*The Carlton Development Code is available online at: [www.ci.carlton.or.us/municode](http://www.ci.carlton.or.us/municode)

# Major Site Design Review Application

City of Carlton

Applicant's Consultant: AKS Engineering & Forestry, LLC  
Contact: Jacki Herb  
12965 SW Herman Road, Suite 100, Tualatin, OR 97062  
Phone: 503-563-6151 | Email: herbj@aks-eng.com

Docket No.: \_\_\_\_\_

Date: \_\_\_\_\_

Fee: \_\_\_\_\_

Receipt No.: \_\_\_\_\_

**Applicant:** Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

Phone \_\_\_\_\_

**Title Holder:** Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

**Location:** Street Address \_\_\_\_\_  
No situs address. Site is located southeast of the terminus of S 3rd Street.

Tax Lot Number \_\_\_\_\_ Map \_\_\_\_\_

**Description:** Comprehensive Plan Designation \_\_\_\_\_

Current Zoning \_\_\_\_\_

**Prerequisites:** In accordance with Development Code Section 17.156.020, the Planning Commission shall have the power to hear and decide site design review requests. To request a hearing and approval of a site design review request by the Planning Commission, there shall be submitted to the City Recorder in addition to this application and filing fee:

\_\_\_\_\_ A Site Analysis that describes the following:

1. Existing site topography;
2. Identification of areas exceeding 10% slopes;
3. Site drainage, areas of potential flooding;
4. Areas with significant natural vegetation;
5. Classification of soil types;
6. Existing structures, roadway access and utilities;
7. Fire flow information.
8. Existing and proposed streets, bikeways, and pedestrian facilities within 300 feet.



A Site Plan (8½ x 11 inches or multiples thereof) illustrating the following information:

1. Proposed grading and topographical changes;
2. All proposed structures including finished floor elevations, setbacks, exterior elevations, and exterior finishing.
3. Vehicular and pedestrian circulation patterns, parking, loading and service areas;
4. Proposed access to public roads and highways, railroads or transportation systems;
5. Site drainage plan including methods of storm drainage, sanitary sewer system, water supply system and electrical services. Invert elevations may be required for all underground transmission lines;
6. Proposed landscape plan, to include appropriate visual screening and noise buffering, where necessary, to ensure compatibility with surrounding properties and uses;
7. Proposed on-premise signs, fencing or other fabricated barriers, together with their heights and setbacks;
8. Proof of ownership and signed authorization for the proposed development if applicant is not the owner of the site; and
9. A schedule of expected development.
10. A traffic impact analysis if requested by the City Manager.
11. Other appropriate studies and information that may be required by the City Manager to adequately evaluate the project.

\_\_\_\_\_ The names and addresses of all property owners within 100 feet of the site boundaries, as shown on the last preceding tax roll of the Yamhill County Assessor. Note: A list of property owner names and addresses within 100 feet of the property may be obtained from a title company or the Yamhill County Assessor Department located at: 535 NE 5<sup>th</sup> Street, Room 42, McMinnville, OR, phone: (503) 434-7521.

\_\_\_\_\_ A detailed description of the proposed development.

\_\_\_\_\_ **One (1) paper copy** and **one (1) electronic copy** (PDF format preferred) of this application and all of the application attachments. Copies must be clear and legible.

Please see narrative for responses to applicable criteria.

### 17.156.060 Evaluation of the Site Plan

The review of a Site Plan by the Planning Commission shall be based upon consideration of the following:

- A. Conformance with the General Development Standards Chapters 17.60 through 17.104 of this title;
- B. Application of the standards of this title relative to the characteristics of adjoining and surrounding uses;
- C. Drainage and erosion control requirements relative to applicable city and DEQ standards, and engineering best practices;
- D. Public health factors relative to applicable building codes, sanitation requirements and city standards;
- E. Parking, traffic safety, and connectivity of internal circulation to existing and proposed streets, bikeways and pedestrian facilities;
- F. Provision for adequate noise and/or visual buffering from non-compatible uses or activities;
- G. Balancing retention of natural features with individual property rights and growth management policies; and
- H. Avoidance of natural hazards.

#### Conditions of Approval:

As specified by Development Code Section 17.188.020 (I), approval of a Site Design Review application may be granted subject to conditions. The following limitations shall be applicable to conditional approvals:

1. Conditions shall be designed to protect public health, safety and general welfare from potential adverse impacts caused by a proposed land use described in an application. Conditions shall be related to the following:
  - a. Protection of the public from the potentially deleterious effects of the proposed use; or
  - b. Fulfillment of the need for public service demands created by the proposed use.
2. Changes or alterations of conditions shall be processed as a new administrative action.
3. All conditions of approval required by the city for a Type II or Type III approval shall be completed prior to the issuance of building permits, except that the Planning Commission may stipulate that some conditions be completed prior to issuance of building occupancy permits when the former is impractical. When an applicant provides information demonstrating to the satisfaction of the Planning Commission that it is not practical to fulfill all conditions prior to issuance of a building permit, the applicant must complete a performance guarantee for required improvements pursuant to Chapter 17.216.

**Public Improvements**

As part of a design review approval, the decision body may impose the following conditions on a new or expanding development to ensure compliance with the city's public facility standards:

- A. Limit or prohibit access to streets, including requiring consolidation or reconfiguration of existing accesses;
- B. Require transportation improvements, including but not limited to new or widened streets, sidewalks, bicycle lanes, on-street parking, roadway markings, traffic controls, but transit waiting areas, or other improvements consistent with the city's transportation system plan or as recommended in a traffic impact analysis pursuant to Chapter 17.100;
- C. Require the dedication of additional right-of-way and/or street improvements where necessary to meet city street standards; and
- D. Require the replacement, extension, and/or upgrade of other essential infrastructure, public or private, including but not limited to water, sewer and storm drainage facilities, provided the required improvements must be necessary to serve the proposed development in conformance with city standards, and the cost borne by the developer/applicant must be roughly proportional to the impact the development is expected to have on those facilities.

**I HEREBY CERTIFY THAT ALL STATEMENTS CONTAINED HEREIN, ALONG WITH THE EVIDENCE SUBMITTED, ARE IN ALL RESPECTS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.**

DocuSigned by:  
*Chad Davis*  
 \_\_\_\_\_  
 Applicant's Signature  
 4/17/2024

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant's Signature

DocuSigned by:  
*Chad Davis*  
 \_\_\_\_\_  
 Title Holder's Signature  
 4/17/2024

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title Holder's Signature

\_\_\_\_\_  
Date

**NOTE: ALL OWNERS MUST SIGN THIS APPLICATION OR SUBMIT LETTERS OF CONSENT. INCOMPLETE OR MISSING INFORMATION MAY DELAY THE APPROVAL PROCESS.**

### LAND USE FEE SCHEDULE ACKNOWLEDGMENT

Land use planning fees ("fees") are an estimate of the costs necessary to process land use applications. Fees include, but are not limited to, preparation of required public notices, staff reports and decisions, and are inclusive of the time allocated by the City Planner, City Engineer, and City Attorney. Fees must be paid at the time of application.

If there are any funds remaining after the project is complete, the applicant will receive a refund for the balance. Alternatively, if the application fee is exhausted before the project is complete, the project will be billed monthly for any additional costs until all land use stages are finished.

Please note that contracted service provider fees are subject to change and may include the fees of their hired staff. For current contractor fees, please call the city at 503-852-7575.

By reading and understanding the above information, I acknowledge the terms of the land use fee agreement as outlined above. Failure to comply with the fee agreement will result in the rejection of the application.

DocuSigned by:  
*Chad Davis*  
DFC62CD38D73433...

\_\_\_\_\_  
Applicant Signature

4/17/2024

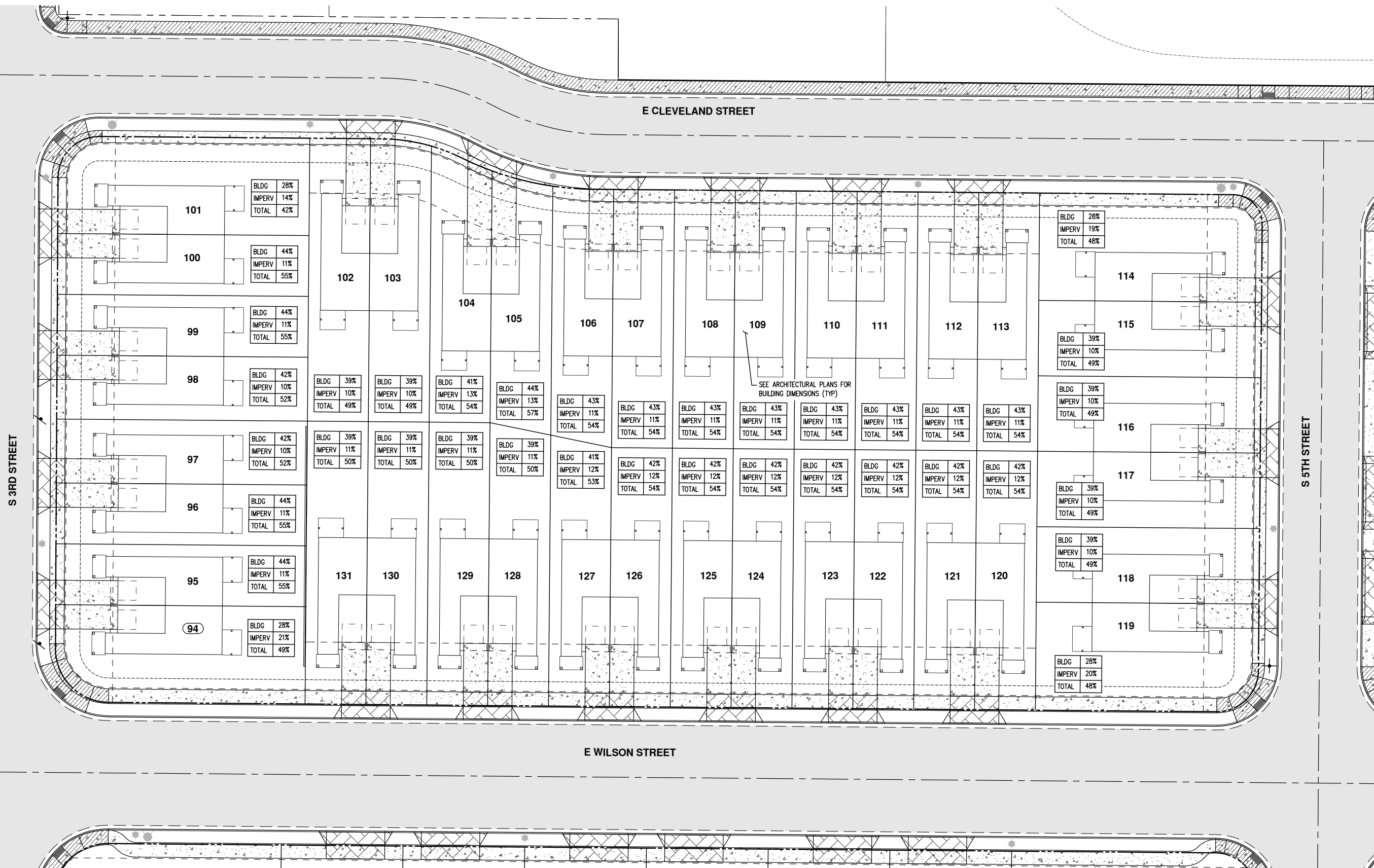
\_\_\_\_\_  
Date



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## Exhibit D: Lot Coverage Exhibit

