

4.1404 LDR-PV

Standards to be addressed in narrative

4.1407 - Permitted Uses Table

Standard	N/A	Findings
4.1407 - Permitted Uses		The subject property contains a combination of LDR-PV and MDR-PV with the majority the property zoned LDR-PV. All lots with this zoning designation will be developed with single-family detached dwellings, a permitted outright use in this zone.

4.1408(A) - Development Standards Table

Standard	N/A	Findings
4.1408(A) - Residential Density		This section requires a density range between 5.3 units/net acre to 7.9 units/net acre. The net area of the area designated LDR-PV is 21.13 acres after excluding the right-of-way. The required density range for this area is a minimum of 112 units and a maximum of 167 units. The proposal includes 143 units (6.77 units/net acre) in compliance with this standard.
4.1408(A) - Minimum Lot Size		This section requires a minimum lot size of 5,000 square feet. All lots in the proposed LDR-PV portion of the subdivision contain at least 5,000 square feet.
4.1408(A) - Minimum Lot Dimensions - Detached Dwelling Unit		This section requires the width at the building line for interior lots to be a minimum of 35 feet wide and 40 feet wide for corner lots. The minimum depth for both interior and corner lots is 70 feet. All lots in the proposed development exceed these standards.
4.1408(A) - Minimum Lot Dimensions - Single-Family Attached Dwellings (2 units)	N/A	
4.4108(A) - Minimum Lot Dimensions - Single-Family Attached Dwellings (3+ Units)	N/A	
4.1408(A) - Minimum Lot Dimensions - Duplex	N/A	
4.1408(A) - Maximum Lot Width/Depth Ratio	N/A	
4.1408(A) - Minimum Street Frontage - Detached Dwelling Unit		This section requires the minimum street frontage for interior lots to be 35 feet wide and 40 feet wide for corner lots. All lots comply with this standard except flag lots or lots proposed to be accessed by easement.
4.1408(A) - Minimum Street Frontage - Single-Family Attached Units (all types)	N/A	
4.1408(A) - Minimum Street Frontage - Duplexes	N/A	
4.1408(A) - Minimum Street Frontage - Attached Dwellings (3+ Units)	N/A	
4.1408(A) - Building Height - Maximum		The maximum building height in this zone is 35 feet. This standard will be complied with at the time building plans are submitted.
4.1408(A) - Building Height Transition	N/A	

Standard	N/A	Findings
4.1408(A) - Buffering Required - See Section 9.0100		The proposed single family residential subdivision abuts other single family residences and does not require buffer screening.
4.1408(A) - Off-Street Parking - See Section 9.0851		Section 9.0851 requires single family dwellings to provide two vehicle parking spaces per dwelling. Each dwelling built on these lots will include a minimum two car garage and a minimum of two spaces in front of the garage. The requirements of this standard will be addressed with development of homes on the lots.
4.1408(A) - Safe Neighborhood Design Performance Standards - (Section 4.1411)		The requirements of Section 4.1411 are reviewed in that section below.
4.1408(A) - Clear Vision Area - See Section 9.0200		The requirements of Section 9.0200 are reviewed in that section below.

4.1408(B) - Setback Standards - LDR-PV

Standard	N/A	Findings
4.1408(B) - Minimum - Detached Dwelling Units		
- Front Façade		This section requires a minimum 10 foot setback to the front facade. This requirement will be addressed with submittal of building plans.
- Front Porch		This section requires a minimum six foot setback to the front porch. This requirement will be addressed with submittal of building plans.
- Front Garage		This section requires a minimum 20 foot setback to the garage. This requirement will be addressed with submittal of building plans.
- Interior Side		This section requires a minimum five foot setback to the structure on the interior side yard. This requirement will be addressed with submittal of building plans.
Option - Zero-Lot Line	N/A	
- Street Side Wall	N/A	
- Street Side Porch	N/A	
- Street Side Garage	N/A	
- Rear, No Alley	N/A	
- Rear, With Alley	N/A	

--	--

4.1411 - Safe Neighborhood Design Performance Standards

Standard	N/A	Findings
4.1411(A) - Visible Dwelling Front		<p>These provisions apply to detached single-family, attached single-family dwellings and duplexes. Except for dwellings on the flag portion of flag lots, the front door of dwellings shall be oriented toward the street. At least 75% of that street frontage shall be visible from: the front door, or street facing ground floor windows, or street facing second floor windows. All homes except for those on flag lots (Lots 50, 76, 77, 179) and Lots 75, 78, 178 accessed by an easement will be oriented towards the street and will be designed in compliance with this standard.</p>
4.1411(B) - Street Pedestrian Connection Options		<p>Except for dwellings on the flag portion of flag lots and lots accessed by easement as noted above, the front door of dwellings shall provide either a three foot wide separate walkway or a combined walkway. All homes with the exception of those constructed on flag lots and accessed by easements as noted on the section above will contain a walkway as required.</p>
4.1411(C) - Street Surveillance Options		<p>At least one item from a list of four items shall be provided. A front porch meeting the dimensional requirements in this section will be provided. The majority of homes will also meet the 16-foot maximum setback requirement. The proposal complies with this standard.</p>

4.1468 - Green Development Practices and Green Streets for Stormwater Management

Standard	N/A	Findings
4.1468(C) - On-site Green Development Practices		The proposed stormwater system will use a combination of rain gardens and an offsite detention facility located on 7927 SE 190th Ave. (1S3E20C tax lot 400) across SE 190th Ave. from the subject property. The details of this design were previously approved by the City of Gresham. A detailed Preliminary Stormwater Management Report is submitted with this application.
4.1468(D) - Discharge to & Design of Regional Management Facilities		As noted above stormwater will be detained and treated in a regional facility on a separate tax lot located across SE 190th Ave. to the west of the subject property.
4.1468(G) - Parking Lot Landscaping	N/A	
4.1468(H) - Discharge to Approved Conveyance Facility		Stormwater leaving the site will be discharged to the approved facility located on 7927 SE 190th Ave. directly west of the property.
4.1468(I) - Stormwater Management Plan Compliance		The applicant is aware that the a grading or building permit may not be issued unless the submitted stormwater management plan has been approved.
4.1468(J) - Operations and Maintenance Requirements		The applicant acknowledges that the property owner, its successors or assigns, including any homeowner association, are required to adequately maintain the on-site Green Development Practices according to the recorded operations and maintenance agreement.
4.1468(K) - Landscaping		The submitted Preliminary Stormwater Management Report has been designed with the goal of protecting and enhancing water quality and aquatic habitat by providing for the infiltration, storage, and treatment of surface water runoff.

4.1469 - Tree Planting Requirements

Standard	N/A	Findings
4.1469(B) - Tree Planting Plan		Tree preservation is shown on the Existing Condition Sheets for each Phase. Street trees will be planted according to city standards.
4.1469(B)(1) - Single-Family Detached & Duplexes		The details of the tree planting plan will be submitted with construction plans.

4.1471 - Master Plan Applicability

Standard	N/A	Findings
4.1471 - Land Use Approvals Must be Consistent with the Master Plan		The proposed subdivision shifts the location of the zoning sub-districts. Because the subject property is not located within the approved Pleasant Valley Master Plan, the applicant has submitted an application to initiate a Master Plan with this application.
4.1475(B) - Lot Access - Less than 50 Feet of Frontage		All lots zoned LDR-PV contain as least 50 feet of frontage as required by this section.

4.1476 Housing Variety

Standard	N/A	Findings
4.1476(A) - LDR-PV Housing Option (Choose 1)		
4.1476(A)(1) - >30% Lots >7500-sf	N/A	Due to the configuration of the property and topographic constraints, 12 of the 183 lots (6%) contain greater than 7,500 square feet.
4.1476(A)(2) - >15% Dwellings Have Accessory Dwellings	N/A	
4.1476(A)(3) - >30% Alley Loaded & at Least 2 From 4.1476(A)(5)	N/A	
4.1476(A)(4) - >30% Garages Flush or Behind Rear Building Line of Dwelling	N/A	
4.1476(A)(5) - Street Level Variety - At Least Four		The applicant intends to use at least four of techniques described in this section to comply with the housing variety requirement. This standard will be addressed for the development as a whole rather than for the sub-neighborhoods identified in the Pleasant Valley Master Plan.
4.1476(C) - LDR-PV & MDR-PV Housing Variety		The proposed project includes both LDR-PV and MDR-PV residential sub-districts. As allowed by this section, a proposal is allowed to combine the densities of the two sub-districts when the LDR-PV and MDR-PV Housing Variety requirements in Section 4.1476 are met. The applicant intends to comply with the housing variety requirements in both sub-districts to comply with this standard.
4.1476(D) - Average Minimum & Maximum Density	N/A	Both sub-districts comply with density requirements.

4.1405 Medium Density Residential – Pleasant Valley (MDR-PV)

Standards to be addressed in narrative

Standard	N/A	Findings
4.1407 – Permitted Uses		Two housing types are proposed within the lots carrying a MDR-PV designation on the site. These uses include: single family detached dwellings and single family attached dwellings (2 units). Both of these housing types are permitted outright in this zone.

