



### LAND USE APPLICATION FORM

<b>Type I (OCMC 17.50.030.A)</b> <input type="checkbox"/> Compatibility Review <input type="checkbox"/> Willamette River Greenway <input type="checkbox"/> Communication Facility <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Non-Conforming Use Review <input type="checkbox"/> Natural Resource (NROD) Verification <input type="checkbox"/> Minor Site Plan & Design Review  <input type="checkbox"/> Historic Review – Remodel <input type="checkbox"/> Detailed Dev. Plan (DDP)	<b>Type II (OCMC 17.50.030.B)</b> <input type="checkbox"/> Master Plan / PUD / GDP or Amendment <input type="checkbox"/> Detailed Development Plan (DDP) <input type="checkbox"/> Floodplain Review <input type="checkbox"/> Geologic Hazard Overlay <input type="checkbox"/> Minor Partition (<4 lots) <input checked="" type="checkbox"/> Minor Site Plan & Design Review <input type="checkbox"/> Non-Conforming Use Review <input type="checkbox"/> Site Plan and Design Review / DDP <input type="checkbox"/> Subdivision (4+ lots) <input type="checkbox"/> Minor Variance <input type="checkbox"/> Natural Resource (NROD) Review <input type="checkbox"/> Public Improvement Modification <input type="checkbox"/> Willamette River Greenway  <b>ELD Process (OCMC 17.50.030.E)</b> <input type="checkbox"/> Expedited Land Division	<b>Type III / IV (OCMC 17.50.030.C &amp; D.)</b> <input type="checkbox"/> Annexation <input type="checkbox"/> Code Interpretation / Similar Use <input type="checkbox"/> Master Plan / PUD / GDP Amendment <input type="checkbox"/> Conditional Use <input type="checkbox"/> Comprehensive Plan / Legislative Amendment <input type="checkbox"/> Code <input type="checkbox"/> Map <input type="checkbox"/> Detailed Development Plan DDP <input type="checkbox"/> Historic Review <input type="checkbox"/> Municipal Code Amendment <input type="checkbox"/> Parking Adjustment <input type="checkbox"/> Variance <input type="checkbox"/> Sign Variance <input type="checkbox"/> Natural Resource (NROD) Review <input type="checkbox"/> Zone Change (Text/Map) <input type="checkbox"/> Willamette River Greenway  <b>Legislative Action (OCMC 17.50.170)</b> <input type="checkbox"/> Legislative
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<b>File Number(s):</b>	<b>Application Date:</b> 07/09/2020
<b>Project Name:</b> Falls View, LLC Unit 14	
<b>Proposed Land Use or Activity:</b> Internal conversion to add additional 2-bedroom unit.	<b># of Lots Proposed (If Applicable):</b>
<b>Physical Address(es) of Site:</b> 102 S. McLoughlin Blvd.	
<b>Clackamas County Map and Tax Lot Number(s):</b> Map Number: 22E31CA Taxlot Number: 22E31CA04200	

#### Applicant(s)

<b>Applicant(s) Signature:</b> <i>Bryce Morrow</i>		
<b>Applicant(s) Name Printed:</b> Bryce Morrow		<b>Date:</b> 07/17/2020
<b>Mailing Address:</b> 2115 SE Grant St., Portland, OR 97214		
<b>Phone:</b> 503-347-0399	<b>Fax:</b>	<b>Email:</b> bryce.morrow@gmail.com

#### Property Owner(s) – See reverse for more than two Owners

##### Property Owner #1

<b>Property Owner#1 Signature:</b> <i>Bryce Morrow</i>		
<b>Property Owner#1 Name Printed:</b> Falls View, LLC - Bryce Morrow		<b>Date:</b> 07/17/2020
<b>Mailing Address:</b> 2115 SE Grant St., Portland, OR 97214		
<b>Ownership Address:</b>		
<b>Phone:</b> 503-347-0399	<b>Fax:</b>	<b>Email:</b> bryce.morrow@gmail.com

##### Property Owner #2

<b>Property Owner#2 Signature:</b>		
<b>Property Owner#2 Name Printed:</b>		<b>Date:</b>
<b>Mailing Address:</b>		
<b>Ownership Address:</b>		
<b>Phone:</b>	<b>Fax:</b>	<b>Email:</b>

#### Representative(s)

<b>Representative(s) Signature:</b>		
<b>Representative(s) Name Printed:</b>		<b>Date:</b>
<b>Mailing Address:</b>		
<b>Phone:</b>	<b>Fax:</b>	<b>Email:</b>

All signatures represented must have the full legal capacity and hereby authorize the filing of this application and certify that the information and exhibits herewith are correct and indicate the parties willingness to comply with all code requirements.

**TYPE II -SITE PLAN AND DESIGN REVIEW**

**Applicant's Submittal**

7/09/2020

**APPLICANT:** Bryce Morrow  
2115 SE Grant St., Portland, OR 97214

**OWNER:** Falls View, LLC  
102 S. McLoughlin Blvd., Oregon City, OR 97045

**REQUEST:** Internal conversion of 13-unit apartment complex to add additional 2-bedroom unit.

**LOCATION:** 102 S. McLoughlin Blvd., Oregon City, OR 97045  
Map Number: 22E31CA Taxlot Number: 22E31CA04200

**I. BACKGROUND:**

**1. Existing Conditions**

13 Unit complex with 7 Studio units, 5 1-bedroom units, and 1 2-bedroom units, located on a 0.32 acre site at 102 S McLoughlin adjacent to Highway 99E.