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S 3RD STREET

E CLEVELAND STREET

S 5TH STREET

E WILSON STREET

|        |     |
|--------|-----|
| BLDG   | 28% |
| IMPERV | 14% |
| TOTAL  | 42% |

|        |     |
|--------|-----|
| BLDG   | 44% |
| IMPERV | 11% |
| TOTAL  | 55% |

|        |     |
|--------|-----|
| BLDG   | 44% |
| IMPERV | 11% |
| TOTAL  | 55% |

|        |     |
|--------|-----|
| BLDG   | 42% |
| IMPERV | 10% |
| TOTAL  | 52% |

|        |     |
|--------|-----|
| BLDG   | 42% |
| IMPERV | 10% |
| TOTAL  | 52% |

|        |     |
|--------|-----|
| BLDG   | 44% |
| IMPERV | 11% |
| TOTAL  | 55% |

|        |     |
|--------|-----|
| BLDG   | 44% |
| IMPERV | 11% |
| TOTAL  | 55% |

|        |     |
|--------|-----|
| BLDG   | 28% |
| IMPERV | 21% |
| TOTAL  | 49% |

|        |     |
|--------|-----|
| BLDG   | 39% |
| IMPERV | 10% |
| TOTAL  | 49% |

|        |     |
|--------|-----|
| BLDG   | 39% |
| IMPERV | 10% |
| TOTAL  | 49% |

|        |     |
|--------|-----|
| BLDG   | 41% |
| IMPERV | 13% |
| TOTAL  | 54% |

|        |     |
|--------|-----|
| BLDG   | 44% |
| IMPERV | 13% |
| TOTAL  | 57% |

|        |     |
|--------|-----|
| BLDG   | 43% |
| IMPERV | 11% |
| TOTAL  | 54% |

|        |     |
|--------|-----|
| BLDG   | 43% |
| IMPERV | 11% |
| TOTAL  | 54% |

|        |     |
|--------|-----|
| BLDG   | 43% |
| IMPERV | 11% |
| TOTAL  | 54% |

|        |     |
|--------|-----|
| BLDG   | 43% |
| IMPERV | 11% |
| TOTAL  | 54% |

|        |     |
|--------|-----|
| BLDG   | 43% |
| IMPERV | 11% |
| TOTAL  | 54% |

|        |     |
|--------|-----|
| BLDG   | 43% |
| IMPERV | 11% |
| TOTAL  | 54% |

|        |     |
|--------|-----|
| BLDG   | 43% |
| IMPERV | 11% |
| TOTAL  | 54% |

|        |     |
|--------|-----|
| BLDG   | 43% |
| IMPERV | 11% |
| TOTAL  | 54% |

|        |     |
|--------|-----|
| BLDG   | 43% |
| IMPERV | 11% |
| TOTAL  | 54% |

|        |     |
|--------|-----|
| BLDG   | 28% |
| IMPERV | 19% |
| TOTAL  | 48% |

|        |     |
|--------|-----|
| BLDG   | 39% |
| IMPERV | 10% |
| TOTAL  | 49% |

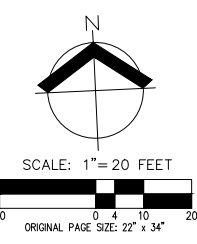
|        |     |
|--------|-----|
| BLDG   | 39% |
| IMPERV | 10% |
| TOTAL  | 49% |

|        |     |
|--------|-----|
| BLDG   | 39% |
| IMPERV | 10% |
| TOTAL  | 49% |

|        |     |
|--------|-----|
| BLDG   | 39% |
| IMPERV | 10% |
| TOTAL  | 49% |

|        |     |
|--------|-----|
| BLDG   | 28% |
| IMPERV | 20% |
| TOTAL  | 48% |

SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS (TYP)



**LOT COVERAGE EXHIBIT  
 JR MEADOWS NO. 3  
 SITE DESIGN REVIEW PLANS  
 CARLTON, OREGON**



RENEWAL DATE: 6/30/25  
 JOB NUMBER: 8632  
 DATE: 04/17/2024  
 DESIGNED BY: NRA  
 DRAWN BY: NRA  
 CHECKED BY: MBH

**EXH-1**





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## **Exhibit E: Natural Resources Conservation Service Soil Resource Report**

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A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

# Custom Soil Resource Report for Yamhill County, Oregon



# Preface

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Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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## How Soil Surveys Are Made

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Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.



# Soil Map

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The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.



Map Scale: 1:2,460 if printed on A landscape (11" x 8.5") sheet.


0 35 70 140 210 Meters

0 100 200 400 600 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

### MAP LEGEND

**Area of Interest (AOI)**

 Area of Interest (AOI)




















**Soils**







 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

**Special Point Features**






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Yamhill County, Oregon  
 Survey Area Data: Version 12, Sep 8, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 17, 2023—Jun 3, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

| Map Unit Symbol                    | Map Unit Name                              | Acres in AOI | Percent of AOI |
|------------------------------------|--|--------------|----------------|
| 2301A                              | Amity silt loam, 0 to 3 percent slopes     | 13.5         | 48.1%          |
| 2310A                              | Woodburn silt loam, 0 to 3 percent slopes  | 14.5         | 51.9%          |
| 2310C                              | Woodburn silt loam, 3 to 12 percent slopes | 0.0          | 0.0%           |
| <b>Totals for Area of Interest</b> |  | <b>28.0</b>  | <b>100.0%</b>  |

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or

landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## Yamhill County, Oregon

### 2301A—Amity silt loam, 0 to 3 percent slopes

#### Map Unit Setting

*National map unit symbol:* 1j8b1  
*Elevation:* 150 to 400 feet  
*Mean annual precipitation:* 40 to 50 inches  
*Mean annual air temperature:* 50 to 54 degrees F  
*Frost-free period:* 165 to 210 days  
*Farmland classification:* Prime farmland if drained

#### Map Unit Composition

*Amity and similar soils:* 96 percent  
*Minor components:* 4 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Amity

##### Setting

*Landform:* Terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Concave, linear  
*Parent material:* Silty glaciolacustrine deposits

##### Typical profile

*Ap - 0 to 7 inches:* silt loam  
*A - 7 to 16 inches:* silt loam  
*E - 16 to 22 inches:* silt loam  
*Bt1 - 22 to 28 inches:* silty clay loam  
*Bt2 - 28 to 35 inches:* silty clay loam  
*C - 35 to 72 inches:* silt loam

##### Properties and qualities

*Slope:* 0 to 3 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Somewhat poorly drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.57 in/hr)  
*Depth to water table:* About 16 to 22 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water supply, 0 to 60 inches:* Very high (about 12.2 inches)

##### Interpretive groups

*Land capability classification (irrigated):* 2w  
*Land capability classification (nonirrigated):* 2w  
*Hydrologic Soil Group:* C/D  
*Ecological site:* R002XC007OR - Valley Swale Group  
*Forage suitability group:* Somewhat Poorly Drained (G002XY005OR)  
*Other vegetative classification:* Somewhat Poorly Drained (G002XY005OR)  
*Hydric soil rating:* No

**Minor Components**

**Dayton**

*Percent of map unit:* 3 percent  
*Landform:* Terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Concave  
*Hydric soil rating:* Yes

**Willamette**

*Percent of map unit:* 1 percent  
*Landform:* Terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Convex  
*Other vegetative classification:* Well drained < 15% Slopes (G002XY002OR)  
*Hydric soil rating:* No

**2310A—Woodburn silt loam, 0 to 3 percent slopes**

**Map Unit Setting**

*National map unit symbol:* 1j8b4  
*Elevation:* 100 to 290 feet  
*Mean annual precipitation:* 40 to 50 inches  
*Mean annual air temperature:* 50 to 54 degrees F  
*Frost-free period:* 165 to 210 days  
*Farmland classification:* All areas are prime farmland

**Map Unit Composition**

*Woodburn and similar soils:* 93 percent  
*Minor components:* 7 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Woodburn**

**Setting**

*Landform:* Terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Convex, linear  
*Parent material:* Silty glaciolacustrine deposits

**Typical profile**

*Ap - 0 to 9 inches:* silt loam  
*A - 9 to 17 inches:* silt loam  
*2Bt1 - 17 to 25 inches:* silty clay loam  
*2Bt2 - 25 to 32 inches:* silty clay loam  
*2BCt1 - 32 to 39 inches:* silt loam  
*2BCt2 - 39 to 54 inches:* silt loam

2C1 - 54 to 68 inches: silt loam  
 2C2 - 68 to 80 inches: stratified fine sandy loam to silt loam  
 3C3 - 80 to 92 inches: stratified fine sandy loam to silt loam

**Properties and qualities**

*Slope:* 0 to 3 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Moderately well drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.20 to 1.98 in/hr)  
*Depth to water table:* About 25 to 32 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water supply, 0 to 60 inches:* Very high (about 12.2 inches)

**Interpretive groups**

*Land capability classification (irrigated):* 1  
*Land capability classification (nonirrigated):* 1  
*Hydrologic Soil Group:* C  
*Ecological site:* R002XC008OR - Valley Terrace Group  
*Forage suitability group:* Moderately Well Drained < 15% Slopes (G002XY004OR)  
*Other vegetative classification:* Moderately Well Drained < 15% Slopes (G002XY004OR)  
*Hydric soil rating:* No

**Minor Components**

**Amity**

*Percent of map unit:* 5 percent  
*Landform:* Terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Concave, linear  
*Other vegetative classification:* Somewhat Poorly Drained (G002XY005OR)  
*Hydric soil rating:* No

**Dayton**

*Percent of map unit:* 2 percent  
*Landform:* Terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Concave  
*Hydric soil rating:* Yes

**2310C—Woodburn silt loam, 3 to 12 percent slopes**

**Map Unit Setting**

*National map unit symbol:* 1j8b5  
*Elevation:* 100 to 350 feet  
*Mean annual precipitation:* 40 to 50 inches  
*Mean annual air temperature:* 50 to 54 degrees F



*Frost-free period:* 165 to 210 days

*Farmland classification:* Farmland of statewide importance

**Map Unit Composition**

*Woodburn and similar soils:* 93 percent

*Minor components:* 7 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Woodburn**

**Setting**

*Landform:* Terraces

*Landform position (three-dimensional):* Tread

*Down-slope shape:* Convex, linear

*Across-slope shape:* Linear

*Parent material:* Silty glaciolacustrine deposits

**Typical profile**

*Ap - 0 to 9 inches:* silt loam

*A - 9 to 17 inches:* silt loam

*2Bt1 - 17 to 25 inches:* silty clay loam

*2Bt2 - 25 to 32 inches:* silty clay loam

*2BCt1 - 32 to 39 inches:* silt loam

*2BCt2 - 39 to 54 inches:* silt loam

*2C1 - 54 to 68 inches:* silt loam

*2C2 - 68 to 80 inches:* stratified fine sandy loam to silt loam

*3C3 - 80 to 92 inches:* stratified fine sandy loam to silt loam

**Properties and qualities**

*Slope:* 3 to 12 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Moderately well drained

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high  
(0.20 to 1.98 in/hr)

*Depth to water table:* About 25 to 32 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water supply, 0 to 60 inches:* Very high (about 12.2 inches)

**Interpretive groups**

*Land capability classification (irrigated):* 4e

*Land capability classification (nonirrigated):* 2e

*Hydrologic Soil Group:* C

*Ecological site:* R002XC008OR - Valley Terrace Group

*Forage suitability group:* Moderately Well Drained < 15% Slopes (G002XY004OR)