4.1408(A) – Development Standards Table

Standard	N/A	Findings
4.1408(A) – Residential Density		The required average density in this zone is 12-20 units per net acre. The area proposed for MDR-PV contains 2.26 net acres requiring 27 - 45 units. The proposed subdivision includes 40 units (17.7 units/net acre) in compliance with this standard.
4.1408(A) – Minimum Lot Size		The minimum lot size for single family detached dwellings is 3,000 sq. ft., and 1,600 sq. ft. for single family attached dwellings with 2 units attached. The proposal includes 12 single family detached lots and 28 single-family attached lots (2 units). All of the proposed lots comply with minimum lot size standards.
4.1408(A) – Minimum Lot Dimensions – Detached Dwelling Unit		Lots intended for detached dwellings are required to be 20 ft. wide at the building line, 25 ft. for corner lots. No minimum lot depth is required. All of the 12 lots proposed for this housing type comply with these standard.
4.1408(A) – Minimum Lot Dimensions – Single-Family Attached Dwellings (2 units)		Lots intended for attached dwellings (2 units) are required to be 16 ft. wide at the building line, 25 ft. for corner lots. No minimum lot depth is required. All of the 28 lots proposed to contain this housing type comply with these standards.
4.1408(A) – Minimum Lot Dimensions – Single-Family Attached Dwellings (3 or more units)	N/A	
4.1408(A) – Minimum Lot Dimensions – Duplexes	N/A	
4.1408(A) – Minimum Lot Dimensions – Attached Dwellings (3 or more units)	N/A	
4.1408(A) – Minimum Lot Width/Depth Ratio		Detached dwellings do not have a required minimum lot width/depth ratio. Single attached (2 units) dwellings require a minimum ratio of 0.5:1. All of the proposed lots comply with these standards.
4.1408(A) – Minimum Street Frontage – Detached Dwelling Unit		Lots intended for detached dwellings are required to provide 35 ft. minimum street frontage, 40 ft. for corner lots. All of the proposed lots comply with these standards.
4.1408(A) – Minimum Street Frontage – Single-Family Attached Units (all types)		Lots intended for single-family attached dwellings are required to provide 16 ft. minimum street frontage, 32 ft. for corner lots. All lots comply with this standard.
4.1408(A) – Minimum Street Frontage – Duplexes	N/A	

4.1405 Medium Density Residential – Pleasant Valley (MDR-PV)

Standards to be addressed in narrative

Standard	N/A	Findings
4.1408(A) – Minimum Street Frontage – Attached Dwellings (3 or more units)	N/A	
4.1408(A) – Building Height – Maximum		All dwelling types require a building height maximum of 35 ft., except where buildings are required to step down adjacent to LDR-PV as required by Section 4.1409. All structures are intended to comply with this standard and will be reviewed with submittal of building permits.
4.1408(A) – Buffering Required – See Section 9.0100		The requirements of this section are addressed in Section 9.0100 below.
4.1408(A) – Off-Street Parking – See Section 9.0851		Parking requirements are addressed in Section 9.0851 below.
4.1408(A) – Safe Neighborhood Design Performance Standards – (Section 4.1411)		The requirements of this section are addressed in Section 4.1411 below.
4.1408(A) – Transit Design Criteria and Standards – (Section 4.1425)		The requirements of this section are addressed in Section 4.1425 below.
4.1408(A) – Clear Vision Area – See Section 9.0200		The requirements of this section are addressed in Section 9.0200 below.

4.1408(B) – Setback Standards – MDR-PV

Standard	N/A	Findings
4.1408(B) – Minimum – Detached Dwelling Units		
– Front Façade		Minimum required: 10 ft. As shown on submitted plans, all lots can comply with this standard.
– Front Porch		Minimum required: 6 ft. All lots comply.
– Front Garage		Minimum required: 20 ft. All lots comply.
– Interior Side		Minimum required: 5 ft. All lots comply.
– Zero-Lot Line Option	N/A	
– Street Side Wall		Minimum required: 5 ft. All lots comply.
– Street Side Porch		Minimum required: 5 ft. All lots comply.
– Street Side Garage	N/A	Minimum required: 20 ft. No lot are proposed to be configured with this arrangement.
– Rear, No Alley	N/A	
– Rear, With Alley	N/A	
4.1408(B) – Minimum – Single-Family Attached Dwellings		
– Front Façade		Minimum required: 5 ft. All lots comply.

4.1405 Medium Density Residential – Pleasant Valley (MDR-PV)

Standards to be addressed in narrative

Standard	N/A	Findings
– Front Porch		Minimum required: 5 ft. All lots comply.
– Front Garage		Minimum required: 20 ft. All lots comply.
– Interior Side		Minimum required: 5 ft. All lots comply.
– Zero-Lot Line Option	N/A	
– Street Side Wall		Minimum required: 5 ft. All lots comply.
– Street Side Porch		Minimum required: 5 ft. All lots comply.
– Street Side Garage	N/A	Minimum required: 20 ft.
– Rear, No Alley		Minimum required: 10 ft. All lots comply.
– Rear, With Alley	N/A	
4.1408(B) – Minimum – Two-Unit Attached (Duplex)		
– Front Façade	N/A	
– Front Porch	N/A	
– Front Garage	N/A	
– Interior Side	N/A	
– Zero-Lot Line Option	N/A	
– Street Side Wall	N/A	
– Street Side Porch	N/A	
– Street Side Garage	N/A	
– Rear, No Alley	N/A	
– Rear, With Alley	N/A	
4.1408(B) – Minimum – Attached Dwellings (3 or more units)		
– Front Façade	N/A	
– Front Porch	N/A	
– Front Garage	N/A	
– Interior Side	N/A	
– Zero-Lot Line Option	N/A	
– Street Side Wall	N/A	Minimum required: 5 ft. All lots comply.
– Street Side Porch	N/A	Minimum required: 5 ft. All lots comply.

4.1405 Medium Density Residential – Pleasant Valley (MDR-PV)

Standards to be addressed in narrative

Standard	N/A	Findings
– Street Side Garage	N/A	Minimum required: 5 ft. No lots with this configuration are proposed.
– Rear, No Alley	N/A	Minimum required: 15 ft. All lots comply.
– Rear, With Alley	N/A	Minimum required: 5 ft. All lots comply.
4.1408(B) – Maximum – Attached Dwellings (3 or more units)		
– Front Façade	N/A	
– Front Porch	N/A	
– Front Garage	N/A	
– Interior Side	N/A	
– Zero-Lot Line Option	N/A	
– Street Side Wall	N/A	
– Street Side Porch	N/A	
– Street Side Garage	N/A	
– Rear, No Alley	N/A	
– Rear, With Alley	N/A	

4.1411 – Safe Neighborhood Design Performance Standards

Standard	N/A	Findings
4.1411(A) – Visible Dwelling Front		These provisions apply to detached single-family, attached single-family dwellings and duplexes. Except for dwellings on the flag portion of flag lots, the front door of dwellings shall be oriented toward the street. At least 75% of that street frontage shall be visible from: the front door, or street facing ground floor windows, or street facing second floor windows. All homes with this dwelling type will be oriented towards the street and will be designed in compliance with this standard.
4.1411(B) – Street Pedestrian Connection Options		Except for dwellings on the flag portion of flag lots, the front door of dwellings shall provide either a three foot wide separate walkway or a combined walkway. No flag lots are proposed in this zone. All homes will contain a walkway as required.
4.1411(C) – Street Surveillance Options		At least one item from a list of four items shall be provided. A front porch meeting the dimensional requirements in this section will be provided. All homes will also meet the 16-foot maximum setback requirement. The proposal complies with this standard.

4.1412 – Public Facilities and Supplementary Requirements

4.1405 Medium Density Residential – Pleasant Valley (MDR-PV)

Standards to be addressed in narrative

Standard	N/A	Findings
4.1412 – See Article 9 – Common Requirements and Appendix 5.000 – Public Facilities Standards		The requirements of this section are addressed below.

4.1425 – Transit Design Criteria and Standards

Standard	N/A	Findings
4.1425(A) – See Section 7.0201 for New Residential / See Section 7.0210(A) for New Commercial, Mixed-Use, and Employment Development		The requirements of this section are addressed below.
4.1425(B) – Incidental Drive Through Uses	N/A	

4.1468 – Green Development Practices and Green Streets for Stormwater Management

Standard	N/A	Findings
4.1468(B) – On-site Green Development Practices		All of the internal subdivision streets are identified as green streets.
4.1468(C) – Discharge to & Design of Regional Management Facilities		The majority of stormwater will be detained and treated in a regional facility proposed to be constructed across SE 190th Ave. from proposed subdivision at 7927 SE 190th Ave.
4.1468(F) – Parking Lot Landscaping	N/A	The applicant’s Engineer will consider this section when designing the details of the proposed private parking lots.
4.1468(G) – Discharge to Approved Conveyance Facility		As noted above, the majority of stormwater from the site will be piped to a stormwater detention and water quality facility located at 7927 SE 190th Ave., just west of the proposed subdivision.
4.1468(H) – Stormwater Management Plan Compliance		The applicant is aware a grading or building permit may not be issued for property unless a stormwater report has been approved that is consistent with this chapter.
4.1468(I) – Operations and Maintenance Requirements		An entity responsible for maintaining the proposed stormwater facility will be identified prior to final plat approval.
4.1468(J) – Landscaping		No additional landscaping is proposed or anticipated.

4.1469 – Tree Planting Requirements

Standard	N/A	Findings
4.1469(B) – Tree Planting Plan		A tree retention plan has been submitted as required. Street trees will be planted according to applicable standards and will be shown with construction plans.
4.1469(B)(1) – Single-Family Detached & Duplexes		At this time the applicant has not determined which three options in this section will be provided.

4.1405 Medium Density Residential – Pleasant Valley (MDR-PV)

Standards to be addressed in narrative

Standard	N/A	Findings
4.1469(B)(2) – Attached Residential Dwellings		The applicant intends to comply with the requirements of this section.
4.1469(B)(3) – All Other Development	N/A	

4.1471 – Master Plan Applicability

Standard	N/A	Findings
4.1471 – Land Use Approvals Must be Consistent with the Master Plan		As noted with this application, the subject property is not part of the previously approved Pleasant Valley Master Plan and as directed by the city the applicant has submitted an applicant initiated Master Plan with this application. As detailed in this review, the proposed design is consistent with the provisions of this section. The applicant is proposing to shift the location of the areas designated LDR-PV and MDR-PV shown on the city’s plan map to better accommodate site specific conditions and market demand. These changes are consistent with density requirements and the provisions of the Comprehensive Plan and Plan District standards.
4.1475(B) – Lot Access – Less than 50 Feet of Frontage		This section requires lots with less than 50 feet of street frontage to be accessed from a rear alley, parking court, a shared access, or similar access approved by the City. All lots in this zone containing less than 50 feet of frontage and are proposed to include a shared access.