**2. Project Description**

Our proposal is to renovate 500 sq. ft. of existing storage space into an additional 2-bedroom unit. Internal conversion only, no new space will be added. Two windows and one door will be added to match existing exterior conditions. All roofing, fascia, siding to remain.

Municipal Code Standards and Requirements: The following sections of the Oregon City Municipal Code are applicable to this land use approval:

Chapter 17.50 Administration And Procedures  
Chapter 17.52 Off-Street Parking And Loading  
Chapter 17.62 Site Plan And Design Review

The City Code Book is available on-line at [www.orcity.org](http://www.orcity.org).

Permits and Approvals: The applicant is responsible for obtaining approval and permits from each applicable governmental agency and department at Oregon City including but not limited to the Engineering and Building Divisions.

**REQUIRED CODE RESPONSES:**

Please answer the questions to the code below showing that your project complies. If it is an existing condition and is not being proposed to change- please note that.

**CHAPTER 17.29 MUC MIXED USE CORRIDOR DISTRICT**

17.29.020 - Permitted uses—MUC-1 and MUC-2.

- A. Banquet, conference facilities and meeting rooms;
- B. Bed and breakfast/boarding houses, hotels, motels, and other lodging facilities;
- C. Child care centers and/or nursery schools;
- D. Indoor entertainment centers and arcades;
- E. Health and fitness clubs;
- F. Medical and dental clinics, outpatient; infirmary services;
- G. Museums, libraries and cultural facilities;
- H. Offices, including finance, insurance, real estate and government;
- I. Outdoor markets, such as produce stands, craft markets and farmers markets that are operated on the weekends and after six p.m. during the weekday;
- J. Postal services;
- K. Parks, playgrounds, playfields and community or neighborhood centers;
- L. Repair shops, for radio and television, office equipment, bicycles, electronic equipment, shoes and small appliances and equipment;
- M. Multifamily residential, 3-4 plex residential;
- N. One or two dwelling units in conjunction with a nonresidential use, provided that the residential use occupies no more than 50% of the total square footage of the development;
- O. Restaurants, eating and drinking establishments without a drive-through;
- P. Services, including personal, professional, educational and financial services; laundry and dry-cleaning;
- Q. Retail trade, including grocery, hardware and gift shops, bakeries, delicatessens, florists, pharmacies, specialty stores, marijuana, and similar, provided the maximum footprint for a stand-alone building with a single store or multiple buildings with the same business does not exceed sixty thousand square feet;
- R. Seasonal sales;
- S. Residential care facilities, assisted living facilities; nursing homes and group homes for over fifteen patients licensed by the state;
- T. Studios and galleries, including dance, art, photography, music and other arts;
- U. Utilities: Basic and linear facilities, such as water, sewer, power, telephone, cable, electrical and natural gas lines, not including major facilities such as sewage and water treatment plants, pump stations, water tanks, telephone exchanges and cell towers;
- V. Veterinary clinics or pet hospitals, pet day care;
- W. Home occupations;
- X. Research and development activities;
- Y. Temporary real estate offices in model dwellings located on and limited to sales of real estate on a single piece of platted property upon which new residential buildings are being constructed;
- Z. Transportation facilities;
- AA. Live/work dwellings;
- BB. After-hours public parking.

**Applicant's Response:**

**Falls View is a multifamily residential apartment complex that complies with permitted uses in MUC-1 zoning as defined in subsection M.**

17.29.030 - Conditional uses—MUC-1 and MUC-2 zones.

The following uses are permitted in this district when authorized and in accordance with the process and standards contained in OCMC 17.56:

- A. Drive-through facilities;
- B. Emergency service facilities (police and fire), excluding correctional facilities;
- C. Gas stations;
- D. Outdoor markets that do not meet the criteria of OCMC 17.29.020.I;
- E. Public utilities and services including sub-stations (such as buildings, plants and other structures);
- F. Public and/or private educational or training facilities;
- G. Religious institutions;
- H. Retail trade, including gift shops, bakeries, delicatessens, florists, pharmacies, specialty stores and any other use permitted in the neighborhood, historic or limited commercial districts that have a footprint for a stand-alone building with a single store in excess of sixty thousand square feet in the MUC-1 or MUC-2 zone;
- I. Hospitals;
- J. Parking not in conjunction with a primary use on private property, excluding after-hours public parking;
- K. Passenger terminals, excluding bus stops;
- L. Shelters.

**Applicant's Response:**

**Falls View is a multifamily residential apartment complex that complies with permitted uses in MUC-1 zoning, therefore these conditional uses do not apply to the proposed project.**

17.29.040 - Prohibited uses in the MUC-1 and MUC-2 zones.

The following uses are prohibited in the MUC district:

- A. Distributing, wholesaling and warehousing;
- B. Outdoor storage;
- C. Outdoor sales that are not ancillary to a permitted use on the same or abutting property under the same ownership;
- D. Correctional facilities;
- E. Heavy equipment service, repair, sales, storage or rentals (including but not limited to construction equipment and machinery and farming equipment);
- F. Kennels;
- G. Motor vehicle and recreational vehicle sales and incidental service;
- H. Motor vehicle and recreational vehicle repair/service;
- I. Self-service storage facilities;
- J. Marijuana production, processing, wholesaling, research, testing, and laboratories;
- K. Mobile Food Units, except with a special event permit.

**Applicant's Response:**

**Falls View is a multifamily residential apartment complex that complies with permitted uses in MUC-1 zoning, therefore these prohibited uses do not apply to the proposed project.**

17.29.050 - Dimensional standards—MUC-1.

- A. Minimum lot areas: None.

**Applicant's Response:**

**This is an interior conversion project and this section is not applicable.**

- B. Maximum building height: Forty feet or three stories, whichever is less.