*Other vegetative classification:* Moderately Well Drained < 15% Slopes  
(G002XY004OR)

*Hydric soil rating:* No

**Minor Components**

**Amity**

*Percent of map unit:* 5 percent

*Landform:* Terraces

*Landform position (three-dimensional):* Tread

*Down-slope shape:* Linear

*Across-slope shape:* Concave, linear

*Other vegetative classification:* Somewhat Poorly Drained (G002XY005OR)  
*Hydric soil rating:* No

**Dayton**

*Percent of map unit:* 2 percent  
*Landform:* Terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Concave  
*Hydric soil rating:* Yes

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United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2\\_054242](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242)

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2\\_053624](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624)

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. [http://www.nrcs.usda.gov/Internet/FSE\\_DOCUMENTS/nrcs142p2\\_052290.pdf](http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf)

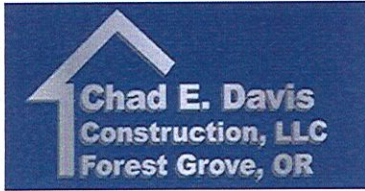


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## **Exhibit F: Preliminary Building Materials and Colors**

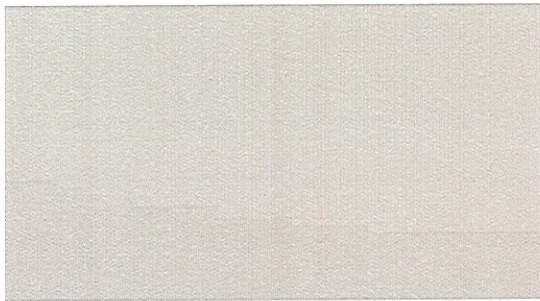
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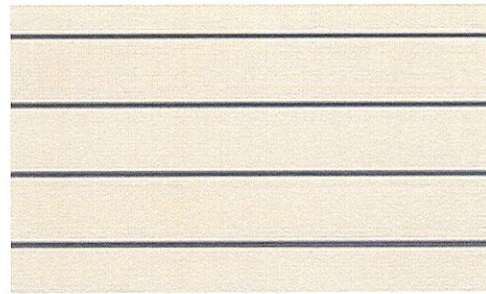


**JR MEADOWS NO. 3 TOWNHOMES MATERIALS AND COLOR SCHEMES**

**EXTERIOR SIDING MATERIALS**

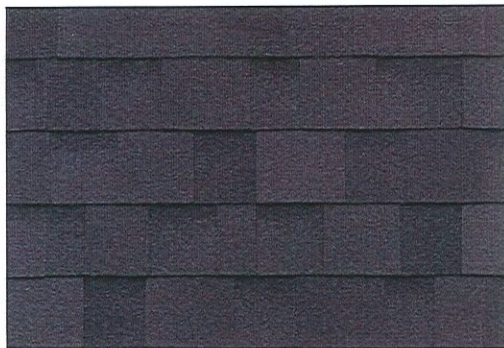


**ALLURA SMOOTH PANEL SIDING**



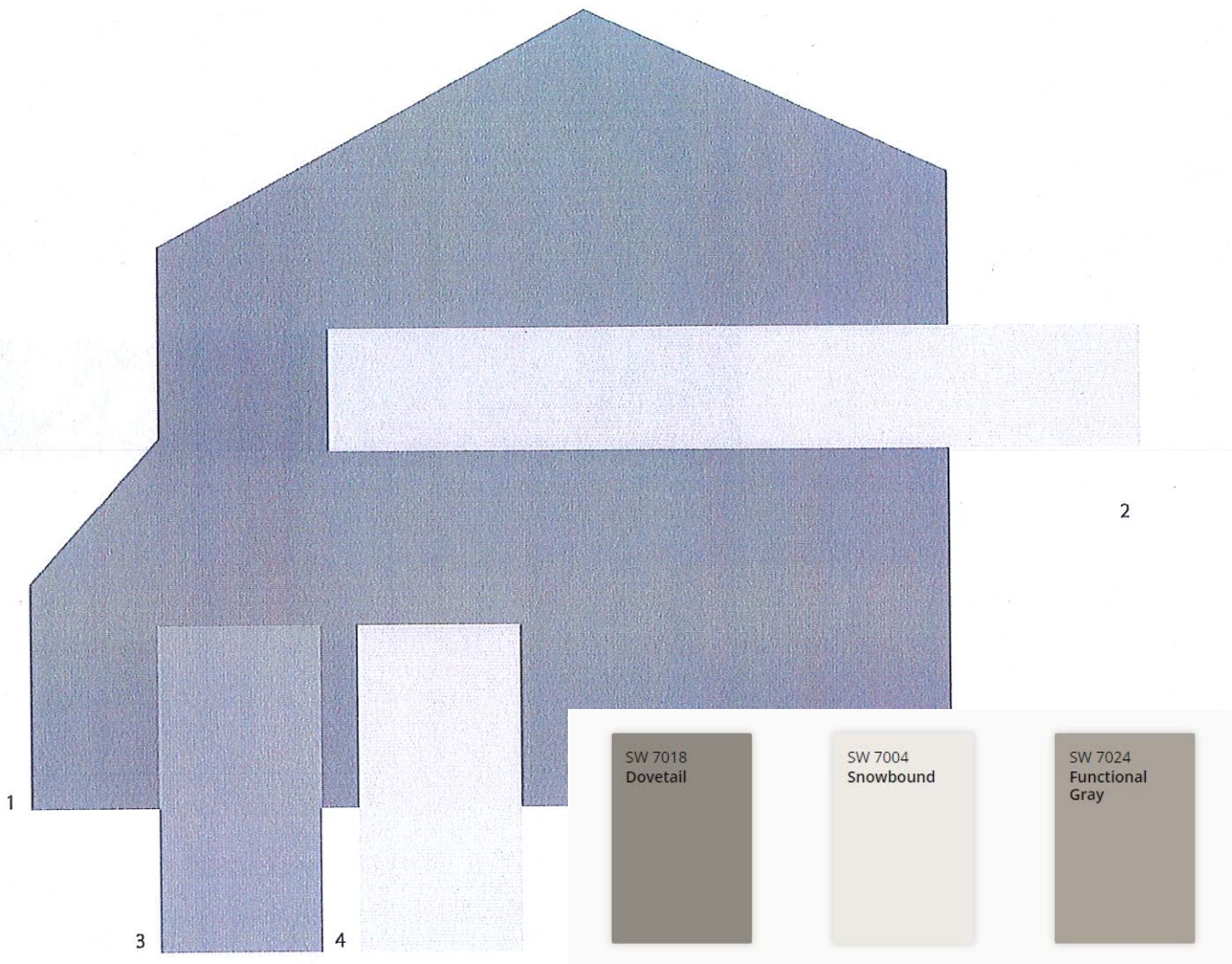
**JAMES HARDIE CEDAR MILL HORIZONTAL LAP**

**ROOFING MATERIAL & COLOR**



**IKO CAMBRIDGE SHINGLE - DUAL BLACK**

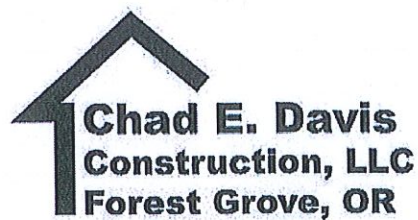
# 2024 EXTERIOR COLOR SCHEMES



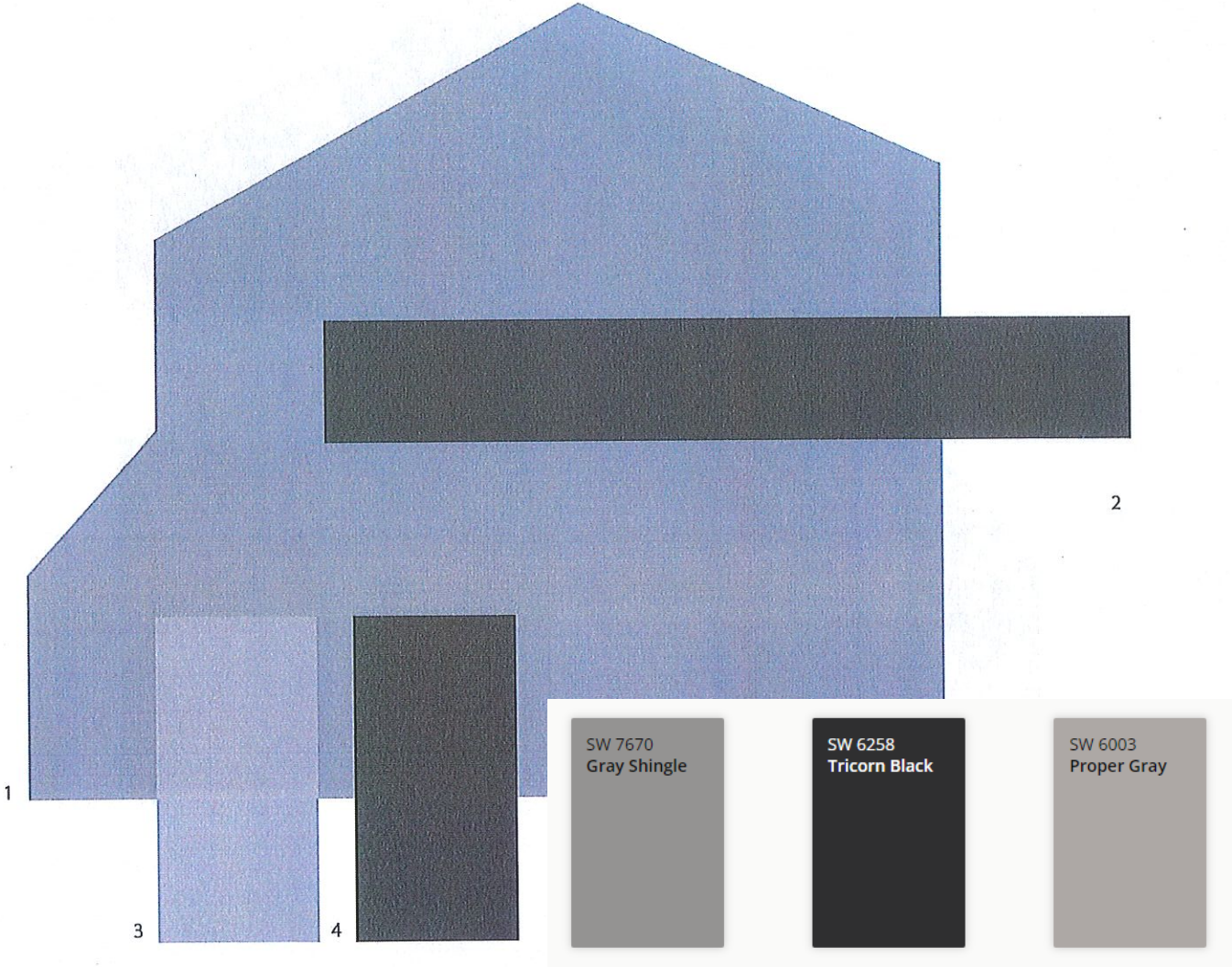
## SCHEME 1

- 1 Body
- 2 Trim
- 3 Accent
- 4 Front Door  
Stone

- SW 7018 Dovetail
- SW 7004 Snowbound
- SW 7024 Functional Gray
- SW 7004 Snowbound  
Cobblefield Gray