4.1476 Housing Variety

Standard	N/A	Findings
4.1476(B) – MDR-PV Housing Option (Comply With All)		
4.1476(B)(1) – 40 or Less Units – Housing Type Options		The proposal contains 40 MDR-PV lots and will contain a mix of housing types including 12 single-family detached dwellings and 28 single-family attached dwellings (2 units). The proposed single-family detached dwelling type represents 30 percent of the total dwellings in compliance with this standard.
4.1476(B)(2) – >40 Units – Housing Type Options	N/A	
4.1476(B)(3) – >40 Units – Individual Housing Type Variety	N/A	
4.1476(B)(4) – Other Housing Type Variety Techniques	N/A	
4.1476(C) – LDR-PV & MDR-PV Housing Variety		The proposal includes both LDR-PV and MDR-PV residential sub-districts. As reviewed above, the proposal complies with the Housing Variety standards of Section 4.1476 for both sub-districts as required.

4.1405 Medium Density Residential – Pleasant Valley (MDR-PV)

Standards to be addressed in narrative

Standard	N/A	Findings
4.1476(D) – Average Minimum & Maximum Density		This section requires each sub-district to meet the average minimum and maximum density standards required for the sub-district. The MDR-PV sub-district requires between 12 - 20 units per net acre. The area designated MDR-PV in the proposed development contains a net density of 17.7 units per net acre in compliance with this standard.

4.1460 Pleasant Valley Overlay Districts

Standards to be addressed in narrative

Standard	N/A	Findings
4.1465(B) – Characteristics		
4.1465(B)(1) – Location & Permitted Uses		The Neighborhood Transition Design area is a 100-foot transition area bordering the ESRA-PV resource boundary. This area contains, as appropriate, a mix of uses including open space, trails, infrastructure (e.g. stormwater treatment), parkways and boulevards, residences, community centers and ESRA-oriented facilities such as a nature center or interpretative kiosk. The proposed design includes residences within this area as permitted by this section.
4.1465(B)(2) – Residential Orientation		This section strives to orient residential dwellings toward the ESRA-PV area unless topography, existing development, street layout, or other reasons make this requirement impractical. As shown on submitted plans, development of the site is controlled by the location of Streets F and G intersecting SE 190th Drive along the west property line, ESRA-PV resources in the north, and City block length and lot layout standards. In addition, site topography presents challenges in achieving complete compliance with this standard. Because of these factors, about 50% of the future homes abutting the ESRA-PV will have their front or side yards oriented toward the resource and the other 50% will have their rear yard oriented toward the resource. The applicant considered design options to address this standard, but due to the site constraints noted above, full compliance with this standard is not practical. The applicant believes sufficient evidence exists to approve this design as submitted.
4.1465(B)(3) – Streets as Transitions		This section strive to encourage, where appropriate, local green streets to follow the edges of the residential community as part of the transition area bordering the ESRA. As shown on submitted plans, Street H is designed as a green street and will be located along the ESRA-PV boundary. Nine lots are located on the south side of this street across from the ESRA resource.
4.1465(C) – Master Plan Standards		
4.1465(C)(1) – Location of Compatible Uses		The submitted Master Plan has considered the location of residences and the ESRA-PV resources as required. No ESRA-oriented facilities have been identified requiring consideration in this design.
4.1465(C)(2) – Residential Orientation		This section strives to orient residential dwellings toward the ESRA-PV area unless topography, existing development, street layout, or other reasons make this requirement impractical. As shown on submitted plans, development of the site is controlled by the location of Streets F and G intersecting SE 190th Drive along the west property line, ESRA-PV resources in the north, and City block length and lot layout standards. In addition, site topography presents challenges in achieving complete compliance with this standard. Because of these factors, about 50% of the future homes abutting the ESRA-PV will have their front or side yards oriented toward the resource and the other 50% will have their rear yard oriented toward the resource. The applicant considered design options to address this standard, but due to the site constraints noted above, full compliance with this standard is not practical. The applicant believes sufficient evidence exists to approve this design as submitted.
4.1465(C)(3) – Streets as Transitions		This section strive to encourage, where appropriate, local green streets to follow the edges of the residential community as part of the transition area bordering the ESRA. As shown on submitted plans, Street H will be designed as a green street and is located along the ESRA-PV boundary.

4.1460 Pleasant Valley Overlay Districts

Standards to be addressed in narrative

Standard	N/A	Findings
4.1465(C)(4) – Fence Height Limitation		This section requires when a lot or parcel borders the ESRA a maximum four foot high fence is permitted within 10 feet of the ESRA. This includes vegetative fencing. The applicant is requesting Master Plan and Subdivision approval at this time. The location and height of fences on all lots will be considered with building plan submittal following land use approval of this application.
Model Designs (Figure 4.1465)		
(A) – Community Uses	N/A	None of the uses in the section are proposed.
(B) – Street Edge		As shown on submitted plans, Street H is designed as a green street and will be located along the ESRA-PV boundary. Nine lots are located on the south side of this street across from the ESRA resource.
(C) – Pedways		As shown on the submitted Neighborhood Circulation and Future Street Plan, Block F containing Street H bordering the ESRA to the north and the extensions of Streets C and E is designed to provide a central focal point for the entire community to gain access to and enjoy Kelly Creek and the ESRA resource. With this unique design, no other pedestrian access is warranted or desired. The proposal complies with the intent of this section.

4.1470 Pleasant Valley Master Plans

Standards to be addressed in narrative

Standard	N/A	Findings
4.1471 – Applicability		The subject property south of the adopted Pleasant Valley Master Plan area. For this reason, the city is requiring the applicant to submit an application for an applicant initiated master plan.
4.1472 – Refinement of Master Plans – May Be Approval Criteria		
4.1472(A) – Do Not Increase Density		The area of the property currently zoned MDR-PV contains 2.26 net acres allowing a density range between 27 - 45 dwelling units. The applicant proposes 40 MDR-PV units in compliance with this range. The area of the property currently zoned LDR-PV is 21.13 acres after excluding the right-of-way and open spaces. The required density range for this area requires a minimum of 112 units and allows a maximum of 167 units. The applicant proposes platting 143 units (6.77 units/net acre) with this zoning designation in compliance with this standard. As demonstrated in this review as shown on submitted plans, the proposed master plan complies with the density range required under existing zoning as required by this section.
4.1472(B) – Comprehensive Plan Consistency		The submitted master plan proposes minor modifications to the location of plan designations to better reflect site specific conditions and market demand. The proposal is consistent with the goals and policies of the Comprehensive Plan for Pleasant Valley as required. This standard is met.
4.1472(C) – Plan District Consistency		As reviewed in Sections 4.1404 LDR-PV and 4.1405 MDR-PV the proposal is consistent with the provisions of these districts. This standard is met.
4.1472(D) – Necessity		The subject property contains about 7.88 acres of ESRA overlay associated with Kelley Creek that runs through the northern portion of the property. In addition, the site contains modern. Currently the MDR-PV property is located in the southwest corner of the site and the applicant is proposing to distribute these units on the site. This standard is met.

Standards

Standard	N/A	Findings
4.1474 – Size of Master Plan – Minimum of 20 Acres, Except as Provided Below		
4.1474(A) – Orderly & Efficient Development	N/A	The subject property contains 40.25 acres and the 20 acre minimum size for master plans is met.

4.1470 Pleasant Valley Master Plans

Standards to be addressed in narrative

Standard	N/A	Findings
4.1474(B) – Physical Condition, Parcel Pattern, or Other Similar Constraints	N/A	
4.1474(C) – Compliance with Applicable Code Provisions & Comprehensive Plan Policies	N/A	
4.1475 – Neighborhood Design Guidelines		
4.1475(A) – Walkable Neighborhoods with a Defined Center and Edges		A 7.88 acre public open space area associated with Kelley Creek (Tract A) is proposed along the northern portion of the development. This area is less than 1/4 mile from all lots in the master plan/subdivision. In addition, a small private open space/pocket park area (Tract B) is proposed near the center of the development.
4.1475(B) – Access for Lots with Widths <50 feet		As noted above, all lots with less than 50 feet of frontage are proposed to be accessed by a shared driveway.
4.1475(C) – Transportation Options		The proposed design provides an interconnected street system that will increase transportation options in this area of the city.
4.1475(D) – Natural Features Incorporation		The proposed design is intended to preserve a large swath of land along Kelley Creek. This area will be preserved in Tract A and is proposed to be dedicated to the city of Gresham.
4.1475(E) – Location and Accessibility of Parks		A small open space/park (Tract B) is proposed in the center of the development. This feature will be owned and maintained by an HOA established for this purpose.
4.1475(F) – Kelley Creek and Mitchell Creek Open Space Connections		As shown on submitted plans, Kelley Creek flows from east to west through the northern portion of the property. The applicant is proposing to create a separate tract (Tract A) to preserve this area that will be dedicated to the city. This facility will be accessible from Street H abutting this feature. The proposed design is designed to preserve and enhance the functions and values of this natural resource in compliance with this section.
4.1476 – Housing Variety		
4.1476(A) – LDR-PV Housing Option (Choose 1)		
4.1476(A)(1) – >30% Lots >7500-sf	N/A	
4.1476(A)(2) – >15% Dwellings Have Accessory Dwellings	N/A	
4.1476(A)(3) – >30% Alley Loaded & at Least 2 From 4.1476(A)(5)	N/A	