**Applicant's Response:**

**This is an interior conversion project and this section is not applicable.**

C. *Minimum required setbacks if not abutting a residential zone: None.*

**Applicant's Response:**

**This is an interior conversion project and this section is not applicable.**

D. *Minimum required interior and rear yard setbacks if abutting a residential zone: Twenty feet, plus one foot additional yard setback for every one foot of building height over thirty-five feet.*

**Applicant's Response:**

**This is an interior conversion project and this section is not applicable.**

E. *Maximum allowed setbacks.*

1. *Front yard: Five feet.*

**Applicant's Response:**

**This is an interior conversion project and this section is not applicable.**

2. *Interior side yard: None.*

**Applicant's Response:**

**This is an interior conversion project and this section is not applicable.**

3. *Corner side setback abutting street: Thirty feet.*

**Applicant's Response:**

**This is an interior conversion project and this section is not applicable.**

4. *Rear yard: None.*

**Applicant's Response:**

**This is an interior conversion project and this section is not applicable.**

F. *Maximum lot coverage of the building and parking lot: Eighty percent.*

**Applicant's Response:**

**This is an interior conversion project and this section is not applicable.**

G. *Minimum required landscaping (including landscaping within a parking lot): Twenty percent.*

**Applicant's Response:**

**Existing conditions do not meet the twenty percent landscaping requirement, as this property was originally constructed in 1935. No changes to the parking lot or additions are proposed, so this section is not applicable.**

H. *Residential minimum net density of 17.4 units per acre, except that no minimum net density shall apply to residential uses proposed above nonresidential uses in a mixed-use configuration or to live/work dwellings.*

**Applicant's Response:**

**Falls View currently has 13 units for 0.32 acres which calculates to 40.6 units per acre and handily exceeds the minimum net density requirements.**

17.29.060 - Dimensional standards—MUC-2.

A. *Minimum lot area: None.*

**Applicant's Response:**

**This is an interior conversion project and this section is not applicable.**

*B. Minimum floor area ratio: 0.25.*

**Applicant's Response:**

**This is an interior conversion project and this section is not applicable.**

*C. Minimum building height: Twenty-five feet or two stories except for accessory structures or buildings under one thousand square feet.*

**Applicant's Response:**

**The building is at maximum approximately 14 feet in height, and thus meets this condition.**

*D. Maximum building height: Sixty feet.*

**Applicant's Response:**

**The building is at maximum approximately 14 feet in height, and is well below this threshold.**

*E. Minimum required setbacks if not abutting a residential zone: None.*

**Applicant's Response:**

**This is an interior conversion project and this section is not applicable.**

*F. Minimum required interior and rear yard setbacks if abutting a residential zone: Twenty feet, plus one foot additional yard setback for every two feet of building height over thirty-five feet.*

**Applicant's Response:**

**This is an interior conversion project and this section is not applicable.**

*G. Maximum Allowed Setbacks.*

*1. Front yard: Five feet.*

**Applicant's Response:**

**This is an interior conversion project and this section is not applicable.**

*2. Interior side yard: None.*

**Applicant's Response:**

**This is an interior conversion project and this section is not applicable.**

*3. Corner side yard abutting street: Twenty feet.*

**Applicant's Response:**

**This is an interior conversion project and this section is not applicable.**

*4. Rear yard: None.*

**Applicant's Response:**

**This is an interior conversion project and this section is not applicable.**

*H. Maximum site coverage of building and parking lot: Ninety percent.*

**Applicant's Response:**

**This is an interior conversion project and this section is not applicable. We are not adding any square footage.**

*I. Minimum landscaping requirement (including parking lot): Ten percent.*

**Applicant's Response:**

Existing conditions do not meet the ten percent landscaping requirement, as this property was originally constructed in 1935. This is an interior conversion project only and this section is not applicable.

- J. Residential minimum net density of 17.4 units per acre, except that no minimum net density shall apply to residential uses proposed above nonresidential uses in a mixed-use configuration or to live/work dwellings.*

**Applicant's Response:**

Falls View currently has 13 units for 0.32 acres which calculates to 40.6 units per acre and handily exceeds the minimum net density requirements.

17.29.070 - Floor area ratio (FAR).

Floor area ratios are a tool for regulating the intensity of development. Minimum FARs help to achieve more intensive forms of building development in areas appropriate for larger-scale buildings and higher residential densities.

- A. The minimum floor area ratios contained in OCMC 17.29.050 and 17.29.060 apply to all nonresidential and mixed-use building development, except stand-alone commercial buildings less than ten thousand square feet in floor area.

**Applicant's Response:**

**This is an interior conversion project and this section is not applicable.**

- B. Required minimum FARs shall be calculated on a project-by-project basis and may include multiple contiguous blocks. In mixed-use developments, residential floor space will be included in the calculations of floor area ratio to determine conformance with minimum FARs.

**Applicant's Response:**

**This is an interior conversion project and this section is not applicable.**

- C. An individual phase of a project shall be permitted to develop below the required minimum floor area ratio provided the applicant demonstrates, through covenants applied to the remainder of the site or project or through other binding legal mechanism, that the required density for the project will be achieved at project build out.

**Applicant's Response:**

**This is an interior conversion project and this section is not applicable.**

**CHAPTER 17.52 OFF-STREET PARKING AND LOADING**

17.52.010 - Applicability.

The construction of a new structure or parking lot, or alterations to the size or use of an existing structure, parking lot or property use shall require site plan review approval and compliance with this chapter. This chapter does not apply to single-family attached, detached residential dwellings and duplexes.