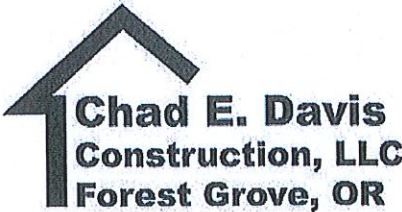
# 2024 EXTERIOR COLOR SCHEMES



### SCHEME 10

- 1 Body
- 2 Trim
- 3 Accent
- 4 Front Door  
Stone

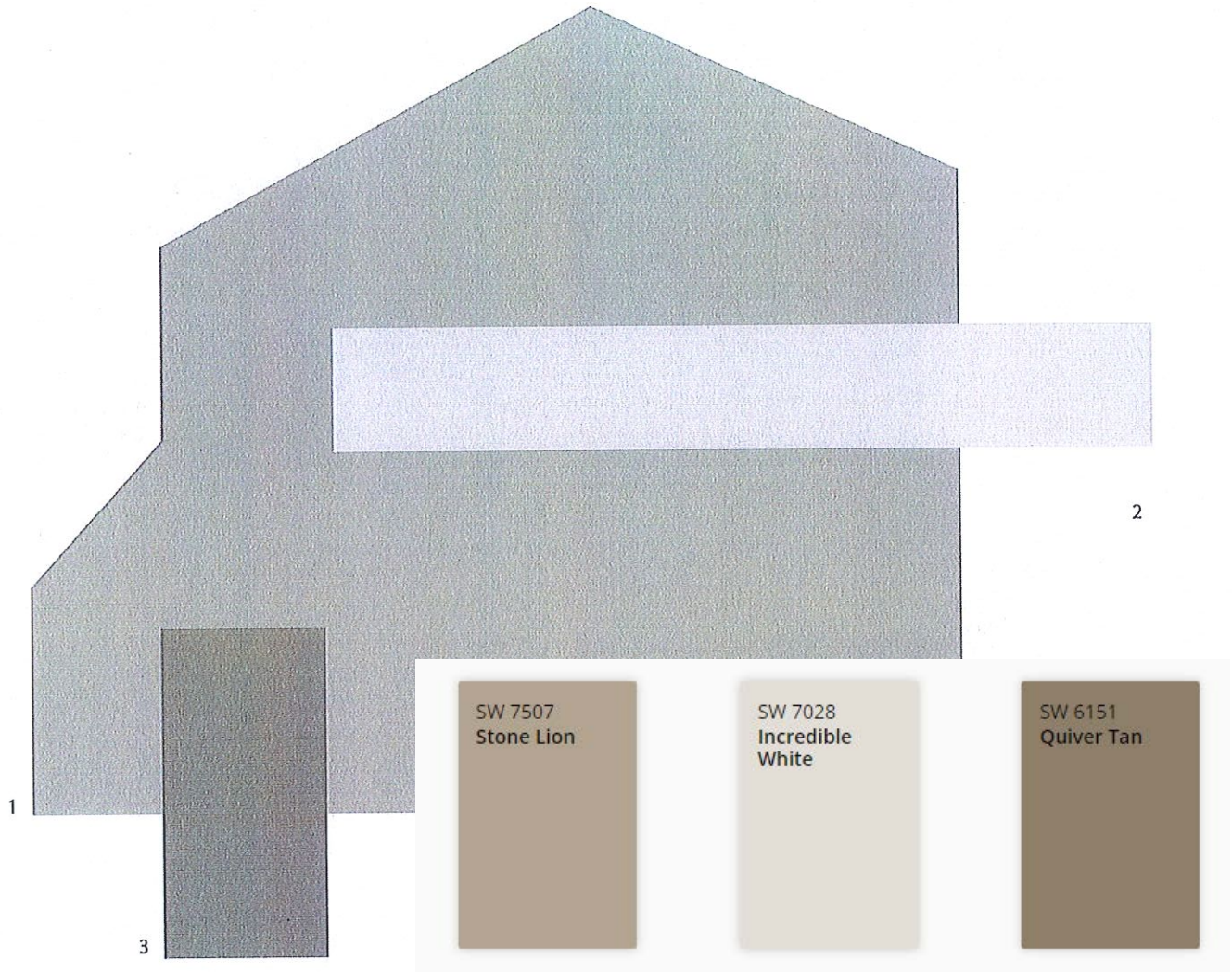
- SW 7670 Gray Shingle
- SW 6258 Tricorn Black
- SW 6003 Proper Gray
- SW 6258 Tricorn Black  
Black Rundle



Color samples shown approximate actual paint colors as closely as possible. 22-01-0615 3/15/2022



# 2024 EXTERIOR COLOR SCHEMES



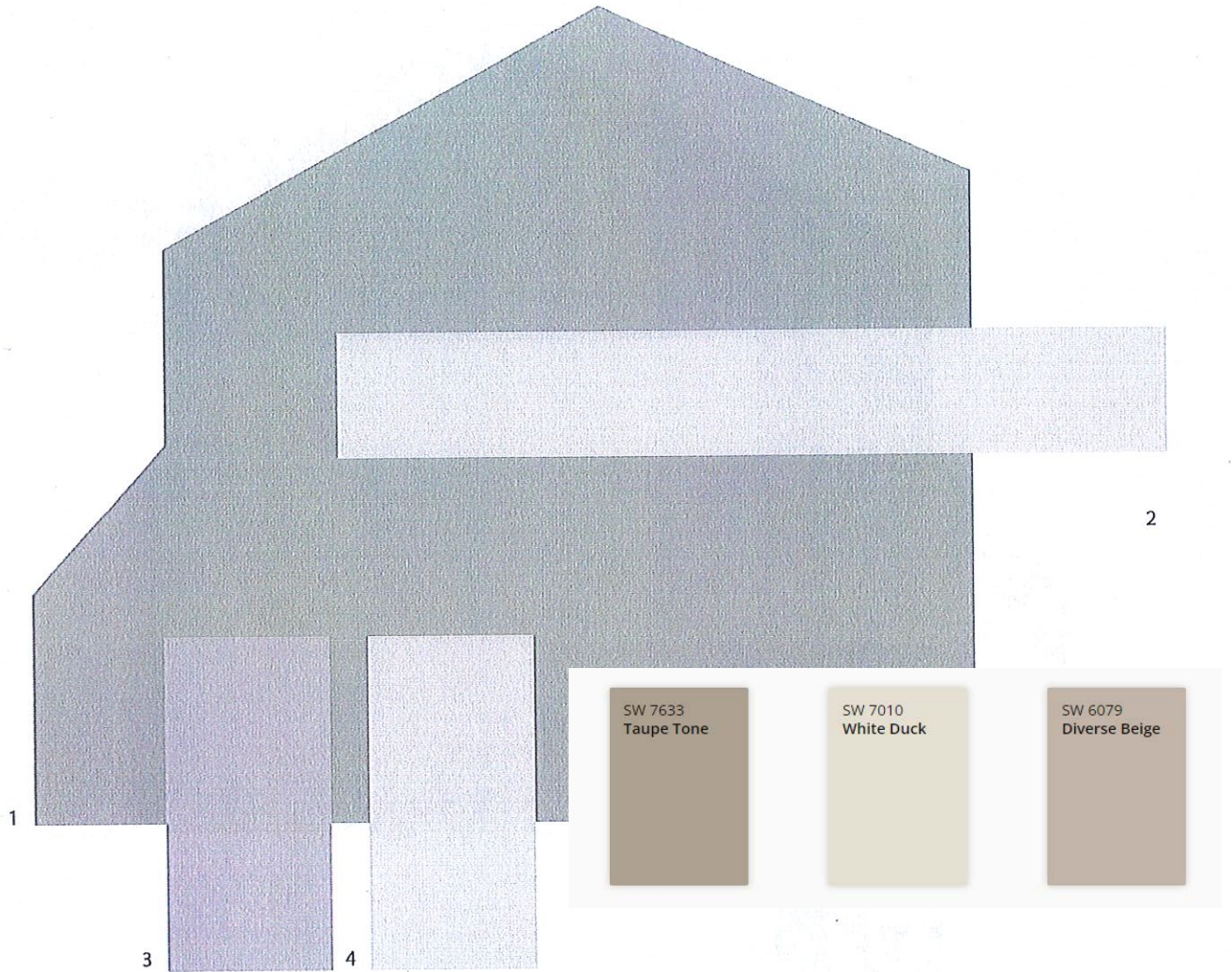
## SCHEME 13

- 1 BODY
  - 2 TRIM
  - 3 ACCENT
- Stone

- SW 7507 Stone Lion
  - SW 7028 Incredible White
  - SW 6151 Quiver Tan
- Ashfall Country



# 2024 EXTERIOR COLOR SCHEMES



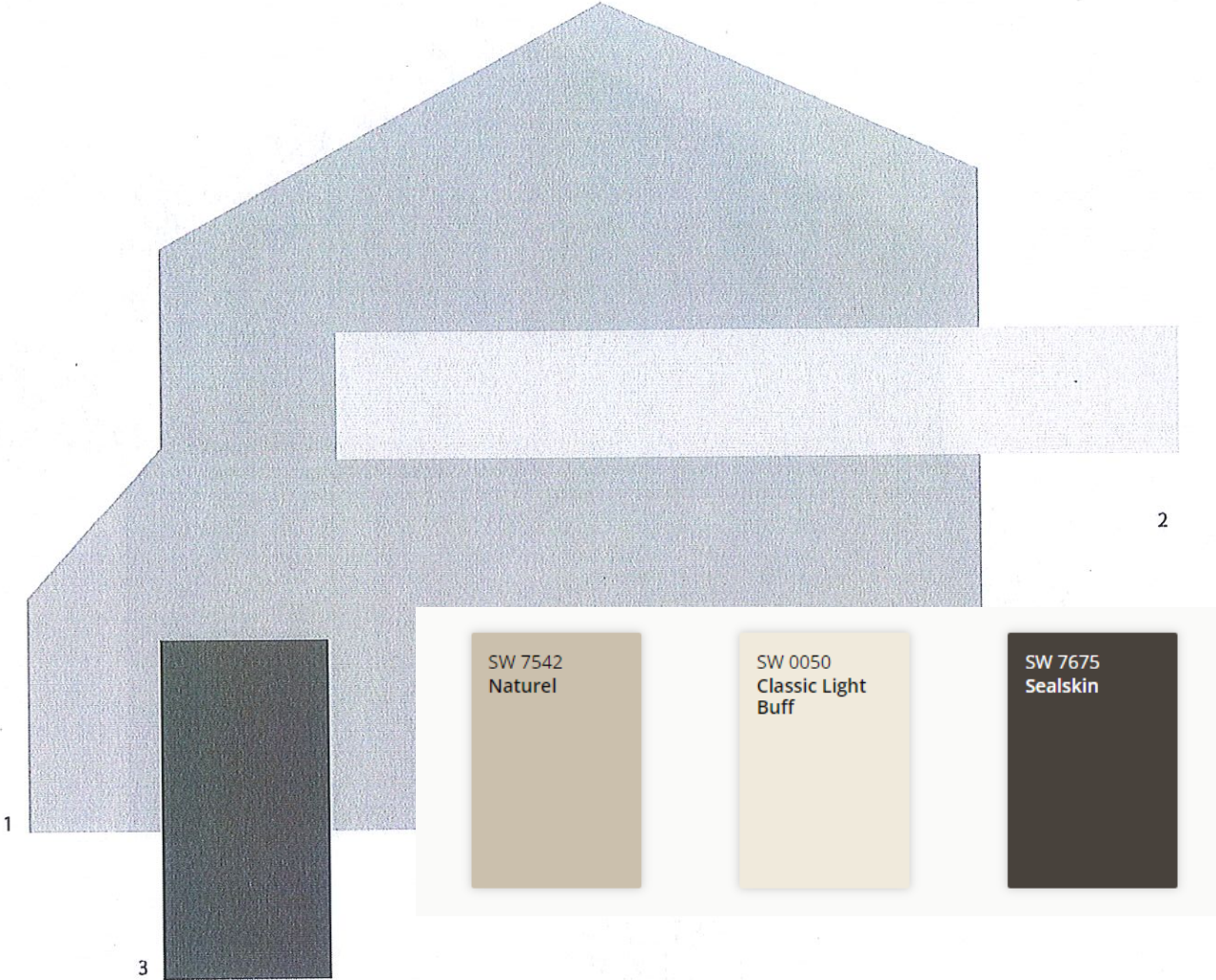
## SCHEME 19

- 1 Body
  - 2 Trim
  - 3 Accent
  - 4 Front Door
- STONE

- SW 7633 Taupe Tone
  - SW 7010 White Duck
  - SW 6079 Diverse Beige
  - SW 7010 White Duck
- Summit Peak Pro- Fit