4.1470 Pleasant Valley Master Plans

Standards to be addressed in narrative

Standard	N/A	Findings
4.1476(A)(4) – >30% Garages Flush or Behind Rear Building Line of Dwelling	N/A	
4.1476(A)(5) – Street Level Variety – At Least Four		The requirements of this section will be addressed during design review for the proposed structures. The applicant intends to address this criteria for the development as a whole rather at the sub-neighborhood level identified in the Master Plan.
4.1476(B) – MDR-PV Housing Option (Comply With All)		
4.1476(B)(1) – 40 or Less Units – Housing Type Options		The proposal contains 40 MDR-PV lots and will contain a mix of housing types including 12 single-family detached dwellings and 28 single-family attached dwellings (2 units). The proposed single-family detached dwelling type represents 30 percent of the total dwellings in this zone in compliance with this standard.
4.1476(B)(2) – >40 Units – Housing Type Options	N/A	
4.1476(B)(3) – >40 Units – Individual Housing Type Variety	N/A	
4.1476(B)(4) – Other Housing Type Variety Techniques	N/A	The requirements of this section are addressed in the MDR-PV narrative template above. The proposal complies with this standard.
4.1476(C) – LDR-PV & MDR-PV Housing Variety		The proposal includes both LDR-PV and MDR-PV zoned property. As reviewed in Section 4.1472(A) above, the proposal complies with the density range permitted by the underlying sub-districts. The applicant is not proposing to combine the densities of these districts.
4.1476(D) – Average Minimum & Maximum Density		As noted in Section 4.1472(A) above, the proposal complies with the density range in the LDR-PV and MDR-PV districts.
4.1477 – Density Transition		
4.1477(A) – Location of Similar Uses, Lot & Building Sizes		As noted above, the subject property contains two residential sub-districts (LDR-PV and MDR-PV) and two housing types (single-family detached and single-family attached (2 units) are proposed. As such, the requirements of these sections are applicable. The majority of homes of a similar type and lots sizes are located across the street from the same housing type and lot size. This standard is met.
4.1477(B) – Adjoining Uses Setbacks		The majority of adjoining lots containing different dwelling types are either across the street from each other or contain similar adjoining setbacks.

4.1470 Pleasant Valley Master Plans

Standards to be addressed in narrative

Standard	N/A	Findings
4.1477(C) – Locations for a Change in Use, Lot Size, or Building Type		As discussed above, the proposal includes appropriate locations for changes in dwelling type, use, and lot size.
4.1477(D) – Maximum Length of Attached Building Type	N/A	
4.1477(E) – Density Transition Concept – See Figure 4.1477		This figure was reviewed in designing the proposal and evaluating this section. The proposal complies with the concept shown in this figure.
4.1478 – Neighborhood Transition Design Area – See Section 4.1465 – as Presented Below		
4.1465(B) – Characteristics. This section has been amended and no longer exists.		
4.1465(B)(1) – Location & Permitted Uses	N/A	This section has been amended and no longer exists.
4.1465(B)(2) – Residential Orientation	N/A	
4.1465(B)(3) – Streets as Transitions	N/A	
4.1465(C) – Master Plan Standards		
4.1465(C)(1) – Location of Compatible Uses	N/A	This section has been amended and no longer exists.
4.1465(C)(2) – Residential Orientation	N/A	
4.1465(C)(3) – Streets as Transitions	N/A	
4.1465(C)(4) – Fence Height Limitation	N/A	
Model Designs (Figure 4.1465)		
(A) – Community Uses	N/A	This section has been amended and no longer exists.
(B) – Street Edge	N/A	
(C) – Pedways	N/A	
4.1479 – Circulation Network		The proposed street system represents a logical system of streets in regards to street designation, block length, block perimeter, street intersection spacing and street curvature. A review of the Pleasant Valley Transportation System Plan and the Refinement Plan to this plan, shows the proposed northerly street connection at 190th Avenue is closely aligned with a future street connection proposed to be constructed west of 190th Avenue. The proposal complies with this standard.

4.1470 Pleasant Valley Master Plans

Standards to be addressed in narrative

Standard	N/A	Findings
4.1480 – Parks, Open Space and Natural Areas		The stream corridor associated with Kelley Creek is identified on city mapping as an Environmental Sensitive Area. As shown on submitted plans this area is proposed to be protected as Tract A and dedicated as public open space to the city. No parks are identified on city mapping on the subject property.
4.1481 – Stormwater Management, Green Development Practices and Green Streets		A preliminary stormwater management report is included with this application.
4.1482 – Water and Sanitary Sewer System		As shown on the Utility Plan, the design of the proposed water and sanitary sewer system for the project is consistent with the requirements of the Pleasant Valley Public Facilities Plan.

4.1484 Approval Criteria

Standard	N/A	Findings
4.1484(A) – Applicable Master Plan Elements		The proposed Master Plan has addressed all applicable master plan elements as discussed above. The proposal complies with this standard.
4.1484(B) – Housing Variety		All areas in the development are under the exclusive control of the applicant as required. The Housing Variety requirements in 4.1476 are addressed above. As detailed in this section, the applicant proposes addressing the requirement of this section during design review for these structures.
4.1484(C) – City-Initiated Master Plan – See Section 4.1486	N/A	

4.1486 City-Initiated Master Plan

Standard	N/A	Findings
4.1486(A) – General Housing Variety Compliance	N/A	
4.1484(B) – Owner Provided Housing Variety Compliance	N/A	

6.0000 Land Divisions

Standards to be addressed in narrative

General

Standard	N/A	Findings
Lot Design Standards		
6.0010 - Lot Arrangement		This section strives to assure there will be no foreseeable problems with lots created through land divisions. The proposed subdivision and phasing plan are designed and configured such that no problems in securing building permits to construct homes on the lots are anticipated.
6.0011(A) - Rectilinear Lot Parcel and Configuration		This section requires lots created by a subdivision to be rectilinear in configuration. All lots within the proposed subdivision are generally rectilinear in shape where the lot line touches the right-of-way. Due to the curving alignment of several streets as necessitated by site topography, it is not possible to design all lots to be rectilinear throughout the entire lot.
6.011(B)(1) - Residential District Elimination of Split Zoned Lots		No lots are proposed to be split zoned.
6.011(B)(2) - Creation of Split Zoned Lots Under Certain Conditions	N/A	
6.0012 - Lots in Excessively Sloped Areas	N/A	The subject property contains gradual to moderate slopes.
6.0013(A) - Lot of Record Prohibition on Sale or Conveyance of a Parcel of Land That Begets a Substandard Lot	N/A	This section specifies that no sale or conveyance of any portion of a lot for other than a public purpose, shall leave a structure on the remainder of the lot with less than the minimum lot area, lot dimensions, yard setbacks or result in a lot with less than the minimum buffering and screening requirements of this ordinance. All existing structures will be removed.
6.0013(B) - Lots Improperly Divided after December 16, 1975	N/A	

6.0020 - Condominiums

6.0020 - Condominiums		
6.0020(A) - Type II Procedure	N/A	
6.0020(B)(1) - Submittal of All Necessary Documents and Final Plat Copies	N/A	
6.0020(B)(2) - Compliance with Public Facility Standards (A5.000)	N/A	
6.0020(B)(3) - Timing of Final Condo Plat Recordation	N/A	
6.0020(C) - Condominium Conversion Conformance with Section 10.0400	N/A	

6.0100 - Lot Line Adjustments and Lot Consolidations

Standard	N/A	Findings
6.0111 - Lot Line Adjustment Final Survey Map	N/A	
6.0112(A) - Situations when a Replat is Required for Lot Consolidation	N/A	
6.0210(B) - Situations when a Subdivision or Partition Plat is Not Required for Lot Consolidation.	N/A	

6.0200 - Partitions and Subdivisions

Standard	N/A	Findings
6.0210 - Criteria for Approval of Tentative Plan		
6.0210(A) - Development of Remainder of Property		This section requires that any remainder of property under the same ownership can be developed in accordance with this code. The proposed subdivision has been designed in compliance with the standards set forth in the GDC. All areas are proposed to be developed as part of this phased project.
6.0210(B) - Development of Adjoining Lands		This section requires the subdivision to be designed so that adjoining land can be developed or is provided access that will allow its development in accordance with this code. The proposed design is generally bordered by properties with limited development potential on its northern, eastern, and southern boundaries due to natural resource features. For this reason, street stubs are only provided to the eastern property line. The proposed development has been designed so that adjoining undeveloped land is provided access and can be developed in accordance with the code.
6.0211 - Phased Subdivision		As shown on submitted plans, the applicant proposes developing the subject property in three phases. The applicant is aware that each phase may be for a period of time in excess of one year but the total time period for all phases shall not be greater than five years without resubmission of the tentative plan. With this application, the applicant is also requesting approval of all phases in conformance with applicable requirements of this code. The exact timeline for intimating each phase will be determined following preliminary plat approval.
6.0211 - Phased Subdivision Maximum Period		The applicant is aware that each phase is valid for a period of time in excess of one year but the total time period for all phases shall not be greater than five years without resubmission of the tentative plan.
6.0211 - Portions Platted after the Passage of One Year	N/A	The applicant is aware that portions of the phasing plan platted after the passage of one year shall be required to comply with provisions in the Community Development Plan if changes to that plan are made.