**Applicant's Response:**

**The project does not include any changes to parking or alterations to the size of the building, so this section is not applicable.**

17.52.015 - Planning commission adjustment of parking standards.

- A. Purpose: The purpose of permitting a Planning Commission adjustment to parking standards is to provide for flexibility in modifying parking standards in all zoning districts, without permitting an adjustment that would adversely impact the surrounding or planned neighborhood. Adjustments provide flexibility to those uses which may be extraordinary, unique, or provide greater flexibility for areas that can accommodate a denser development pattern based on existing infrastructure and ability to access the site by means of walking, biking or transit. An adjustment to a minimum parking standard may be approved based on a determination by the Planning Commission that the adjustment is consistent with the purpose of this Code, and the approval criteria can be met.
- B. Procedure: A request for a Planning Commission parking adjustment shall be initiated by a property owner or authorized agent by filing a land use application. The application shall be accompanied by a site plan, drawn to scale, showing the dimensions and arrangement of the proposed development

and parking plan, the extent of the adjustment requested along with findings for each applicable approval criteria. A request for a parking adjustment shall be processed as a Type III application as set forth in Chapter 17.50.

C. Approval criteria for the adjustment are as follows:

1. Documentation: The applicant shall document that the individual project will require an amount of parking that is different from that required after all applicable reductions have been taken.

**Applicant's Response:**

**A total of 14 parking spaces would be required with the additional unit being developed, and Falls View has an existing 15 parking spaces, therefore the project meets this requirement.**

2. Parking analysis for surrounding uses and on-street parking availability: The applicant shall show that there is a continued fifteen percent parking vacancy in the area adjacent to the use during peak parking periods and that the applicant has permission to occupy this area to serve the use pursuant to the procedures set forth by the Community Development Director.
  - a. For the purposes of demonstrating the availability of on street parking as defined in OCMC 17.52.020.B.3., the applicant shall undertake a parking study during time periods specified by the Community Development Director. The time periods shall include those during which the highest parking demand is anticipated by the proposed use. Multiple observations during multiple days shall be required. Distances are to be calculated as traversed by a pedestrian that utilizes sidewalks and legal crosswalks or an alternative manner as accepted by the Community Development Director.

**Applicant's Response:**

**This property is adjacent to highway 99E and there is no on-street parking, therefore the project meets this condition.**

- b. The onsite parking requirements may be reduced based on the parking vacancy identified in the parking study. The amount of the reduction in onsite parking shall be calculated as follows:
    - i. Vacant on-street parking spaces within three hundred feet of the site will reduce onsite parking requirements by 0.5 parking spaces; and
    - ii. Vacant on-street parking spaces between three hundred and six hundred feet of the site will reduce onsite parking requirements by 0.2 parking spaces.

**Applicant's Response:**

**No reduction in onsite parking requirement is requested.**

3. Function and Use of Site: The applicant shall demonstrate that modifying the amount of required parking spaces will not significantly impact the use or function of the site and/or adjacent sites.

**Applicant's Response:**

**No reduction in onsite parking requirement is requested and thus this condition is met.**

4. Compatibility: The proposal is compatible with the character, scale and existing or planned uses of the surrounding neighborhood.

**Applicant's Response:**

**The property is along the mixed-use corridor with neighboring properties of various commercial uses. Falls View has been a multifamily apartment complex for the past 85 years, and adding another unit will benefit the neighborhood.**

5. *Safety: The proposal does not significantly impact the safety of adjacent properties and rights-of-way.*

**Applicant's Response:**

**No safety concerns are known.**

6. *Services: The proposal will not create a significant impact to public services, including fire and emergency services.*

**Applicant's Response:**

**No significant burden will be placed upon public services, as we are proposing to increase the occupancy load by a meager 7%. The city can certainly one additional unit of affordable housing.**

17.52.020 - Number of automobile spaces required.

A. The number of parking spaces shall comply with the minimum and maximum standards listed in Table 17.52.020. The parking requirements are based on spaces per one thousand square feet net leasable area unless otherwise stated.

Table 17.52.020		
LAND USE	PARKING REQUIREMENTS	
	MINIMUM	MAXIMUM
Multifamily Residential	1.00 per unit	2.5 per unit
3-4 Plex Residential	2.00	4
Hotel, Motel	1.0 per guest room	1.25 per guest room
Correctional Institution	1 per 7 beds	1 per 5 beds
Senior housing, including congregate care, residential care and assisted living facilities; nursing homes and other types of group homes	1 per 7 beds	1 per 5 beds
Hospital	2.00	4.00
Preschool Nursery/Kindergarten	2.00	3.00
Elementary/Middle School	1 per classroom	1 per classroom + 1 per administrative employee + 0.25 per seat in auditorium/assembly room/stadium
High School, College, Commercial School for Adults	0.20 per # staff and students	0.30 per # staff and students
Auditorium, Meeting Room, Stadium, Religious Assembly Building, movie theater,	.25 per seat	0.5 per seat
Retail Store, Shopping Center, Restaurants	4.10	5.00
Office	2.70	3.33
Medical or Dental Clinic	2.70	3.33
Sports Club, Recreation Facilities	Case Specific	5.40
Storage Warehouse, Freight Terminal	0.30	0.40
Manufacturing, Wholesale Establishment	1.60	1.67
Light Industrial, Industrial Park	1.3	1.60

**Applicant's Response:**

**This is a multifamily project with a required minimum of 13 parking units currently, and we propose to add one unit to increase the required parking to 14 total. The existing conditions have 15 parking spaces on-site with no usable on-street parking adjacent, therefore our project meets the parking criteria.**

1. *Multiple Uses. 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.*

**Applicant's Response:**

**Currently there are 13 units for 15 parking spaces, we will increase to 14 units and still have 1 extra parking space, therefore we meet this criteria.**