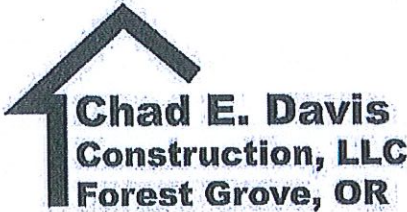
# 2024 EXTERIOR COLOR SCHEMES



## SCHEME 29

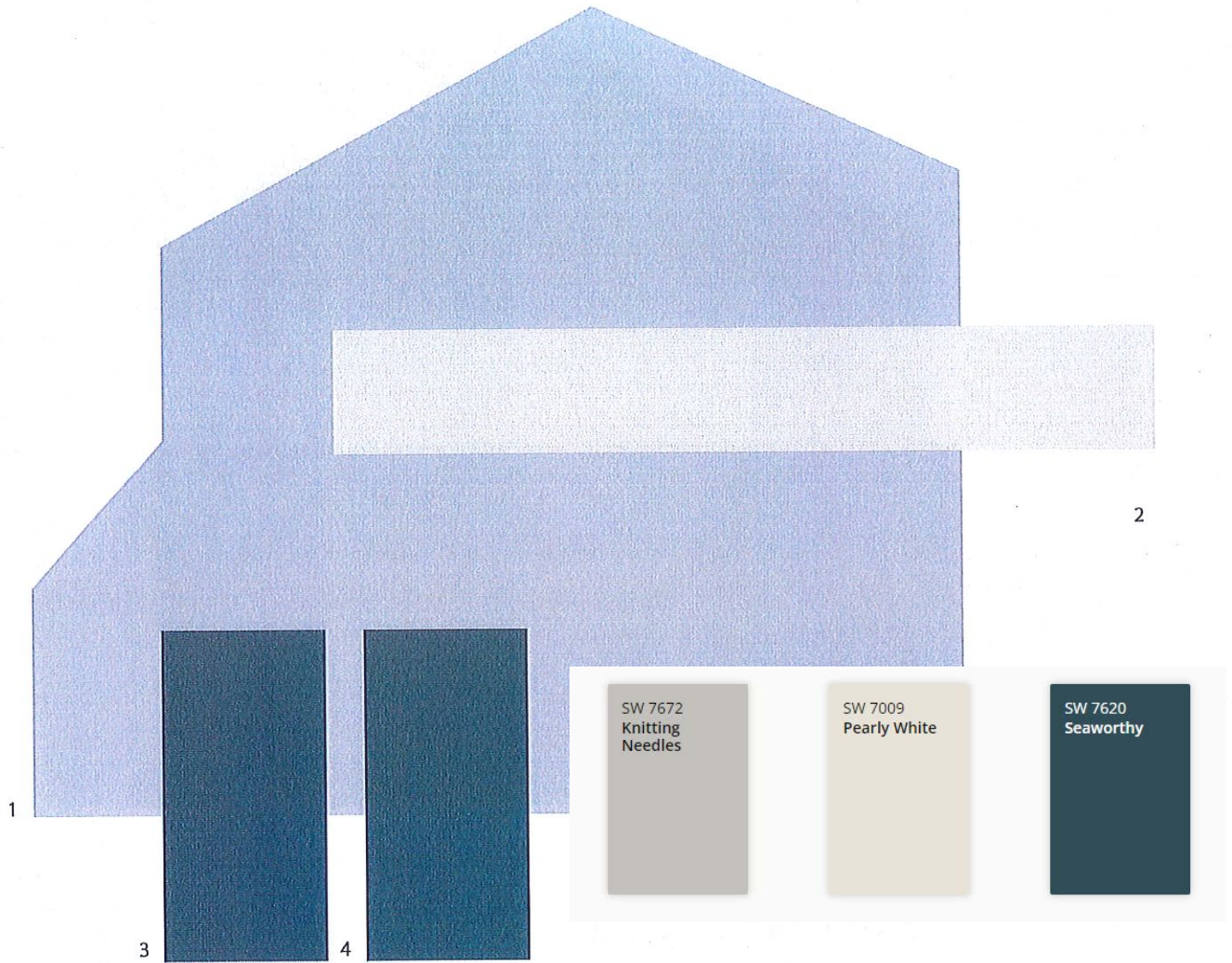
- 1 Body
- 2 Trim
- 3 Accent
- Front Door
- Stone

- SW 7542 Naturel
- SW 0050 Classic Light Buff
- SW 7675 Sealskin
- SW 7675 Sealskin
- Black Rundle



Color samples shown approximate actual paint colors as closely as possible. 22-01-0615 3/15/2022

# 2024 EXTERIOR COLOR SCHEMES



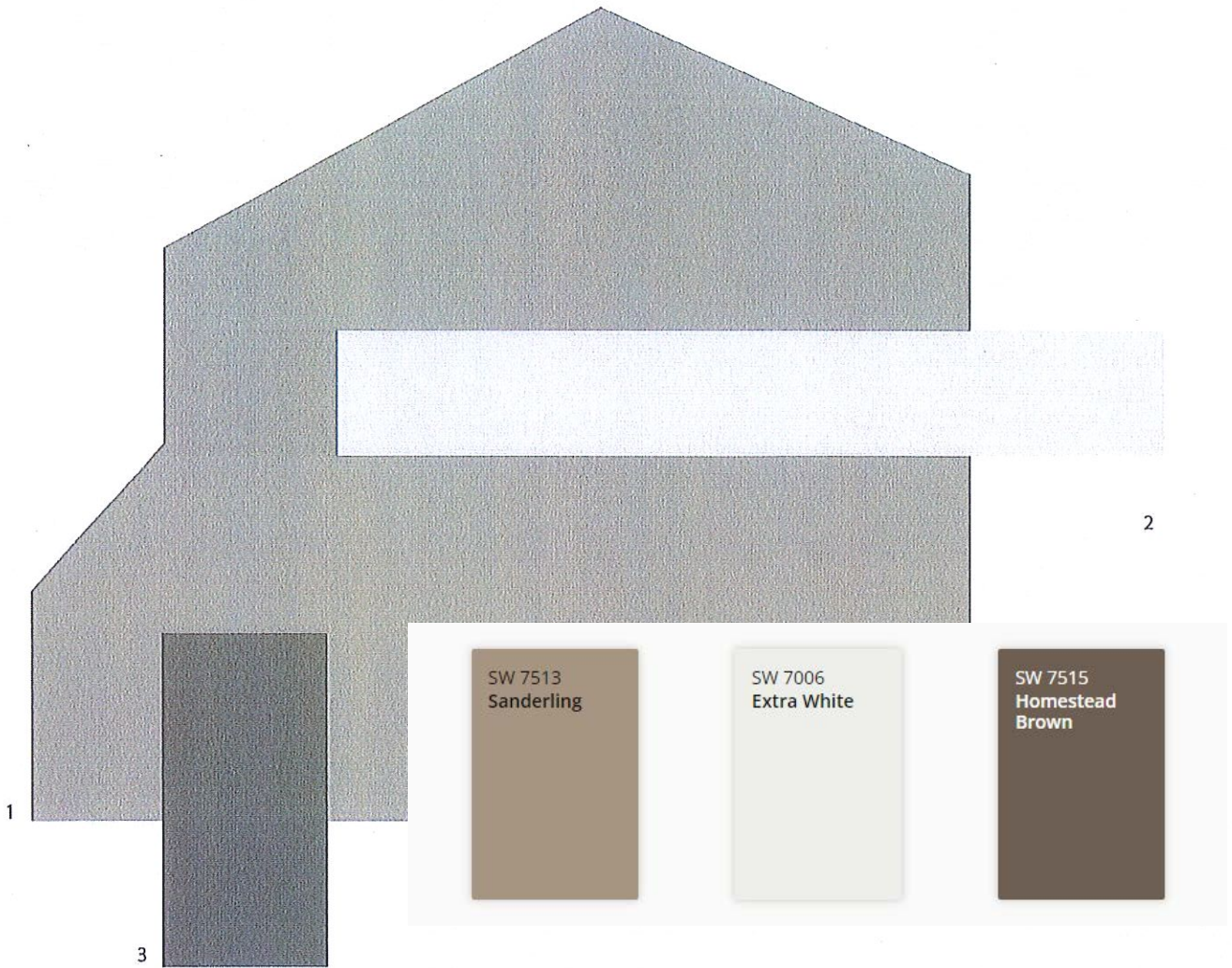
## Scheme 32

- 1 Body
- 2 Trim
- 3 Accent
- 4 Door
- Stone

- SW 7672 Knitting Needles
- SW 7009 Pearly White
- SW 7620 Seaworthy
- SW 7620 Seaworthy
- Winterhaven Pro-Fit



# 2024 EXTERIOR COLOR SCHEMES



## SCHEME 35

- |            |                         |
|------------|-------------------------|
| 1 Body     | SW 7513 Sanderling      |
| 2 Trim     | SW 7006 Extra White     |
| 3 Accent   | SW 7515 Homestead Brown |
| Front Door | SW 7515 Homestead Brown |
| Stone      | Chardonay               |





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## **Exhibit G: Ownership Information**

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# FIRST AMERICAN TITLE

## Property Research Report

### SUBJECT PROPERTY

98637  
R3422CC01200  
Yamhill

### OWNER

Chad E Davis Construction LLC

### DATE PREPARED

Date: 04/05/2024

### PREPARED BY

nromano@firstam.com



*First American Title*

Customer Service Department

503-476-8735

csfirst@firstam.com

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**First American Title**

Customer Service Department  
503-476-8735  
csfirst@firstam.com  
Date: 04/05/2024

### OWNERSHIP INFORMATION

Owner: Chad E Davis Construction LLC  
CoOwner:  
Site: Carlton OR 97111  
Mail: 2808 19th Ave Forest Grove OR 97116

Parcel #: 98637  
Ref Parcel #: R3422CC01200  
TRS: 03S / 04W / 22 / SW  
County: Yamhill