6.0213 - Review of Lots Not Lawfully Created

Standard	N/A	Findings
6.0213(A) - Multiple Ownership	N/A	
6.0213(B) - Application Submitted by at Least One Vested Owner	N/A	
6.0213(C) - Prohibition on Relation by Blood or Marriage Between Owners	N/A	
6.0213(D) - Prohibition on Business Relationship Between Owners	N/A	
6.0213 - Compliance with Current Land Division Requirements and All Applicable Standards	N/A	

9.0200 & 9.0300 Clear Vision Area and Easements

Standards to be addressed in narrative

9.0200 Clear Vision Area

9.0201 Street and Rail Road CVA

Standard	N/A	Findings
9.0201(A) - Height		Typical clear vision areas are shown the Preliminary Plat. Detailed CVA at each intersection will be shown on construction plans for each proposed phase. Notes on the plan set will instruct the general contractor and their subcontractors that no fence, wall, landscaping, sign, structure or parked vehicle that would impede visibility between height of 3 feet and 10 feet above the center line grades of intersecting streets or railroads. No driveway or parking area has been proposed within the clear vision areas.
9.0201(B) - Exceptions		No objects except those allowed are proposed with the clear vision area.
9.0201(C) - CVA waiver	N/A	
9.0201(C) - CVA Waiver Documentation	N/A	

9.0202 Driveway Clear Vision Area

Standard	N/A	Findings
9.0202(A) - Commercial, Industrial, Community Service and Three or more Attached Residential	N/A	
9.0201(B) - One and Two Family Residential		Typical clear vision areas are shown on the Preliminary Plat. Detailed CVA will be shown construction plans as required. All lots are anticipated to comply with these requirements.
9.0202(A) & (B) - No Reduction in Flood Storage	N/A	

9.0300 Easements

<i>Identify and describe the general placement of any existing easements that affect the development site.</i>		No existing easements affect the proposed development. The only anticipated easements are public utility easements on each lot adjacent to public street frontages.
<i>Are any structures proposed to be constructed over pre-existing or proposed easements?</i>		No structures are proposed to be constructed over pre-existing or proposed easements.
Standard	N/A	Findings
9.0301 - General Utility Easements		All required easements will be shown on the final plat documents.
9.0302 - Pedestrian Easements	N/A	
9.0303 - Conservation Easements	N/A	
9.0304 - Open Space Easements	N/A	
9.0305 - Utility Easements Owned by the Public	N/A	
9.0306 - Public Trail Easements	N/A	

9.0500 Grading, Drainage and Stormwater
Standards to be addressed in narrative

9.0500 - General

<i>Is a grading and drainage plan being submitted? Specify Title and Sheet Number(s)</i>	A Preliminary Erosion Control Plan is provided with this submittal (Sheet C8).
<i>Is the plan prepared by a professional civil engineer? Specify Name, Title, and Firm Name</i>	This plan was prepared by Ray Moore an Oregon Registered Professional Engineer with All County Surveyors and Planners.
<i>If the site is within the Hillside Overlay, list the special reports being submitted and specify the name and firm of the consultant that prepared it (e.g. Soils engineering, hydrology, or geology reports).</i>	The site was not encumbered by a Hillside Overlay district at the time this application was submitted.

9.0511 Cuts

Standard	N/A	Findings
9.0511 - Maximum Steepness of Cuts	N/A	No cuts are anticipated to exceed this standard.
9.0511 - Certification by Engineer for Cuts Greater than 2:1	N/A	

9.0512 Fills

9.0512 - Steepness of Fills	N/A	No fills are anticipated to exceed this standard.
9.0512 - Certification by Engineer for Compaction of Fills		Any required fills will be certified by an Engineer as required.
9.0512(A) - Preparation of Ground to Receive Fill		The applicant's Engineer is familiar with the requirements of this section.
9.0512(B) - Structural Fill Material		The applicant's Engineer is familiar with the requirements of this section.
9.0512(C) - Structural Fill Compaction		The applicant's Engineer is familiar with the requirements of this section.
9.0512(D) - Non-Structural Fill		The applicant's Engineer is familiar with the requirements of this section.

9.0513 Required Drainage Facilities

9.0513(A) - Roof and Foundation Discharge		Roof and foundation discharges will be directed to weep holes in the curb as applicable.
9.0513(B) - Drainage to Creek System; Infiltration Systems	N/A	
9.0513(C) - Private Drainage Easements	N/A	
9.0513(D) - Subsurface Drainage Facilities		No subsurface drainage facilities are anticipated.
9.0513(E) - Developments Down Grade from Undeveloped Parcels; Diversion Ditch	N/A	
9.0513(F) - Design to Drain to the Nearest Practical street, Storm Drain, or Natural Water Course		All stormwater is designed to drain to the proposed facility just south of the subject property for this purpose
9.0513(F) - Design to Prevent Damage to Excavations, Fill, Natural Slope, or Drainageway		The proposed stormwater design will not cause damage to excavations, fills, natural slopes or drainageways.
9.0513(G) - Maintenance Agreement		The applicant is aware he may be required to enter into a maintenance agreement with city for stormwater facilities.

9.0514 Erosion Prevention and Sediment Control Measures During Construction

9.0514(A) - Minimizing Vegetation Stripping		The submitted Grading and Erosion Control Plan is designed to minimize vegetation stripping.
9.0514(B) - Stabilization of Stockpiled Top Soil		Any stockpile soil will be stabilized as required by the section.
9.0514(C) - Bare Ground Seeding and Mulching; Rainy Season		All bare ground will be seeded by October 1 as required.
9.0514(D) - Filtration of Water Entering Public Facilities or Natural Watercourses		Inlet protection will be installed prior to grading as identified on this submittal.
9.0514(E) - Temporary Diversion Measures During Winter Months		The measures identified in this section will be installed as necessary.
9.0514(F) - Temporary Check Dam; Channel Scouring and Erosion Prevention		The measures identified in this section will be installed as necessary.
9.0514(G) - Adequate Maintenance, Repair and Replacement		All erosion prevention and sediment control measures will be maintained and replaced as necessary.

9.0515 Establishing Protective Vegetative Cover Upon Completion of Final Grading

9.0515(A) - Timeframe for Establishing Vegetation		Vegetation will be established as soon as practicable after grading is completed.
9.0515(B) - Permanent Stabilization of Swales & Channels	N/A	
9.0515(C) - Erosion Control Continuance Post Construction		All erosion control measure will be continued after construction has been completed until vegetation has bee well established.
9.0515(D) - Erosion Prevention and Sediment Control Responsibility		The owner is aware that he will be responsible for all erosion control measures on individual lots until the lot has been sold.
9.0515(E) - Developer Responsible Until 1200-C Terminated by State		The owner is aware he will be responsible for the 1200-C permit until it has been terminated by the state.
9.0515(F) - Removal of Temporary Measures		All temporary erosion control measure will be removed after permanent stabilization measures have been established.

9.0516 Certification of Compliance upon Completion of the Project

9.0516 - Certification of Compliance by Engineer; As-Built Plan Submittal		The project Engineer, Ray Moore, All County Surveyors and Planners will be responsible for the preparation of as-builts and certification of the project as completed.
---	--	--

9.0520 Stormwater Quality Control Requirements

Standard	N/A	Findings
9.0520 - Applicability		The requirements of this section are applicable to the subject property.
9.0522 - Sites Where it is Infeasible to Install On-Site Facilities; Payment In-Lieu	N/A	
9.0523 - Responsibility for Maintenance of Private Facilities		The stormwater detention facility is an existing public facility.
9.0523 - Submittal of Approved Maintenance Plan	N/A	
9.0523 - Maintenance Agreement & Inspections	N/A	

9.1010 GENERAL

9.1014 Tree Types

See Section 9.1014 for definitions of Required, Regulated, and Significant trees. See Section 3.0103 for the full list of tree definitions.

9.1020 TREES: EXISTING DEVELOPMENT

9.1021 Tree Removal: Existing Development

Standard	N/A	Findings
9.1021(A) Removal of <u>Required</u> Trees:	N/A	
• (A)(1) Street Trees	N/A	
• (A)(2) Buffer Trees	N/A	
• (A)(3) Landscape/ Site Trees	N/A	
• (A)(4) Parking Lot Trees	N/A	
9.1021(B) Removal of Regulated Trees	N/A	
9.1021(C) Removal of Significant Trees	N/A	<i>If applicable, see Section 9.1056</i>
9.1021(D) Removal of Hazardous and Imminent Hazard Trees	N/A	
9.1021(E) Trees in Overlay Districts	N/A	

9.1022 Tree Replacement: Existing Development

Standard	N/A	Findings
9.1022(A) Replacement of Required Trees:	N/A	
• (A)(1) Street Trees	N/A	
• (A)(2) Buffer Trees	N/A	
• (A)(3) Landscape/ Site Trees	N/A	
• (A)(4) Parking Lot Trees	N/A	
9.1022(B) Replacement Species	N/A	
9.1022(C) Fee-in-Lieu/ Tree Fund	N/A	

9.1030 TREES: DURING DEVELOPMENT

9.1031 Tree Protection: During Development

Standard	N/A	Findings
9.1031(A) – Regulated, Required, and Significant Trees – Compliance with Submittal Requirements		A Tree Protection Plan is included with the plan set. All trees on the site are proposed to be retained and protected.
9.1031(B) – Tree Protection Plan for Regulated, Required, and Significant Trees to remain		Tree Protection information is shown on the Tree Protection Plan submitted with this application. As noted on this plan, all onsite trees are proposed to be retained and protected.
9.1031(C) – Design Adjustments for Tree Protections	N/A	
9.1031(D) – Protection of Significant Trees/ Significant Groves	N/A	
9.1031(E) – Requirement for Removal of Trees Designated for Protection or Conservation		The applicant understands protected trees cannot be removed without approval.
9.1031(F) – Tree Protection Measures		Tree protection measures are identified on submitted plans.
9.1031(G) – Minimize Changes in Soil Hydrology and Site Drainage		The applicant understands that changes in soil hydrology and site drainage shall be minimized and shall be directed away from protected trees.

9.1032 Tree Removal: During Development

Standard	N/A	Findings
9.1032(A) – Prohibition on Clear Cutting (slopes in excess of 15% within Hillside Overlay)	N/A	No clear cutting and no tree removal will occur on slopes in excess of 15 percent.
9.1032(B) – Regulated and Required Tree Removal, with Building Permit		The applicant understands that regulated trees within 10 feet of the footprint of a proposed single-family dwelling may be allowed to be removed with issuance of a building permit.
9.1032(C) – Required and Significant Tree Removal, not with Building Permit	N/A	
9.1032(D) – Regulated Tree Removal, including tree topping, not with Building Permit; Type II Tree Removal	N/A	No trees are proposed to be removed.