2. *Requirements for types of buildings and uses not specifically listed herein shall be determined by the Community Development Director, based upon the requirements of comparable uses listed.*

**Applicant's Response:**

**Our project is multifamily, so this section is not applicable.**

3. *Where calculation in accordance with the above list results in a fractional space, any fraction less than one-half shall be disregarded and any fraction of one-half or more shall require one space.*

**Applicant's Response:**

**No fractional spaces are needed, so this section is not applicable.**

4. *Fleet vehicle parking shall be accommodated within the maximum parking ratio, except that in GI, CI, and MUE zones, fleet vehicle parking may be included in a parking lot in addition to the maximum number of permitted parking spaces.*

**Applicant's Response:**

**There is no fleet vehicle parking in our project, so this section is not applicable.**

5. *A change in use within an existing habitable building located in the MUD Design District or the Willamette Falls Downtown District is exempt from additional parking requirements. Additions to an existing building and new construction are required to meet the minimum parking requirements for the areas as specified in Table 17.52.020 for the increased square footage.*

**Applicant's Response:**

**We are not proposing to change use, so this section is not applicable.**

- B. Parking requirements can be met either onsite, or offsite by meeting one or multiple of the following conditions:**

1. *Parking may be located on the same site as the associated use which it is supporting.*

**Applicant's Response:**

**All parking will be met onsite with existing conditions.**

2. *Mixed Uses. If more than one type of land use occupies a single structure or parcel of land, the total requirements for off-street automobile parking shall be the sum of the requirements for all uses, unless it can be shown that the peak parking demands are actually less (e.g. the uses operate on different days or at different times of the day). In that case, the total requirements shall be reduced accordingly, up to a maximum reduction of fifty percent, as determined by the Community Development Director.*

**Applicant's Response:**

**There will be only one type of land use, so this section is not applicable.**

3. *Shared Parking. Required parking facilities for two or more uses, structures, or parcels of land may be satisfied by the same parking facilities used jointly, to the extent that the owners or*

operators show that the need for parking facilities does not materially overlay (e.g., uses primarily of a daytime versus nighttime nature), that the shared parking facility is within one thousand feet of the potential uses, and provided that the right of joint use is evidenced by a recorded deed, lease, contract, or similar written instrument authorizing the joint use.

**Applicant's Response:**

**There will be no shared parking, so this section is not applicable.**

4. *On-Street Parking.* On-street parking may be counted toward the minimum standards when it is on the street face abutting the subject land use. An on-street parking space shall not obstruct a required clear vision area and it shall not violate any law or street standard. On-street parking for commercial uses shall conform to the following standards:
  - a. *Dimensions.* The following constitutes one on-street parking space:
    1. *Parallel parking:* twenty-two feet of uninterrupted and available curb;
    2. *Forty-five and/or sixty-degree diagonal parking:* Fifteen feet of curb;
    3. *Ninety-degree (perpendicular) parking:* Twelve feet of curb.
    4. *Public Use Required for Credit.* On-street parking spaces counted toward meeting the parking requirements of a specific use may not be used exclusively by that use, but shall be available for general public use at all times. Signs or other actions that limit general public use of on-street spaces are prohibited.

**Applicant's Response:**

**No on-street parking is available, so this section is not applicable.**

- C. *Reduction of the Number of the Minimum Automobile Spaces Required.* Any combination of the reductions below is permitted unless otherwise noted.
  1. *Downtown Parking Overlay.* The minimum required number of parking stalls is reduced within the Downtown Parking Overlay by fifty percent.
  2. *Transit Oriented Development.* For projects not located within the Downtown Parking Overlay District, the minimum required number of parking stalls is reduced up to twenty-five percent when:
    - a. *In a commercial center (sixty thousand square feet or greater of retail or office use measured cumulatively within a five hundred foot radius) or*
    - b. *When adjacent to multi-family development with over eighty units or*
    - c. *Within 1,320 feet of an existing or planned public transit street and within 1,320 feet of the opposite use (commercial center or multi-family development with over eighty units).*
  3. *Tree Preservation.* The Community Development Director may grant an adjustment to any standard of this requirement provided that the adjustment preserves a designated heritage tree or grove so that the reduction in the amount of required pavement can help preserve existing healthy trees in an undisturbed, natural condition.
  4. *Transportation Demand Management.* The Community Development Director shall reduce the required number of parking stalls up to twenty-five percent when a parking-traffic study prepared by a traffic engineer demonstrates alternative modes of transportation, including transit, bicycles, and walking, and/or special characteristics of the customer, client, employee or resident population will reduce expected vehicle use and parking space demand for this development, as compared to standard Institute of Transportation Engineers vehicle trip generation rates and further that the transportation demand management program promotes or achieves parking utilization lower than minimum city parking requirements.

A transportation demand management (TDM) program shall be developed to include strategies for reducing vehicle use and parking demand generated by the development and will be measured annually. If, at the annual assessment, the City determines the plan is not successful, the plan may be revised. If the City determines that no good-faith effort has been made to implement the plan, the City may take enforcement actions.

**Applicant's Response:**

**No reduction in the minimum required amount of parking spaces is requested for this project, so this section is not applicable.**

5. The minimum required number of stalls may be reduced by up to ten percent when the subject property is adjacent to an existing or planned fixed public transit route or within one thousand feet of an existing or planned transit stop.

**Applicant's Response:**

**No reduction in the minimum required amount of parking spaces is requested for this project, so this section is not applicable.**

**CHAPTER 17.62 - SITE PLAN AND DESIGN REVIEW**

17.62.030 - When required.