### PROPERTY DESCRIPTION

Map Grid: 741-B1  
Census Tract: 030400 Block: 5048  
Neighborhood: CAR2 - Carlton  
School Dist: 1 Yamhill-Carlton  
Impr Type: 0  
Subdiv/Plat:  
Land Use: 540 - Farm - Unzoned farm land - Vacant  
Std Land Use: AMSC - Agricultural Misc  
Zoning: AH - Agriculture Holding  
Lat/Lon: 45.288788 / -123.171905  
Watershed: Yamhill River  
Legal: See Metes & Bounds

### ASSESSMENT AND TAXATION

Market Land: \$3,307,068.00  
Market Impr: \$0.00  
Market Total: \$3,307,068.00 (2023)  
% Improved: 0.00%  
Assessed Total: \$16,103.00 (2023)  
Levy Code: 11.0  
Tax: \$264.25 (2023)  
Millage Rate: 16.4825  
Exemption:  
Exemption Type:

### PROPERTY CHARACTERISTICS

|                 |                 |                           |
|-----------------|-----------------|---------------------------|
| Bedrooms:       | Total SqFt:     | Year Built:               |
| Baths, Total:   | First Floor:    | Eff Year Built:           |
| Baths, Full:    | Second Floor:   | Lot Size Ac: 16.20 Acres  |
| Baths, Half:    | Basement Fin:   | Lot Size SF: 705,672 SqFt |
| Total Units:    | Basement Unfin: | Lot Width:                |
| # Stories:      | Basement Total: | Lot Depth:                |
| # Fireplaces:   | Attic Fin:      | Roof Material:            |
| Cooling:        | Attic Unfin:    | Roof Shape:               |
| Heating:        | Attic Total:    | Ext Walls:                |
| Building Style: | Garage:         | Const Type:               |

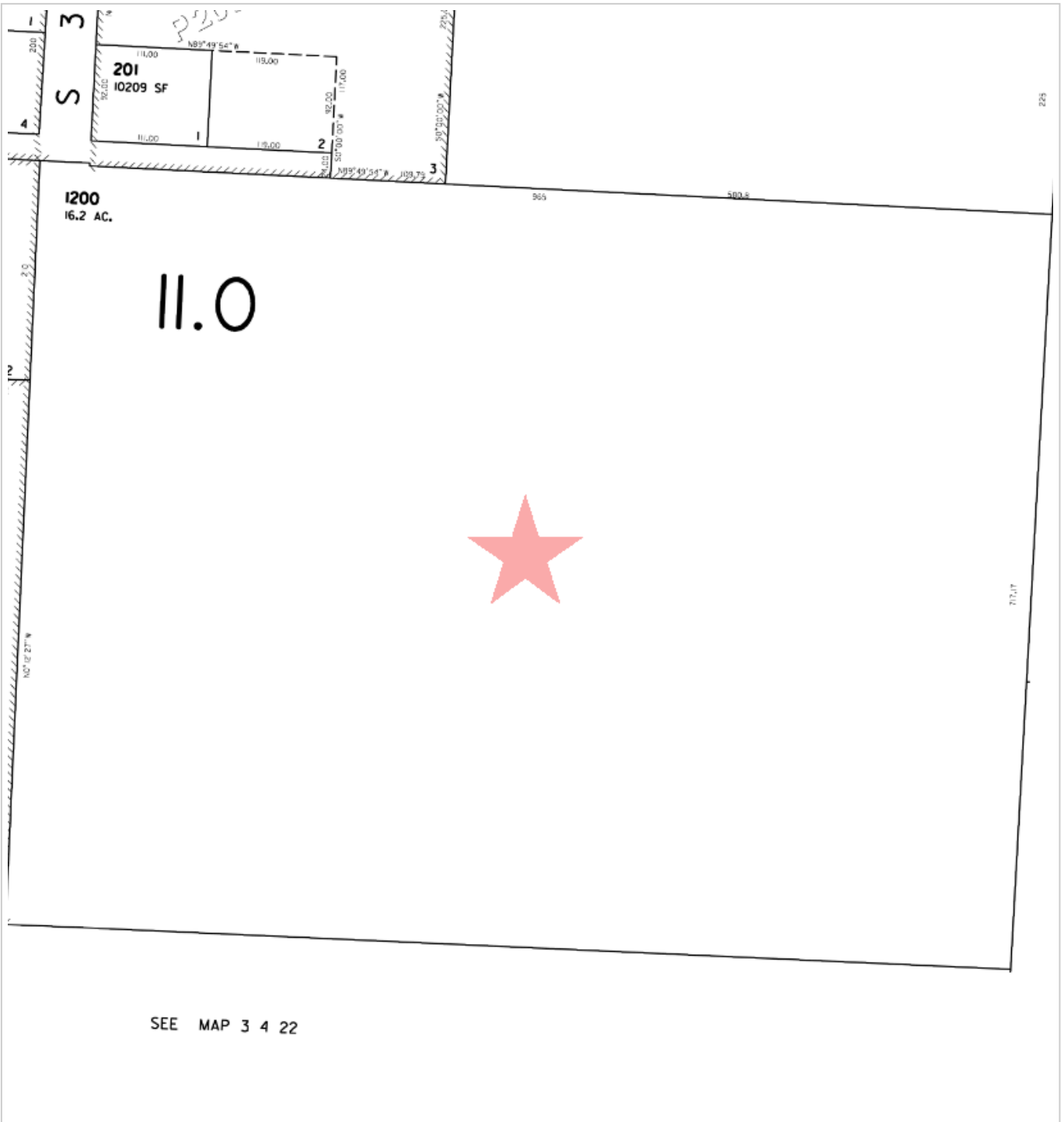
### SALES AND LOAN INFORMATION

| Owner                         | Date       | Doc #      | Sale Price     | Deed Type | Loan Amt | Loan Type |
|-------------------------------|------------|------------|----------------|-----------|----------|-----------|
| CHAD E DAVIS CONSTRUCTION LLC | 01/14/2022 | 2022-00770 | \$2,825,000.00 | Deed      |          | Conv/Unk  |
| DEGRAUW EDWARD A TRUST        | 12/18/2017 | 2017-20077 |                | Deed      |          | Conv/Unk  |
| EDWARD A DEGRAUW              | 05/12/2008 | 2008-08231 |                | Deed      |          | Conv/Unk  |
| ALFRED PETERSON               | 01/01/1983 | 1983-07470 |                | Deed      |          | Conv/Unk  |

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Assessor Map



SEE MAP 3 4 22



*First American Title*

**Parcel ID: 98637**

**Site Address:**

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



*First American Title*

**Parcel ID: 98637**

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



After recording return to:  
Chad E. Davis Construction, LLC  
2808 19th Avenue  
Forest Grove, OR 97116

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Chad E. Davis Construction, LLC  
2808 19th Avenue  
Forest Grove, OR 97116

File No.: 7032-3686246 (SH)  
Date: January 10, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

|   |                               |
|---|-------------------------------|
| Yamhill County Official Records   | <b>202200770</b>              |
| <b>DMR-DDMR</b>   | <b>01/14/2022 01:27:05 PM</b> |
| Stn=6 MILLSA  |                               |
| 3Pgs \$15.00 \$11.00 \$5.00 \$60.00   | <b>\$91.00</b>                |
| <p>I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.</p> <p style="text-align: right;">Brian Van Bergen - County Clerk</p> |                               |

3686246-HB

**FIRST AMERICAN**

### STATUTORY WARRANTY DEED

**Edward A. DeGrauw, Trustee of the Edward A. DeGrauw Trust dated November 21, 2017, as to an undivided 1/2 interest, and Jeffery L. DeGrauw, as to an undivided 1/2 interest, as tenants in common, Grantor, conveys and warrants to Chad E. Davis Construction, LLC, an Oregon limited liability company, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$2,825,000.00**. (Here comply with requirements of ORS 93.030)

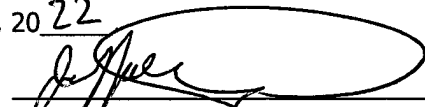
APN: 98637

Statutory Warranty Deed  
- continued

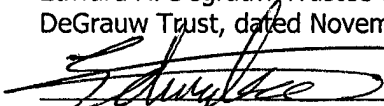
File No.: 7032-3686246 (SH)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 14 day of January, 2022

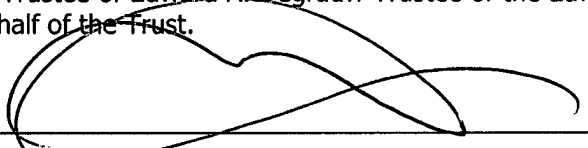
  
\_\_\_\_\_  
Jeffery L Degrauw

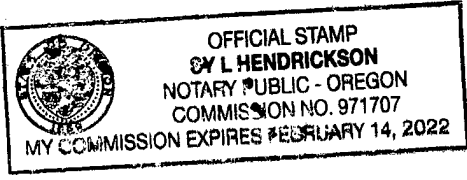
Edward A. Degrauw Trustee of the Edward A DeGrauw Trust, dated November 21, 2017

  
\_\_\_\_\_  
Edward A Degrauw, Trustee

STATE OF Oregon )  
County of Yamhill <sup>(SH)</sup> )ss.  
Washington

This instrument was acknowledged before me on this 14 day of January, 2022 by Jeffery L Degrauw and Edward A. Degrauw as Trustee of Edward A. Degrauw Trustee of the Edward A DeGrauw Trust, dated November 21, 2017, on behalf of the Trust.

  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires: 02/14/22



APN: 98637

Statutory Warranty Deed  
- continued

File No.: 7032-3686246 (SH)

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Yamhill, State of Oregon, described as follows:

**Part of the Peter Smith Donation Land Claim #64 in Township 3 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon described as follows:**

**Beginning at the South East corner of said Peter Smith Claim; thence North along the East line of said claim 717.17 feet to a stake; thence North 89° 50' West 965 feet to a point which is also the North East corner of tract of land conveyed to Horace Cronkhite and wife by Deed recorded September 23, 1937 in Book 113, Page 228, Deed Records, thence South along the East line of said Horace Cronkhite tract of land 728.2 feet to the South line of said Peter Smith Claim; thence North 89° 36' East along the South line of said Smith Donation Land Claim 960 feet to the place of beginning.**

