

PROJECT#: 077319

FROM: Al Hagg, Development Engineering Specialist

DATE: July 17, 2023

Development Engineering Comments:

The project area is located at 18204 NE GLISAN ST in the Transition Residential (TR) land use zone. The applicant proposes a plan map amendment to change the zone to Community Commercial (CC). After the zone change the applicant proposes to expand operations of the Eco Carwash business (adjacent to this property) into the site. These future improvements would include parking areas, vehicle vacuum stations and landscape areas.

The following comments are from Development Engineering and refer to the plans submitted by Koble Creative Architecture LLC received 03/10/2022.

A5.000: GENERAL

Design and construction of all public facility improvements shall be in conformance with all applicable regulatory documents, including but not limited to, the [Gresham Community Development Code \(GCDC\)](#), [Gresham Public Works Standards \(PWS\)](#), [Gresham Revised Code \(GRC\)](#) and [Stormwater Management Manual \(SWMM\)](#).

A5.100-300: PUBLIC UTILITIES: SEWER, SURFACE WATER, WATER FACILITIES

This plan map amendment does not propose any new construction and there are no affected public facilities for the proposed use. Development engineering has no other applicable comments at this time.

DOCUMENTS & CODES:

Compliance with City Codes and manuals is required. The following documents are most utilized when a submittal that includes improvement of public facilities:

- [Gresham Community Development Code \(GCDC\)](#)
- [Gresham Revised Code \(GRC\)](#)
- [Gresham Public Works Standards \(PWS\)](#)
- [Stormwater Management Manual](#)

The documents required for public facilities construction plan submittal can be found on the Public Facilities Project tab at <https://greshamoregon.gov/Building-and-Permits/>.

CONCLUSION:

Findings submitted under each proceeding code section are generally consistent with the Community Development Code and the Public Works Standards. The following recommended conditions of approval will ensure that the Community Development Code and the Public Works Standards are met and adequate public facilities to serve this development are constructed.

RECOMMENDED CONDITIONS OF APPROVAL:

Development Engineering has no conditions of approval.