Site plan and design review shall be required for all development of real property in all zones except the low and medium density residential districts, unless otherwise provided for by this title or as a condition of approval of a permit. Site plan and design review shall also apply to all conditional uses, cluster housing developments, multi-family uses, manufactured home parks, and non-residential uses in all zones. Site Plan and Design Review does not apply to activities occurring within the right-of-way except for communication facilities pursuant to OCMC 17.80.

Site plan and design review is required for a change in use between the uses in Table 17.62.030:  
Table 17.62.030

Existing Use	Proposed Use
Residential	Nonresidential use, including but not limited to: commercial, office, industrial, retail, or institutional
Single-family or duplex	3 or more dwellings

Site plan and design review shall not alter the type and category of uses permitted in the underlying zoning districts.

The general standards of section 17.62.050 do not apply to 3-4 plex, duplex, single-family attached dwellings, single-family detached residential unit, internal conversions, live/work dwelling and accessory dwelling unit Type I applications.

**Applicant's Response:**

**Site plan and design review appears to be required for this project as this is for multifamily use even though this is exclusively an internal conversion proposal.**

17.62.035 - Minor site plan and design review.

This section provides for a Minor Site Plan and Design Review process. Minor Site Plan review is a Type I or Type II decision, as described in OCMC 17.62.035.A., subject to administrative proceedings described in OCMC 17.50 and may be utilized as the appropriate review process only when authorized by the Community Development Director. The purpose of this type of review is to expedite design review

standards for uses and activities that require only a minimal amount of review, typical of minor modifications and/or changes to existing uses or buildings.

A. *Type I Minor Site Plan and Design Review.*

1. *Applicability. Type I applications involve no discretion and are typically processed concurrently with a building permit application. The Type I process is not applicable for:*
  - a. *Any activity which is included with or initiates actions that require Type II-IV review.*
  - b. *Any increase in square footage of a conditional or nonconforming use (excluding nonconforming structures).*
  - c. *Any proposal in which nonconforming upgrades are required under OCMC 17.58.*
  - d. *Any proposal in which modifications are proposed under OCMC 17.62.015.*

**Applicant's Response:**

**This project seems to get at the heart of this section by not pursuing any changes to the existing use of the building or adding additional square footage. It appears that Type I Minor Site Plan & Design is required for this project.**

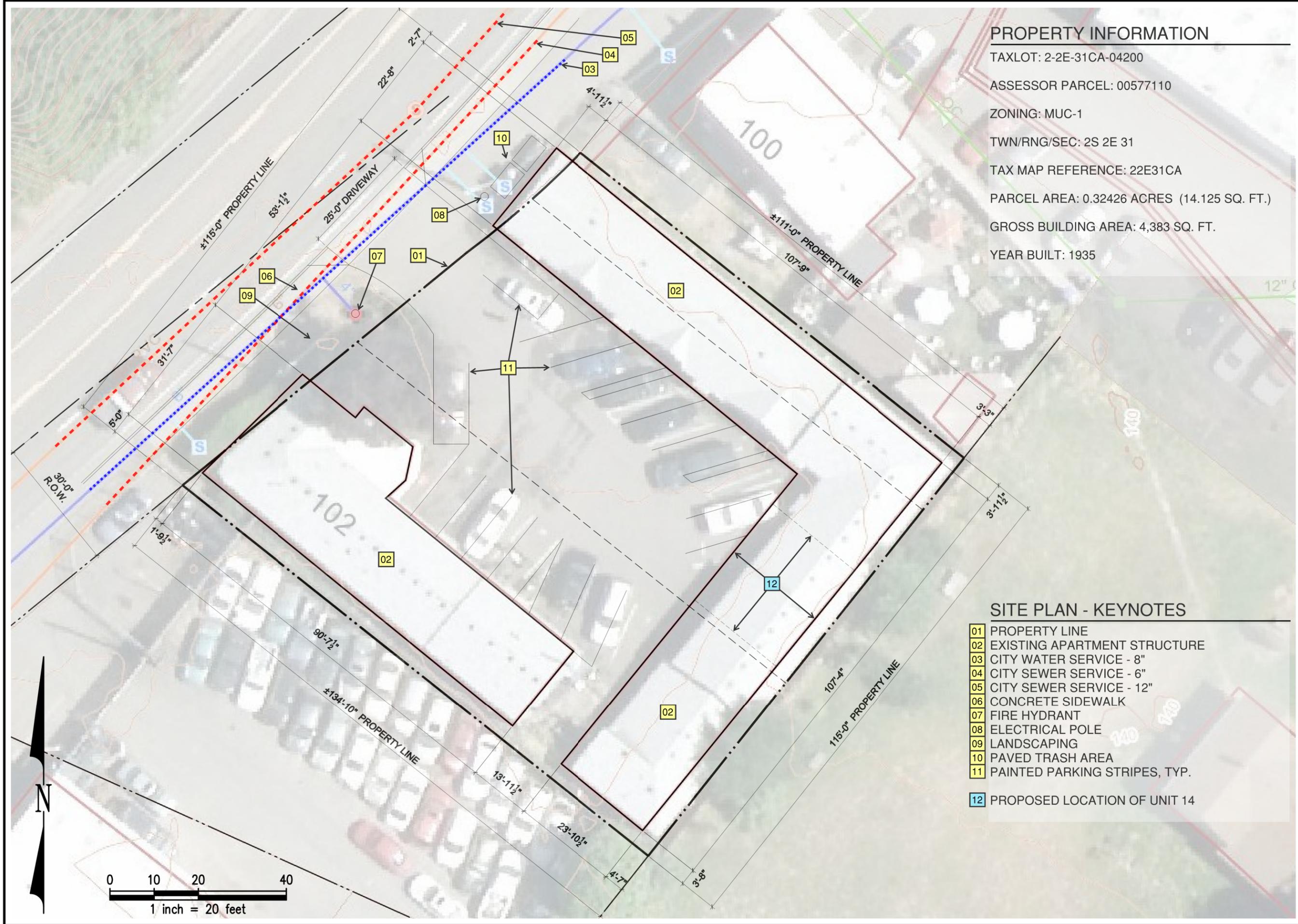
B. *Type II Minor Site Plan and Design Review.*