**NOTE:** This legal description was created prior to January 1, 2008.

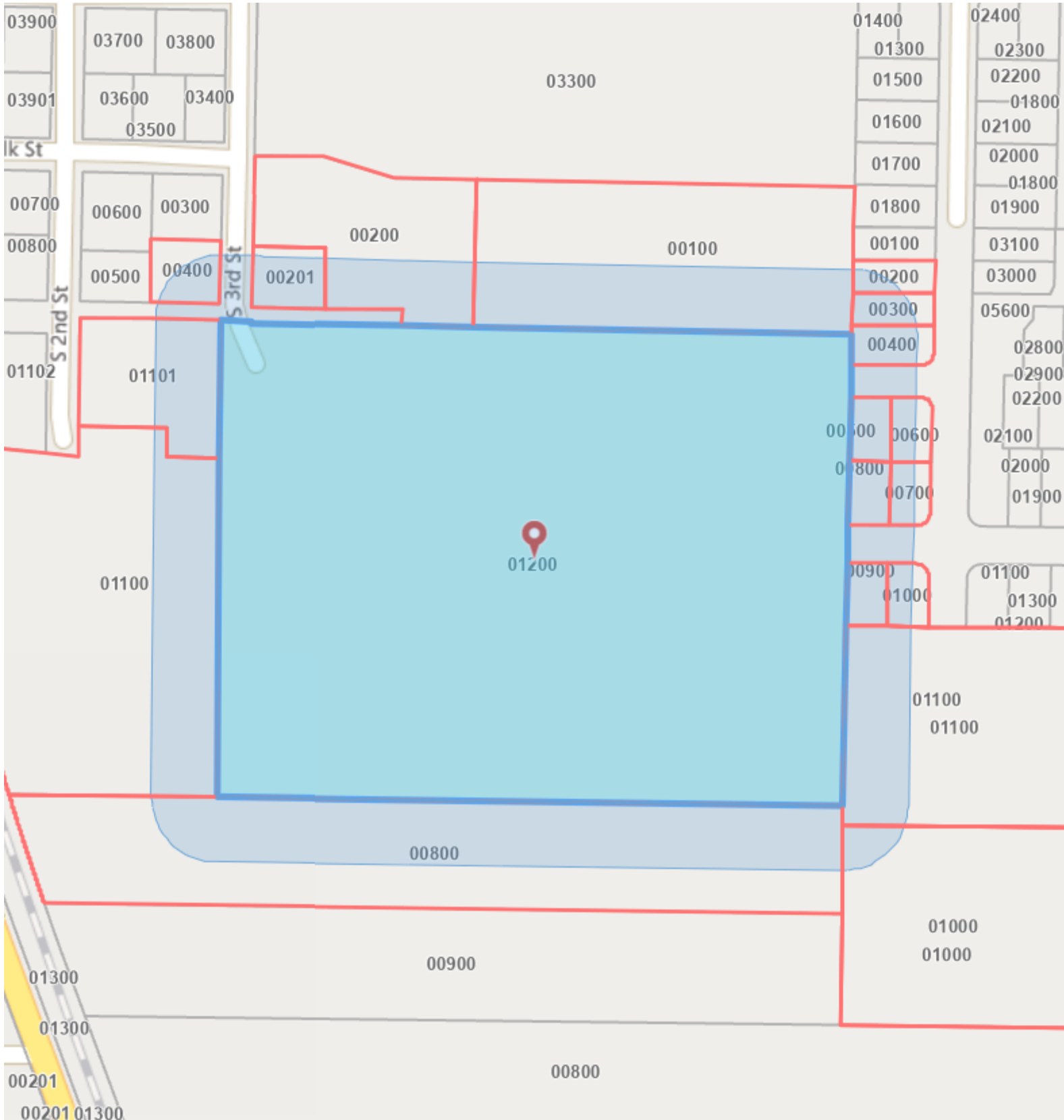


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## **Exhibit H: List of Surrounding Property Owners**

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Buffer Distance: 100 feet



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**Exhibit I: JR Meadows No. 3 Subdivision Approval  
(File SUB 2023-01)**

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CITY OF CARLTON  
NOTICE OF DECISION  
JR MEADOWS 3 SUBDIVISION  
CITY CASE FILE SUB 2023-01

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|                                |   |
|--------------------------------|---|
| PLANNING COMISSION DECISION:   | May 17, 2023  |
| DATE OF NOTICE OF DECSION:     | May 22, 2023  |
| APPLICANT / PROPERTY OWNER:    | Chad E. Davis Construction, LLC   |
| APPLICANT REPRESENTIATIVES:    | AKS Engineering & Forestry / Sherman, Sherman, Johnnie Hoyt, LLC  |
| APPLICATION:                   | Preliminary subdivision approval for 101 residential lots. 63 of these lots are intended for detached single-family homes and 38 of these lots are intended for attached single-family homes (townhomes).   |
| SITE LOCATION:                 | Tax Lot 1200 on Yamhill County Tax Assessor's Map 3-4-22CC, located south of Carlton Elementary School, bounded by 3 <sup>rd</sup> Street to the west and S. 7 <sup>th</sup> Street to the east.  |
| APPLICABLE STANDARDS/CRITERIA: | <p>Carlton Development Code</p> <ul style="list-style-type: none"> <li>• Section 17.28 Residential Medium Density R-2 Zone</li> <li>• Section 17.60.030 Development and Design Standards</li> <li>• Section 17.64 Street Standards</li> <li>• Section 17.72 Storm Drainage</li> <li>• Section 17.76 Utility Lines and Facilities</li> <li>• Section 17.88 Development Standards for Land Divisions</li> <li>• Section 17.176 Subdivisions</li> <li>• Section 17.196 Public Hearings</li> <li>• Section 17.216 Performance Agreement</li> <li>• Section 17.176.030 B. Approval time and Extensions.</li> </ul> |

---

NOTICE IS HEREBY GIVEN that the City of Carlton Planning Commission voted to **approve** with conditions, the application for Preliminary Subdivision, case file SUB 2023-02, as described above.

The Planning Commission decision is based on findings of fact as contained in the staff reports dated March 13, 2023, and May 11, 2023, prepared in response to applicable Development Code standards and approval criteria.

The Planning Commission decision is also based on oral and written testimony received prior to and during the public hearing dates of March 20, 2023, and May 17, 2023.

The following conditions of approval for JR Meadows 3 Subdivision, city case file SUB 2023-01, shall apply.

1. **Prior to final plat approval**, detailed design drawings and specifications for all water, sanitary sewer, storm drainage, street improvements, grading and erosion control, property and street centerline monuments and subdivision benchmarks shall be prepared by a registered professional engineer and submitted to the City Engineer for approval prior to constructions of any improvements.
  - a. All utility easements shall be shown on the final plat and at a minimum shall conform to the requirements of Development Code Section 17.76.
  - b. The installation of street name signs and traffic control signs is required at locations determined by the City and shall be of a type required by City standards.
  - c. The installation of underground electric service, light standards, wiring, and lamps for streetlights of a type required by City standards following the making of necessary arrangements with the serving electric.
  - d. Curb cuts and driveway installations by the developer shall be according to the City standards.
  - e. An 11-foot PUE shall be shown on the final plat on the side of Wilson Street containing the water line.
  - f. There shall be no-parking signs provided on both sides of 3<sup>rd</sup> Street, and the 3<sup>rd</sup> Street shoulder shall be one-foot in width comprised of crushed rock. The shoulder shall also provide accommodations for storm drainage on the west side of the street as determined by the City Engineer.
  - g. The sanitary sewer on Third St. shall be extended to the South end of the development, and North to the intersection with Cleveland St.
  - h. The storm system will need to be modified to avoid surcharges unless the applicant can provide justification approved by the City Engineer on the deeper pipelines. This may require detention.
  - i. The drainage tiles through the subdivision will need to be removed or filled to prevent settlement. The applicant shall provide a drainage path/facilities for any tile that is upstream of the development for approval by the City Engineer.
  - j. The Applicant shall provide an easement, in a form acceptable to Applicant and the City, requiring a minimum separation of 20 feet between the front of garage and outside edge of the sidewalk on all lots shown to border Wilson Street, 3<sup>rd</sup> Street, and Cleveland Street where a sidewalk easement is proposed in-lieu of public right-of-way. The easement shall be structured so that the required separation of the garages from the sidewalks is reflected on the plat. The city shall be the beneficiary of this easement and if the Yamhill County Surveyor does not accept the agreed upon easement, the applicant and city shall agree on a means to reflect the restriction on the plat acceptable to the County Surveyor.
  - k. Upon completion of street improvements, centerline monuments shall be established and protected in monument boxes at every street intersection at all points of curvature, points of tangency of street center lines, and other points required by state law.

- l. Elevation benchmarks shall be set at intervals established by the City Engineer. The benchmarks shall consist of a brass cap set in a curb or other immovable structure.
- m. Compliance with the access spacing requirements of Section 17.100.030 intersections shall be shown on the final construction plans.
- n. The applicant shall obtain a City of Carlton access permit for all new curb cuts within the subdivision.
- o. Compliance with vision clearance standards shall be demonstrated in the final construction plans.
- p. Street stubs shall be provided for Taylor, Wilson, and 5<sup>th</sup> Streets where these streets dead-end at the perimeter of the subject property. For protecting off-site trees, construction of underground utilities and street improvements to the eastern stub of Taylor Street may stop short of the site perimeter as shown in the applicant's supplemental plan (Exhibit B-6 of the staff report dated May 10, 2023). Temporary protective fencing, to location shown in Exhibit B-6, is to be in place prior to commencing grading and construction activity. The final plat is to show Taylor Street right-of-way abutting the project site boundary.
- q. The applicant shall dedicate Tract A to the City of Carlton as needed for stormwater detention or landscape purposes. A minimum of three street trees shall be planted within the Tract.
- r. Street trees planted in landscape strips shall be listed on the City Carlton Street Tree list.
- s. E. Cleveland Street is to be constructed consistent with the applicant's supplemental plan (Exhibit B-13 of the staff report dated May 10, 2023). The sidewalk on the north side of E. Cleveland Street and to that portion of S. 3<sup>rd</sup> Street (off-site) is to be constructed as part of site improvements and completed prior to final plat approval and prior to issuing building permits for home construction.
- t. Bike lanes to Wilson Street and 3<sup>rd</sup> Street shall be painted to six-feet in width and two minimum 10-foot travel lanes, consistent with city street design standards and the applicant's supplemental plan (Exhibit B-3 of the staff report dated May 10, 2023).

**2. Prior to issuance of building permits:**

- a. A Site Design Review application shall be submitted and approved by the City for the block containing lots intended for single-family attached homes.
- b. The applicant shall demonstrate that no driveways exceed 20 feet in width at the time of Site Design Review for all attached dwellings and at building permit submittal for all detached dwellings.
- c. The applicant shall demonstrate compliance with the landscaping standards of Section 17.84 at the time of Site Design Review for all attached dwellings and at building permit submittal for all detached dwellings.

- d. All dwellings shall comply with the dimensional and development standards listed in CDC Sections 17.22.040 and 17.22.050.
- e. All dwellings shall comply with the design standards of Section 17.106.030 A Residential Design Standards as illustrated on the approved elevations, at the time of building permit submittal.
- f. All lots fronting on multiple streets shall take access from the street with the lower classification unless the lot configuration does not allow for it.

### 3. Additional

- a. The City's WWTP system must have the biological capacity needed to accommodate the homes in this subdivision before building permits can be issued for the construction of homes or connection to the City's sanitary sewer system. The final plat may be recorded upon completion of the subdivision public improvements (or execution of an appropriate deferred construction agreement and posting of a performance bond) and recordation of covenants prohibiting the sale or offering of lots or homes for sale, negotiations for sale of homes or any form of marketing of lots or homes in the subdivision. Upon satisfaction of one of the two following conditions, as determined by the City Engineer, building permits may be issued and the covenant preventing marketing or sale of homes or lots will be terminated:
  - 1. The WWTP facility is connected to three phase power, and the biological capacity improvements are substantially complete and operational.
  - 2. The study analyzing the capacity of the WWTP facility demonstrating that the facility has biological capacity to accommodate the homes in this subdivision is completed at Applicant's expense. The scope would be approved by the City, and the study would be reviewed and approved by the City. The applicant shall also pay for the cost of staff time. \*
- 4. **Security Guarantee:** If the developer requests approval to record the final plat before all required improvements have been constructed and all conditions of approval have been met by the developer and accepted by the City, the developer shall provide a security guarantee in accordance with Section 17.216 Performance Agreement and satisfactory to the City that all improvements will be constructed in conformance with all City standards and ordinances and all conditions of approval will be satisfied.
- 5. **Final Plat Submittal / Extension:** The Planning Commission grants a 12-month extension to the 18-month approval period for this subdivision. The expiration date of this subdivision is thereby 2.5 years from the effective date of approval. Prior to expiration, the applicant shall submit three (3) identical reproducible copies of the final plat for signature. The final plat shall be submitted to the City in a form and with information consistent with Development Code Section 17.176.050 including monuments, benchmarks and other County survey and map standards, and State laws including ORS Chapter 92 for plats of record.