9.1032(E) – Tree Retention Criteria; Type II Tree Removal		The standards in this section were considered with the proposed tree retention plan.
9.1032(F) – Clearcutting Criteria	N/A	The site contains 40.25 acres or 1,753,752 square feet. No tree removal is proposed with this application.
9.1032(G) – Special Purpose Overlay Districts, Tree Removal Criteria	N/A	

9.1033 Tree Replacement: During Development

Standard	N/A	Findings
9.1033(A) Replacement of Required Trees: <ul style="list-style-type: none"> • (A)(1) Street Trees 		The applicant understands that street trees are required to meet planting and care standards.
<ul style="list-style-type: none"> • (A)(2) Buffer Trees 	N/A	
<ul style="list-style-type: none"> • (A)(3) Landscape/ Site Trees 	N/A	
<ul style="list-style-type: none"> • (A)(4) Parking Lot Trees 	N/A	
<ul style="list-style-type: none"> • (A)(5) Perimeter Trees 		Trees on the site are located in the northwest and southeast corners of the development site and along Kelley Creek. No trees are proposed to be removed with this application.
9.1033(B) Replacement Species	N/A	No trees are proposed to be removed.
9.1033(C) Fee-in-Lieu/ Tree Fund	N/A	

9.1040 Tree Planting and Pruning

Standard	N/A	Findings
9.1041 – Approved Tree List for Required Trees		A street tree plan will be submitted with construction plans. All required tree plantings will be selected from the City’s Approved Tree List.

9.1042 Tree Dimension Standards	N/A	Planting Size(s)	Height(s) at Maturity	Spread(s) at Maturity
Table 9.1042 – Street Trees		All street trees will be 1.75-caliper inches as required.	All street trees will be selected from the city’s Approved Tree List	All street trees will be selected from the city’s Approved Tree List

Table 9.1042– Street Trees at Intersection		All street trees at intersection will be 2.0-caliper inches as required.	All street trees will be selected from the city’s Approved Tree List	All street trees will be selected from the city’s Approved Tree List
Table 9.1042 – Buffer Trees	N/A			
Table 9.1042 – Landscape/ Site Trees (for single-family attached)	N/A			
Table 9.1042 – Landscape/ Site Trees (deciduous trees/ Design District)	N/A			
Table 9.1042 – Landscape/ Site Trees (ornamental trees/ Design District)	N/A			
Table 9.1042 – Parking Lot Trees	N/A			
Table 9.1042 – Perimeter Trees	N/A	1.75-caliper inches	None	None
Table 9.1042 – Significant Trees	N/A			

9.1043 Pruning of Required and Significant Trees

9.1044 Street Tree Planting (During Development)

Standard	N/A	Findings
9.1044(A) – Street Tree Plan Submittal Requirements		A Street Tree Plan is included with construction plans.
9.1044(B) – Street Tree Planting, Minimum 1.75-inch Caliper		Street trees with a minimum 1.75-inch caliper will be shown on the submitted Street Tree Plan.
<ul style="list-style-type: none"> (B)(1) Duplexes and Single Family Detached Dwellings, Quantity and Spacing 		Street trees will be planted every 30 feet along all streets as required.
<ul style="list-style-type: none"> (B)(2) Single-Family Attached Dwellings, Quantity 	N/A	
<ul style="list-style-type: none"> (B)(3) Other Uses, Quantity and Spacing 	N/A	
9.1044(C) – Street Trees, Spacing from Utilities, Street Lights, Etc.		Street trees will be spaced in accordance with the standards in this section.

9.1044(D) – Street Trees, Spacing from Crosswalks	N/A	No crosswalks are proposed or required.
9.1044(E) – Approved Tree List for Street Trees		Street trees will be selected from the City’s approved Street Tree List.
9.1044(F) – Fee-in-Lieu/ Tree Fund	N/A	

9.1050 Significant Trees

Standard	N/A	Findings
9.1051 – Purpose. Significant Tree Protection Rules are also located in Section 9.1031. Significant Tree Removal rules are located in Section 9.1056. Significant Tree Pruning rules are also located in in Section 9.1043.		

9.1052 Criteria for Designation of Significant Trees

Standard	N/A	Findings
9.1052(A) – Individual Tree, Designation Criteria	N/A	
9.1052(B) – Grove of Trees, Designation Criteria	N/A	
9.1052(C) – Use of Property, No Unreasonable Interference	N/A	

9.1053 Procedures for Designating, Maintaining, and De-Listing of Significant Trees and Groves

[City Process; Review by Urban Forestry Subcommittee]

9.1054 Protection of Significant Trees/ Significant Groves: During Development

Standard	N/A	Findings
9.0154(A) – Significant Tree(s)/ Grove, Conservation Easement Requirement	N/A	

9.1055 Pruning of Significant Trees

Standard	N/A	Findings
9.1055(A) – Limitations on Pruning of Significant Trees	N/A	

9.1056 Removal of Significant Trees

Standard	N/A	Findings
9.1056(A) – Removal of Significant Trees: Existing Development	N/A	
9.1056(B) – Removal of Significant trees: During Development	N/A	

A5.000 Public Facilities
Standards to be addressed in narrative

A5.000 General

Standard	N/A	Findings
A5.002(A) & (B) - Compliance with Public Works Standards		The proposed subdivision has been designed in accordance with City of Gresham Public Works Standards.
A5.003(A) - Guarantee of Completion		The applicant intends to complete all improvements or post a bond guaranteeing the completion of these improvements prior to requesting final plan approval.
A5.004(A) - Warranty Guarantee		A warranty guarantee in accordance with the requirements of this section will be provided as necessary.
A5.005(A) - Timing of Right-of-Way and/or Utility Easement Recordation		Utility easements will be provided as necessary in accordance with the requirements of this section.
A5.005(B) - Easement Description on Plat Maps		All utility easements required on the final plat will be described in accordance with this section.
A5.005(C) - Easement Description by Separate Instrument		If a utility easement is necessary outside the plat boundaries, this easement will be conveyed by separate instrument as required.
A5.005(D) - Easement Size		All easements will be sized in accordance with Public Works Standards.
A5.006 - Subdivisions		
A5.006(A) - Design & Construction of Public Facilities		All public improvements will be designed and constructed in accordance with City of Gresham Public Works Standards.
A5.006(B) - Extension of Public Facilities to Plat Boundaries		All public facilities constructed as part of the proposed subdivision will be extended to the plat boundaries as required.
A5.006(C) - Plat Recording prior to Building Permits		The applicant understands that building permits will not be issued prior to recording of the final plat in accordance with this section.

A5.007 - Commercial, Mixed-Use, Industrial, Moderate and High Density Residential and Community Service Building Permits Development

A5.007(A) - Engineering Drawings and Guarantee Prior to Building Permits	N/A	
A5.007(B) - Public Improvement Completion Prior to Occupancy	N/A	

A5.007(C) - Staging of Public Facilities Improvements	N/A	
---	-----	--

A5.100 - Sanitary Sewer Facilities

Standard	N/A	Findings
A5.101 - General Provisions		
A5.101(A) - Installation per DEQ & City of Gresham Standards and Determination of Adequate Capacity		All sanitary sewer facilities will be installed in accordance with DEQ and City of Gresham standards.
A5.101(B) - Connections per City of Gresham GRC & DEQ		All connections to the sanitary sewer system will be made in accordance with Gresham and DEQ standards.
A5.101(C) - Design & Construction per Public Works Standards		All sanitary sewer facilities will be designed and constructed in accordance with Gresham Public Works Standards.
A5.102 - Separate Connections		All lots with this proposed subdivision will have a separate sanitary sewer connection as required.
A5.103 - Sewage Pumps/ Lift Stations		The proposed subdivision has been designed to provide all lots with a gravity sanitary sewer connection.
A5.104 - System Design - City Sewer Master Plan Conformance		The public sanitary sewer line has been sized in accordance with the Gresham Sanitary Sewer Master Plan requirements.
A5.105 - Subsurface Sewage Disposal		
A5.105(A) - Permitted Locations	N/A	
A5.105(B) - New Subsurface Disposal Systems	N/A	
A5.106 - Termination of Subsurface Disposal Systems - See GRC Chapter 4 & DEQ Regulations		The existing underground septic systems will be decommissioned in accordance with DEQ requirements.
A5.108 - Easements		
A5.108(A) - Limitation to Use of Easements		Sanitary sewer easements will be identified in accordance with applicable standards to serve the proposed development.

Standard	N/A	Findings
A5.108(B) - Easement Language, Forms, Timing for Recordation		The required sanitary sewer easement will be identified on the plat as required or conveyed by separate as required.
A5.108(C) -Design & Dimensioning per Public Works Standards		All necessary easements will be designed and dimensioned in accordance with Gresham Public Works Standards.

A5.200 - Surface Water Management Systems

Standard	N/A	Findings
A5.201 - General Provisions		
A5.201(A)(1) - Adequacy of Stormwater Drainage System		The applicant's Engineer will conduct a downstream analysis as required.
A5.201(A)(2) - Conveyance to an Approved Point of Disposal		All stormwater will be conveyed to the new stormwater detention facility on the West side of SE 190th Ave. across from the subject property located at 7927 SE 190th Avenue.
A5.201(A)(3) - Extension of Storm Drainage System		Any extension of the storm drainage system will be completed by the owner.
A5.201(A)(4) - Design & Construction of Stormwater Drainage Systems per Public Works Standards		All stormwater facilities will be designed and constructed in conformance with City of Gresham Public Works Standards.
A5.201(B)(1) - Stormwater Quality Treatment Controls		The applicant is aware a construction permit will only be issued following approval of the stormwater drainage design.
A5.201(B)(2) - Design & Construction of Stormwater Quality Treatment Controls per Public Works Standards		All stormwater facilities will be designed and constructed in conformance with City of Gresham Public Works Standards.
A5.202 - Accommodation of Upstream Drainage		No upstream drainage affects the subject property.
A5.203 - Effect on Downstream Drainage		The applicant's Engineer will conduct a downstream analysis as required.
A5.205 - Drainage Management Practices		All drainage management practices are designed in compliance with Pleasant Valley Master Plan standards.
A5.206 - Detention Requirements		Detention has been designed in accordance with these standards.
A5.206(A) - Exceptions	N/A	

Standard	N/A	Findings
A5.207 - Subsurface Storm Drainage Facilities - Design & Construction per Public Works Standards		
A5.207 - Facility Design, Construction, and Maintenance Requirements	N/A	
A5.207(A) - Geotechnical Investigation	N/A	
A5.207(B) - Conformance with City Stormwater Master Plan	N/A	
A5.207(C) - DEQ Compliance	N/A	
A5.208 - Minimum Design Standards - Design Storm	N/A	
A5.209 - Easements		
A5.209(A) - Limitation to Use of Easements	N/A	
A5.209(B) - Easement Language, Forms, Timing for Recordation	N/A	
A5.209(C) - Design & Dimensioning per Public Works Standards	N/A	
A5.210 - Criteria for Private Drainage Systems	N/A	

A5.220 - Stormwater Quality Control Requirements

Standard	N/A	Findings
A5.220 - In accordance with other code.		All facilities have been designed in accordance with these standards.