1. *Type II Minor Site Plan and Design Review applies to the following uses and activities unless those uses and activities qualify for Type I review per OCMC 17.62.035.A.:*
  - a. *Modification of an office, commercial, industrial, institutional, public or multi-family structure that does not increase the interior usable space (for example covered walkways or entryways, addition of unoccupied features such as clock tower, etc.).*
  - b. *Modification to parking lot layout and landscaping, or the addition of up to five parking spaces.*
  - c. *A maximum addition of up to one thousand square feet to a commercial, office, institutional, public, multi-family, or industrial building provided that the addition is not more than thirty-five percent of the original building square footage.*
  - d. *Mobile food units in OCMC 17.54.115.*
  - e. *Other land uses and activities may be added if the Community Development Director makes written findings that the activity/use will not increase off-site impacts and is consistent with the type and/or scale of activities/uses listed above.*

**Applicant's Response:**

**This project is for multifamily with no increase in interior usable space. We have been renting out the internal storage unit space to tenants, but would like to utilize the interior space to the highest and best use by adding an additional unit. No modifications to parking or landscaping and no additional square footage is proposed, therefore this section is not applicable.**



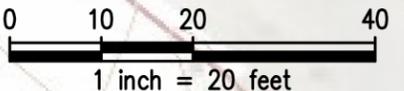


**PROPERTY INFORMATION**

TAXLOT: 2-2E-31CA-04200  
 ASSESSOR PARCEL: 00577110  
 ZONING: MUC-1  
 TWN/RNG/SEC: 2S 2E 31  
 TAX MAP REFERENCE: 22E31CA  
 PARCEL AREA: 0.32426 ACRES (14,125 SQ. FT.)  
 GROSS BUILDING AREA: 4,383 SQ. FT.  
 YEAR BUILT: 1935

**SITE PLAN - KEYNOTES**

- 01 PROPERTY LINE
- 02 EXISTING APARTMENT STRUCTURE
- 03 CITY WATER SERVICE - 8"
- 04 CITY SEWER SERVICE - 6"
- 05 CITY SEWER SERVICE - 12"
- 06 CONCRETE SIDEWALK
- 07 FIRE HYDRANT
- 08 ELECTRICAL POLE
- 09 LANDSCAPING
- 10 PAVED TRASH AREA
- 11 PAINTED PARKING STRIPES, TYP.
- 12 PROPOSED LOCATION OF UNIT 14