\* **Advisory Note:** While cost of staff time was not made clear as part of the motion / decision, staff anticipates the cost of staff time (under Condition 3.a.2, above) to include: 1) development and approval of the scope of work, 2) assistance during the study, and 3) review and approval of the study.

APPEAL: Appeal procedures are described in Chapter 17.204 of the Carlton Development Code. The Planning Commission decision to approve with conditions of approval hereto, may be appealed to the Carlton City Council (by persons with standing) within 10 days of the date of this Notice of Decision by submitting a "Land Use Appeal" form and the appeal fee.

Appeal of this decision must be received by the City of Carlton (with fee) prior to **5:00 p.m. on June 1, 2023**. If no appeal, the decision for SUB 2023-01 becomes the city's final written decision, effective June 2, 2023.

If you have questions or comments regarding this notice, please contact Scott Whyte, City Contract Planner for the City of Carlton at (503) 540-1623 or via email at [swhyte@mwvcog.org](mailto:swhyte@mwvcog.org)

SIGNED:



Shannon Beaucaire, City Manager

5/22/23  
date



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## **Exhibit J: Yamhill County Assessor's Map**

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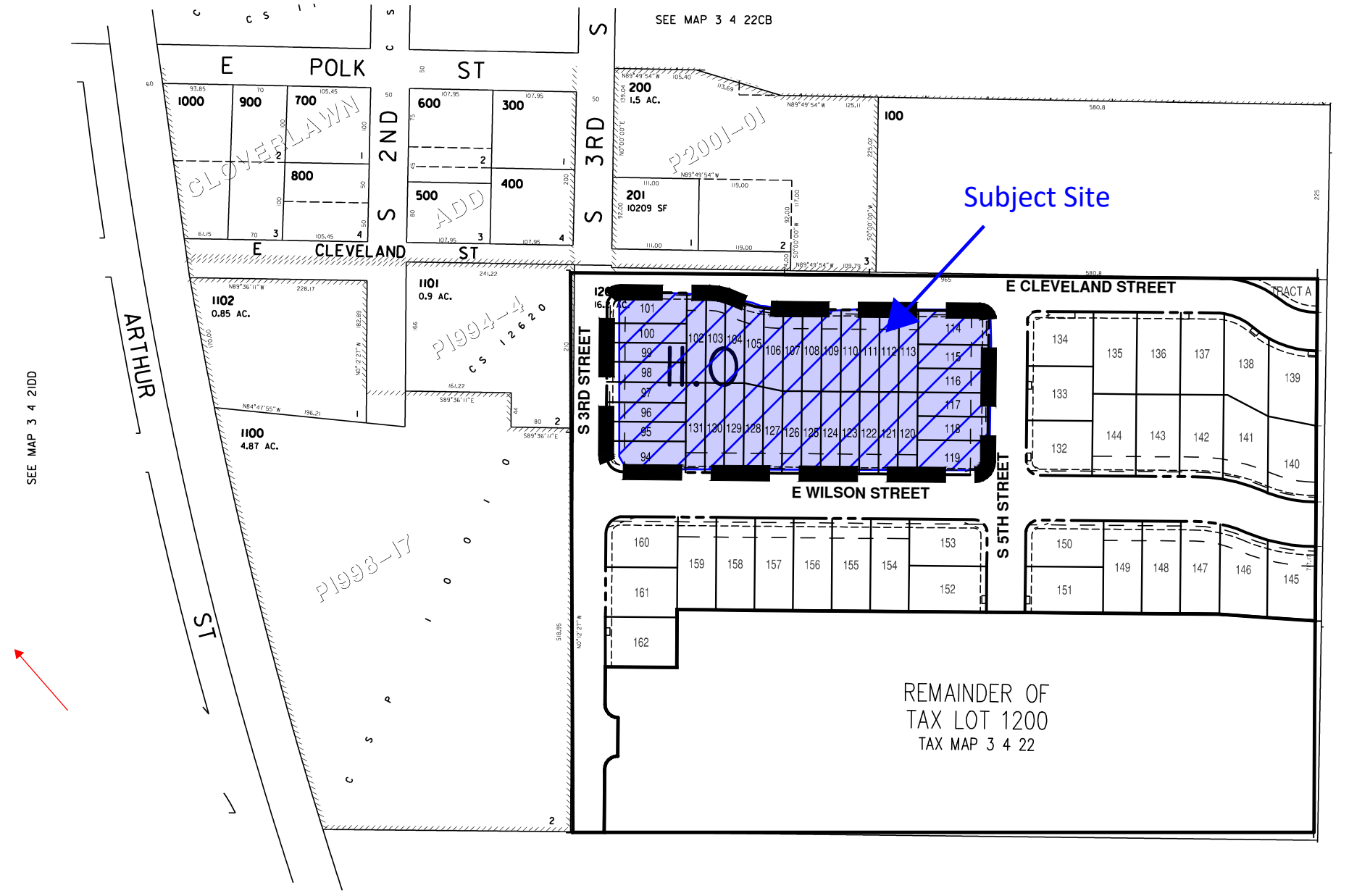
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THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

SW 1/4 SW 1/4 SEC22 T3S R4W W.M.  
YAMHILL COUNTY  
1" = 100'

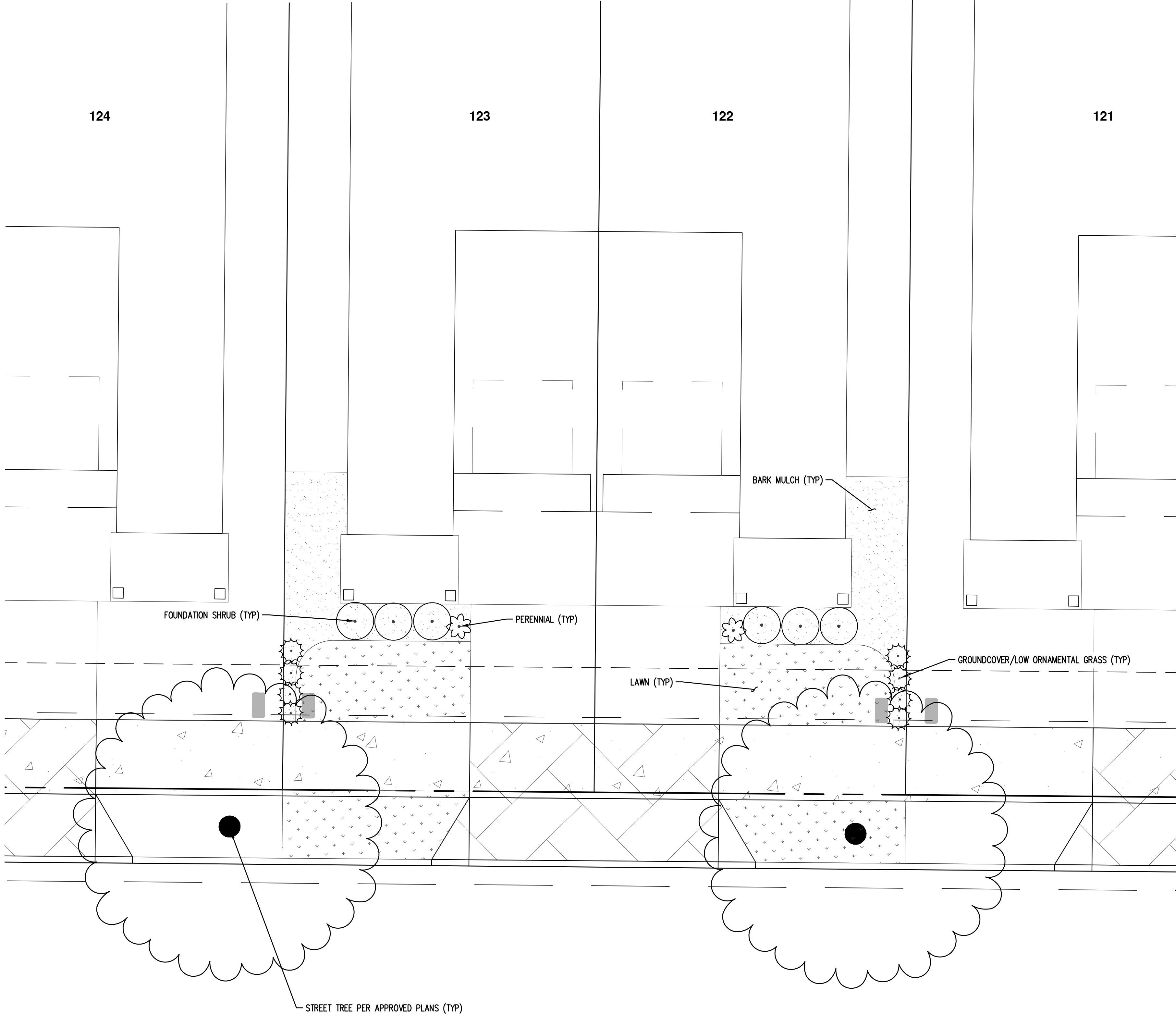
3 4 22CC  
CARLTON

CANCELLED  
202  
1101



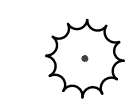
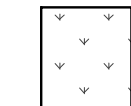



SEE MAP 3 4 22

# Exhibit K

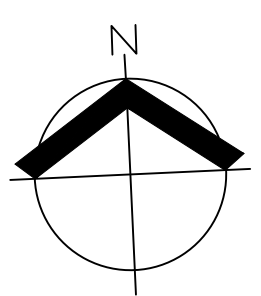


## CONCEPT PLANT SCHEDULE


-  FOUNDATION SHRUB, 1-3 GAL. CONTAINER
-  PERENNIAL, 1-GAL. CONTAINER
-  GROUNDCOVER/LOW ORNAMENTAL GRASS, 1-GAL. CONTAINER
-  LAWN
-  BARK MULCH

NOTE: LAYOUT SHOWN IS CONCEPTUAL TO SHOW DESIGN INTENT ONLY. LANDSCAPING SHALL INCLUDE A MIXTURE OF LAWN, BARK, MULCH, TREES, SHRUBS, PERENNIALS, ANNUALS, AND GROUNDCOVER TO BE DETERMINED BY FUTURE HOMEOWNER AT THE TIME OF LOT DEVELOPMENT. AT A MINIMUM AT LEAST 50% OF THE LANDSCAPE AREA NOT COVERED WITH DRIVEWAYS, PATIOS, OR PATHS SHALL HAVE VEGETATIVE COVER. DROUGHT TOLERANT AND NATIVE PLANTS ARE RECOMMENDED.

STREET TREES SHOWN WILL BE REVIEWED AND APPROVED AS PART OF THE JR MEADOWS NO. 3 SUBDIVISION CONSTRUCTION PLAN APPROVALS.



SCALE: 1"=5 FEET



ORIGINAL PAGE SIZE: 22" x 34"

PRELIMINARY LOT LANDSCAPE TEMPLATE  
 JR MEADOWS NO. 3  
 SITE DESIGN REVIEW PLANS  
 CARLTON, OREGON



RENEWAL DATE: 6/30/25

JOB NUMBER: 8632  
 DATE: 04/17/2024  
 DESIGNED BY: NRA  
 DRAWN BY: NRA  
 CHECKED BY: MBH

D7