A5.300 - Water Facilities

Standard	N/A	Findings
A5.301 - General Provisions		

Standard	N/A	Findings
A5.301(A) - Designed to Meet State Water Administrative Rules and Conform to the City Water Master Plan		All facilities to convey water to and within the development will be designed in accordance with State Water Administrative Rules and the City of Gresham Water Master Plan.
A5.301(B) - Minimum Required Water System Demands		All water facilities will be designed to meet household water needs and fire protection needs as required.
A5.301(B) - Approved Water Connection & Locational Requirements		All water facilities will be connected to approved water facilities as required.
A5.301(B) - Adequacy of Water Facilities		The applicant will demonstrate that adequate water facilities are designed to serve the development.
A5.301(C) - Private Water Well Exception	N/A	
A5.301(C) - Construction of a Main Adjacent to a Lot Served by a Well		The existing dwelling on the site will be removed and the well serving this structure will be decommissioned as required.
A5.301(C) - Fair Share Payment and Agreement to Pay	N/A	
A5.301(D) - Public Water System Connections		All water connections will be made in accordance with City of Gresham standards.
A5.301(E) - Conformance with the Public Works Standards		All water connections will be made in accordance with City of Gresham standards.
A5.302 - System Design		
A5.302 - Extension of Water System		The proposed water system is designed to be extended as required.
A5.302 - Provision of Fire Flows per GRC Chapter 5		The proposed water system is designed to provide adequate fire protection facilities and flows as required.
A5.303 - Grid System - Looped Water Lines		The proposed water system is designed to be looped as required.
A5.304 - Connection to Public Water Lines		The development will connect to a City of Gresham water line as required.
A5.305 - Water Line Oversizing and Reimbursement		The proposed water system is designed in accordance with the City of Gresham Water Master Plan. Oversizing of this facility is not required.

Standard	N/A	Findings
A5.306 - Easements		
A5.306(A) - Limitation to Use of Easements		No easements for the proposed water system is required with this development.
A5.306(B) - Easement Language, Forms, Timing for Recordation	N/A	
A5.306(C) - Design & Dimensioning per Public Works Standards	N/A	

A5.400 - Streets

Standard	N/A	Findings
A5.401 - General Provisions		
A5.401 - Frontage or Approved Access to a Public Street		All lots within the proposed subdivision will be provided with public street frontage as required.
A5.401 - Abutting Street Dedicated and Approved per Public Works Standards		The final plat will dedicate the abutting public streets for all lots in the development.
A5.401 - Adequacy of Transportation Facilities		As demonstrated in the Traffic Study submitted with this application, all intersections are expected to operate at an acceptable level of service with the exception of SE 190th Drive at SE Richey Road and SE Foster Road at SE Richey Road. With mitigation proposed in this study, all intersections are expected to operate at an acceptable level of service.
A5.401 - Dangerous or Hazardous Traffic Conditions		With the proposed mitigation identified in the submitted traffic study, all intersections are expected to operate at an acceptable level of service. No dangerous or hazardous traffic conditions are expected to occur.
A5.401 - Approved Access Alternative for Flag Lots, Mixed Use, Commercial Centers, and Industrial Business Parks	N/A	
A5.402 - General Design Requirements		
A5.402(A) - Performance Standards		All streets will be designed to provide for the safe and efficient travel of various transportation modes. These streets are designed to carry the recommended traffic volumes identified for each street classification.
A5.402(B) - Identification per A5.501		Submitted plans identify the proposed classification for all streets as required.

Standard	N/A	Findings
A5.402(C) - Level of Service Criteria		Except as noted above, all streets and street intersections are expected to operate at an acceptable level of service. With the mitigation identified in this study, all intersections will operate at level of service E or better.

A5.402(D) - General Standards for Residential Subdivisions and Attached Dwellings on a Single Lot

A5.402(D) - Primary Local Street Classification		All east-west oriented streets and Street A will be designed as Local Transitional Green Streets and all north-south oriented streets except Street A will be designed as local queueing streets in accordance with these standards as required.
A5.402(D) - Cul-de-sac, Minor Access Street, or Termination of Existing Temporary Cul-de-sac		No cul-de-sac streets are proposed.
A5.402(D) - Rectilinear Street Layouts and Discourage Non-Local Traffic from Collectors and Arterials		The proposed local street system is generally rectilinear in nature except in the eastern portion of the site due to topographic conditions of the site.
A5.402(D) - Maximum Block Length and Maximum Block Perimeter		This section requires a maximum block length of 400 feet and an average block perimeter between 1,000 to 1,500 feet unless precluded by topographic or physical constraints, existing development patterns, or as approved through an adopted master plan. As stated in this section, in “no case shall the block length exceed 530 feet”. As shown on the Future Street Plan submitted with this application, Blocks A - E all comply with this standard. Block A is 260 feet long and has a perimeter of 732 feet, Blocks B - D are all 400 feet long with a perimeter dimension of 1,200 feet, and Block E is 400 feet long with a perimeter dimension of 1,104 feet. The location of Block F adjacent to the ESRA at the northern portion of the site and the block dimensions of blocks south of this block (Blocks D and E) necessitates Block F to exceed the 400 foot standard by 56 feet, a 14 percent increase. This block however contains a perimeter dimension of 1,312 feet in compliance with this section. Blocks G - J which are not complete blocks (blocks bordered on all four sides by a street) all all exceed the 400 foot standard due to the location of Kelley Creek and associated ESRA setbacks, topographic constraints of the site, and the location of Metro owned open space abutting the subject property to the south. In addition, compliance with sight distance standards associated with the located of Street F intersecting SE 190th Avenue also controls the dimensions and layout of Block J. Given these features and constraints, compliance with the 400 foot maximum block length standard is not practical. For this reason, the applicant has requested approval to modify this standard as part of the master plan approval process.

A5.402(D) - Exceptions to Maximum Block and Perimeter Lengths		As noted above, due to specific site conditions including the location of Kelley Creek and the ESRA overlay, topographic constraints, and the location of Metro owned open space directly south of the subject property, the applicant requests an exception to the 400 foot maximum block length standard as part of the master plan approval process.
A5.402(D) - Mid-Block Pedestrian Crosswalk		This section requires mid-block public paths and street crossings when block lengths exceed 400 feet. As discussed above, five of the ten blocks (Blocks F - J) are proposed to exceed the 400-foot block length standard due to topographic and physical constraints of the property. Three of these blocks (F, H, and I) abut an ESRA Overlay area associated with Kelley Creek and Block J abuts the Metro owned property south of the subject property. The block length and configuration of Block G located in the eastern portion of the site is controlled by its location between Blocks I and J in addition to topographic considerations in this area of the site. Planned facilities (parks and commercial center) identified in the Pleasant Vally Master Plan are all located north of the subject property. Because of this it is anticipated pedestrian movements through the development will primarily be from south to north and west on sidewalks along proposed streets. The location of Kelley Creek relative to the site provides a natural barrier at the northern end of the development limiting pedestrian movement from occurring across this feature. A creek crossing in this location has not been identified. For this reason all northerly pedestrian movements will be required to travel to the sidewalk on 190th Avenue in order to cross the creek along this facility. A cursory review of the development may suggest that Block G, the longest block in the development, should include a pedestrian path through this block. A more detailed review of site topography however reveals that moderately steep slopes in this portion of the site will require construction of a wall along the rear lot lines of these lots limiting the feasibility of constructing a north-south pedestrian pathway through this block. For these reasons the applicant requests no additional pedestrian facilities be conditioned as part of the master plan approval process.

A5.400 - Streets (ctnd.)

A5.402(E) - Permanent Dead-End Street Criteria	N/A	
A5.402(F) - Limitation on Access to a Permanent Dead-End Street	N/A	
A5.403 - Truck Restrictions		The applicant understands the restrictions of this section.
A5.404 - Residential Lot Access to Arterials		
A5.404(A) - Single-Family Residential Lot		All lots adjacent to SE 190th Ave. a Major Arterial, will be provided with access from a parallel local street. The front door of homes constructed on these lots will face SE 190th Ave. as required.