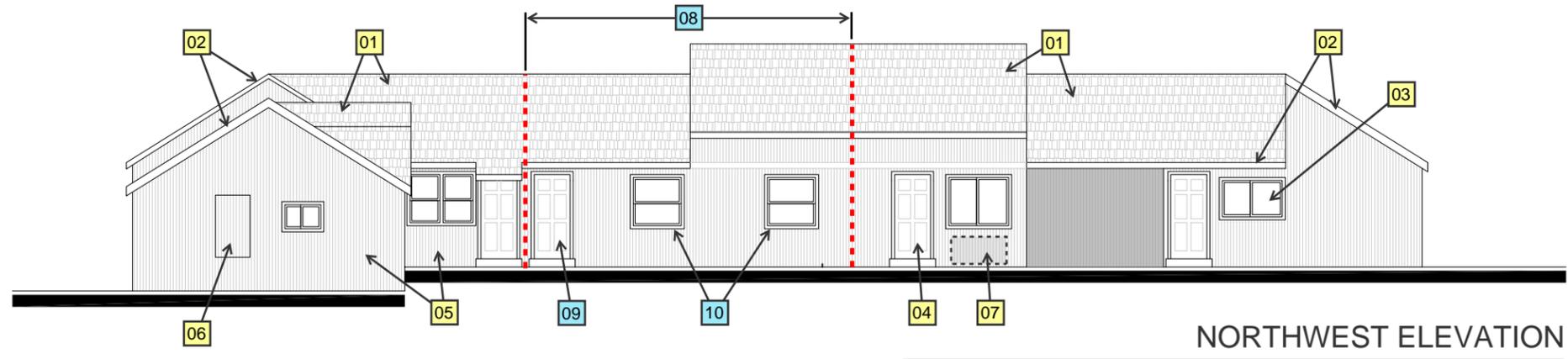
UNIT 14 ANNEX

FALLS VIEW APARTMENTS  
 102 S. MCLOUGHLIN BLVD  
 OREGON CITY, OR 97045

SITE PLAN

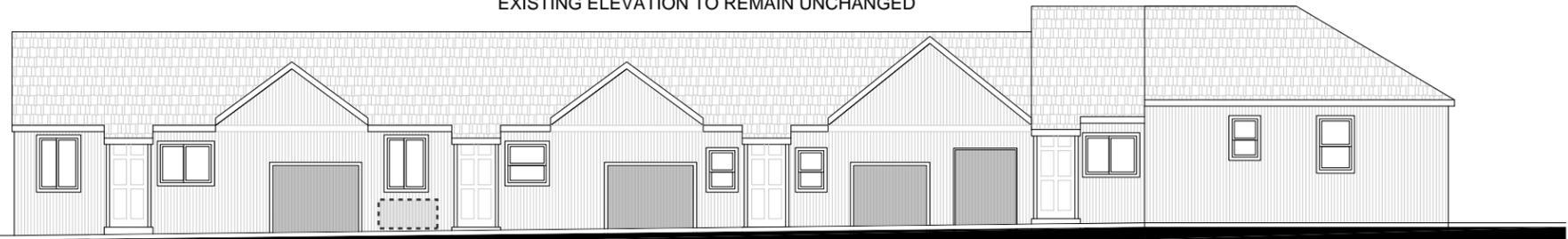
DRAWING DATE  
 6/08/20

AS-1

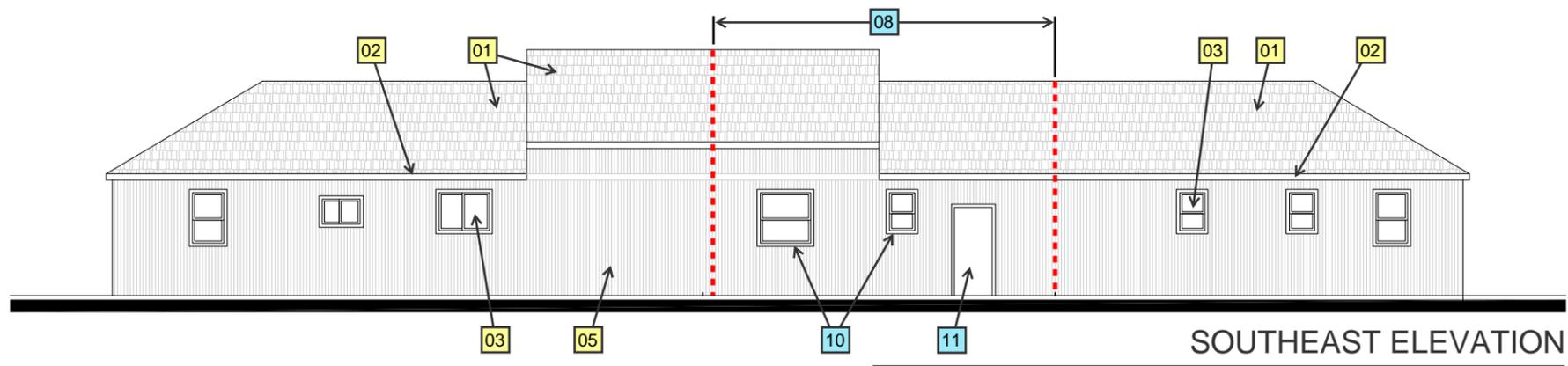


NORTHWEST ELEVATION

EXISTING ELEVATION TO REMAIN UNCHANGED

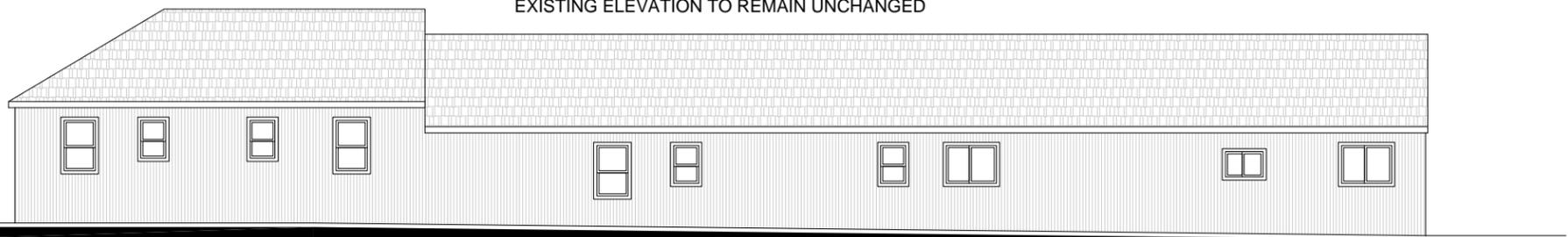


SOUTHWEST ELEVATION



SOUTHEAST ELEVATION

EXISTING ELEVATION TO REMAIN UNCHANGED



NORTHEAST ELEVATION

ELEVATIONS - KEYNOTES

- 01 EXISTING SHINGLE ROOFING TO REMAIN, TYP.
- 02 EXISTING ROOF FASCIA TO REMAIN, TYP.
- 03 EXISTING WINDOWS TO REMAIN, TYP.
- 04 EXISTING UNIT ENTRY DOORS TO REMAIN, TYP.
- 05 EXISTING SIDING TO REMAIN, TYP.
- 06 EXISTING ELECTRICAL METERS TO REMAIN
- 07 EXISTING GAS METERS TO REMAIN
  
- 08 PROPOSED LOCATION OF UNIT 14 ROOFING, FASCIA, AND SIDING IN THIS AREA TO REMAIN. WHERE DOORS AND WINDOWS ARE ADDED, ALL PATCHING TO MATCH EXISTING.
  
- 09 UNIT 14: ENTRY DOOR TO MATCH EXISTING
- 10 UNIT 14: WINDOWS, COLOR TO MATCH EXISTING
- 11 DOOR FOR ACCESS TO EXISTING BASEMENT, PAINT COLOR TO MATCH EXISTING SIDING

UNIT 14 ANNEX

FALLS VIEW APARTMENTS  
 102 S. MCLOUGHLIN BLVD  
 OREGON CITY, OR 97045

EXTERIOR ELEVATIONS

DRAWING DATE  
 7/06/20

AE-1