A5.404(B) - Shared Driveway Requirement	N/A	
A5.404(C) - Access Control Strip		An access control strip will be placed on the final plat along SE 190th Ave. as required by this section.
A5.405 - Street Surfacing and Improvements		
A5.405(A) - Public Streets & Alleys Improved per Public Works Standards		All streets will be surfaced in accordance with City of Gresham Public Works Standards, and the requirements of the City Engineer.
A5.405(B) - Limited Reimbursement for Certain Improvements to Collector or Arterial-Type Streets	N/A	
A5.406 - Street Lighting		
A5.406(A) - Provision of Complete Lighting System		The applicant will design and pay for the cost of installing adequate street lighting.
A5.406(B) - PGE Lighting Plan		The applicant will coordinate with PGE in developing the Lighting Plan.
A5.406(C) - Street Light Type per Public Works Standards		All street lighting will be high pressure sodium (HPS) vapor lamps, in accordance with City of Gresham Public Works Standards.
A5.407 - Street and Traffic Control Sign Standards		The applicant acknowledges he will be required to pay for the cost of all street and traffic control signage installed by the city.
A5.408 - Half Street Minimum Width and Abutting Undeveloped Lot		No half streets are proposed with the exception of improvements along SE 190th Avenue.
A5.409 - Additional Right-of-Way and Street Improvements		Additional public right of way is required to be dedicated along SE 190th Ave.. The applicant will dedicate all other streets as identified on the phasing plan with construction and platting of that phase.
A5.410 - Street Names		The names for all streets will conform to the requirements of the City of Gresham Street Naming and Property Addressing Guidelines. None of the proposed within the proposed subdivision are street extensions.
A5.411 - Traffic Analysis - Thresholds and Submittal of Complete Report		Traffic generated by the development is expected to meet the threshold in this section and a traffic analysis prepared by a Licensed Transportation Engineer is included with this submittal.

A5.500 - Transportation System Description and Function

Standard	N/A	Findings
A5.501 - Streets		

Standard	N/A	Findings
A5.501(B)(1) - Major Arterial		SE 190th Ave. is classified in the Pleasant Valley Transportation System Refinement Plan as a Major Arterial. The preliminary plat includes a right-of-way dedication for this street as required. Two local streets are proposed to intersect SE 190th Avenue (Streets F and G) to provide access to the development. Two streets are necessary to serve the development in order to provide secondary/emergency access as required. No other streets adjacent to the site have been identified. Because of the natural resource constraints with Kelley Creek and steep slopes, no alternative exists to providing access to the site except from SE 190th Avenue. The project Engineer originally proposed Street F further south than is what is shown with the current proposal but after further review it was determined this location did not meet sight distance standards. Street F was then moved 140 feet to the north. The city's Public Works Standard intersection spacing standard for Major Arterial streets is typically 500 feet as detailed on Table 6.02.12, Intersection Spacing Standards. In order to comply with sight distance standards, Street F is now proposed about 300 feet south of Street G. Although this location is less than the 500 foot standard, 300 feet as shown on this table is acceptable as approved by the City Engineer. Without any alternative to move this road, the applicant requests approval of the proposed street design. An additional reason to approve this request is the proposed location of Street F is now aligned across SE 190th Avenue from a future collector street identified in the Pleasant Valley TSP Refinement Plan to be located on the property directly west of the subject property.
A5.501(B)(2) - Standard Arterial	N/A	
A5.501(C) - Minor Arterial	N/A	
A5.501(D)(1) - Major Collector	N/A	
A5.501(D)(2) - Standard Collector	N/A	
A5.501(D)(3) - Minor Collector	N/A	
A5.501(F) - Local Streets		
A5.501(F)(1) - Queuing Street		Streets B - E as shown on the Preliminary Street Plan will be constructed to the standards of a "Queuing" Local Street.
A5.501(F)(2) - Transitional Street		Street A, F, and G All will be designed as Transitional Streets.
A5.501(F)(3) - Industrial	N/A	
A5.501(F)(4) - Commercial	N/A	

Standard	N/A	Findings
A5.501(F)(5) - Cul-de-sac	N/A	No cul-de-sacs are proposed.
A5.501(F)(6) - Minor Access Streets	N/A	
A5.501(F)(7) - Public Park Access Road	N/A	
A5.501(G) - Other Classifications		
A5.501(G)(1) - Transit Street	N/A	
A5.501(G)(2) - Transitway	N/A	
A5.501(G)(3) - Transit Route	N/A	
A5.501(G)(4) - Private Driveway Accesses	N/A	
A5.501(G)(5) - Scenic Routes	N/A	
A5.501(G)(6) - Alleys	N/A	
A5.502 - Intersections		
A5.502 - Arterial Intersections		Only two local streets, Streets F and G, are proposed to intersect SE 190th Ave., a Major Arterial. The location of both of these streets have been checked to ensure compliance with sight distance standards. Street F was initially located 140 feet south of the proposed location but after further investigation it was found this location did not comply with sight distance standards and it was shifted north to its current location.
A5.502 - Collector Street and Local Street Intersections	N/A	
A5.502 - Intersection Angles		All proposed streets are designed to intersect other streets at a 90 degree angle as required by this section.
A5.502 - Intersection Off-Sets	N/A	No street offsets are proposed with this subdivision.
A5.503 - Driveways		All individual lots will be accessed by a curb cut from a local street. The access points with the street shall be the minimum necessary to provide access while not inhibiting the safe circulation and carrying capacity of the street.
A5.503 - Number of Driveways on Arterial & Collector Streets		No lots are proposed to gain access from an arterial or collector street.

Standard	N/A	Findings
A5.503 - Driveway Proximity to Street Intersection Queue Length (Collector & Higher)		Driveways will be located in accordance with the requirements of this section.
A5.503 - Curb Cut Proximity to Property Line		All curb cuts shall be a minimum of seven feet from the property line.
A5.503 - Commercial, Industrial & Multi-Family Residential Shared Driveways and Internal Access	N/A	
A5.503 - Multi-Family Residential Driveway Standards	N/A	
A5.503 - Driveway Locations Distance to Curb Return		All driveways will be located in accordance with the requirements of Table A5-503(A).
A5.503 - Driveway Approach Widths		All driveways will be constructed in accordance with the requirements of Table A5-50(B).
A5.504 - Transit Facility Standards		
A5.504(A) - Adjacent to Transit Streets or Transit Routes (Existing or Future)	N/A	
A5.504(B) - Provision of Transit Facilities	N/A	
A5.504(C) - Transit Facility Standards	N/A	
A5.504(C)(1) - New Transit Stops or Upgrades	N/A	
A5.504(C)(2) - Bus Turnouts or Other Facilities	N/A	
A5.504(C)(3) - Bus Stop Improvements and Dimensions	N/A	
A5.504(C)(4) - Bus Stop Location	N/A	

A5.505 - Transitway Standards for Light Rail

A5.505(B) - Within an Arterial	N/A	
A5.505(C) - 24-Hour Activity Location	N/A	
A5.505(D) - ADA Accessibility Design	N/A	
A5.505(E) - Pedestrian Crossings	N/A	
A5.505(F) - Platforms	N/A	
A5.505(G) - Lighting	N/A	
A5.505(H) - Provision of Telephones	N/A	
A5.505(I) - Light Rail Shelters	N/A	

A5.506 - Sidewalks

A5.506(A) - Requirement for Sidewalks & Guarantee for Residential Sidewalk Improvements		Sidewalks for the new lots will be constructed as part of the construction of homes on these lots. In addition, the applicant shall provide a guarantee of completion equal to 110% of the estimated cost to complete construction of sidewalks to assure complete construction of all public sidewalks within two years of the date the street is accepted for ownership and operation.
A5.506(B) - Location of Sidewalk Within the Right-of-Way		Sidewalks will be constructed curb tight or setback as required by the City of Gresham.
A5.506(C) - Obstructions in the Sidewalk	N/A	
A5.506(D) - ADA Clearances		All sidewalks will be constructed in accordance with applicable standards.
A5.506(E) - Modification of Sidewalk Design and Location		Topographic considerations should not require any modifications to the sidewalk design and location standards.
A5.506(F) - Sidewalk Meander		The applicant does not anticipate a meandering in the sidewalk alignment.
A5.506(G) - Sidewalks on Both Sides of Streets		Sidewalks will be constructed on both sides of all new streets. Sidewalks will also be constructed on the east side of SE 190th Ave. where this street abuts the subject property as required.

A5.500 - Transportation System Description and Function (cntd.)

A5.508 - Pedestrian/ Bicycle Accessways	N/A	
A5.508(A)(1) - Bicycle & Pedestrian Connections	N/A	
A5.508(A)(2)(a) - Access to Pedestrian/Bicycle Destinations	N/A	
A5.508(A)(2)(b) - Access to Permanent Dead-End Streets to Destinations	N/A	
A5.508(A)(2)(c) - Access to Permanent Dead-End Streets to Arterials or Collectors	N/A	
A5.508(A)(2)(d) - Accessway Spacing	N/A	
A5.508(A)(3) - Accessway Type and Purpose	N/A	
A5.508(A)(4) - Exceptions	N/A	
A5.508(B) - Street Entry	N/A	
A5.508(C) - Accessway Design Standards		
A5.508(C)(1) - Public Right-of-Way or Easement	N/A	
A5.508(C)(2) - Right-of-Way or Easement Width	N/A	
A5.508(C)(3) - Clear Vision	N/A	
A5.508(C)(4) - Lighting	N/A	
A5.508(C)(5) - Slope and Stairs	N/A	
A5.508(C)(6) - Fencing & Screening	N/A	
A5.508(C)(7) - Motor Vehicle Prohibition	N/A	
A5.508(C)(8) - Cross-Slopes & Stormwater Runoff	N/A	
A5.508(C)(9) - Pavement Width & Materials	N/A	

A5.508(C)(10) - Constructed per Public Works Standards	N/A	
A5.509 - Public Paths and Trails		
A5.509(A)(1) - Trail Easement Width	N/A	
A5.509(A)(2) - Conformance with City Trails Master Plan	N/A	
A5.509(A)(3) - Location of Trail for Buffering	N/A	
A5.509(A)(4) - Location for Avoiding Non-Pedestrian Uses & Activities	N/A	
A5.509(B) - Trail Easements & Open Space/Landscaping Requirements	N/A	
A5.510 - Underground Utilities		
A5.510(B)(1) - Applicability		The applicant is aware that existing overhead electrical service may need to be converted to underground service.
A5.510(B)(2) - Electrical Line & Equipment Exceptions	N/A	
A5.510(B)(3) - Costs Exception	N/A	
A5.511 - Street Trees		All street trees installed with this development will comply with city standards.
A5.512 - Additional Public Facilities Requirements	N/A	