

**NOTICE OF PUBLIC MEETING
LAFAYETTE PLANNING COMMISSION**

DATE & TIME: Thursday, August 15, 2024 – 6:30 p.m.

PLACE: Council Chambers, 486 Third Street, Lafayette, OR 97127

AGENDA

1. CALL TO ORDER
2. FLAG SALUTE
3. ROLL CALL
4. CITIZEN INPUT ON NON-AGENDA ITEMS
5. PUBLIC HEARING
 - a. SUB 2024-01- Finley Court
6. APPROVAL OF MINUTES
 - a. July 18, 2024 Planning Commission Meeting
7. WORK SESSION
 - a. None
8. NEW BUSINESS
 - a. Recommendation to City Council regarding Park Development
9. COMMISSIONER COMMENTS
10. Next Meeting
 - a. September 19, 2024
11. ADJOURNMENT

The Council Chambers is accessible. If you need an accommodation to attend or participate in a meeting or wish to participate remotely, please notify the City at (503) 864-2451 at least 24 hours prior to the meeting.

City of Lafayette

486 Third Street, P.O. Box 55

Lafayette, Oregon 97127

Phone: (503) 864-2451 Fax: (503) 864-4501



TO: LAFAYETTE PLANNING COMMISSION

FROM: JIM JACKS, CITY PLANNER

SUBJ: SUBDIVISION TENTATIVE PLAN APPLICATION
(SUB 2024-01 – Finley Court)

DATE: AUGUST 15, 2024

I. APPLICATION SUMMARY

Jack Shepherd for Blacksheep Construction, LLC, proposes a 6-lot subdivision on 1.12 acres at 1467 N. Bridge Street. A private drive is proposed to provide access for Lots 1 - 6 to N. Bridge Street.

II. FINDINGS -- GENERAL

- A. APPLICANT: Jack Shepherd for Blacksheep Construction, LLC, 16340 NE Yamhill Rd., Yamhill, OR 97148
- B. PROPERTY OWNER: Blacksheep Construction, LLC.
- C. LOCATION: 1467 N. Bridge Street. West side of N. Bridge Street at 15th Street (Township 4 South; Range 4 West; Section 01AD; Tax Lot 300). See the vicinity map on the applicant's Cover Page, Sheet G-1, at Attachment 1.
- D. REQUEST: Tentative Plan approval for a 6-lot subdivision. The existing house, garage and shop buildings will be demolished. On the west side of N. Bridge Street, construct a new private 15th Court westerly into the property to provide access for the lots. Three lots with frontage on 15th Court are proposed on the north side and three lots with frontage on 15th Court on the south side. See the proposed subdivision Tentative Plan on the applicant's Sheet P-1, at Attachment 1.
- E. SITE SIZE: 1.12 acres (48,787 sq. ft.)(approximately 155' X 315').
- F. ZONE: Low Density Residential (R-1). Minimum lot size 7,500 square feet.
- G. EXISTING DEVELOPMENT: The subject property is developed with an older detached single family dwelling, garage and shop, all of which are proposed to be demolished.
- H. ADJACENT ZONING AND LAND USES:
 - North (abutting): R-1 District with detached single family dwellings.
 - West (abutting): R-1 District with detached single family dwellings.

South (abutting): R-1 District with an open space tract (Tract A) related to the Plantation Subdivision.

East (across N. Bridge Street): R-1 District with detached single family dwellings.

- I. DECISION CRITERIA: Lafayette Zoning and Development Ordinance (LZDO) Section 2.208 for Land Divisions; 2.102 for the R-1 District; and other applicable sections, including but not limited to Section 2.201, General Provisions; Section 2.202, Transportation and Access Standards; Section 2.204, Storm Drainage; and 2.205, Utility Lines and Facilities; 2.208, Development Standards for Land Divisions; and 3.107, Subdivision Applications.

III. FINDINGS -- CRITERIA

1. Lafayette Zoning and Development Ordinance (LZDO) Section 2.208, Development Standards for Land Divisions, and Subsection 2.208.03, A, Minimum Lot Area, states, **"Minimum lot area shall conform to the requirements of the zoning district in which the parcel is located."**

FINDING:

The proposed 6 lots are in the R-1 District. Section 2.102.04, A, 1, sets a minimum lot size of 7,500 square feet for detached single family dwellings.

Lots 1 - 6 are proposed to be 7,521, 7,942, 7,707, 7,818, 7,852 and 8,332 square feet, respectively. The proposed lot sizes exceed the 7,500 square foot minimum. Criteria 2.208.03, A, and 2.102.04, A, 1, for minimum lot size are met.

The R-1 District does not include gross or net density standards, but for informational purposes the gross density is 5.36 dwelling units per gross acre (1.12 gross acres divided by 6 dwelling units = 5.36 dwelling units per gross acre).

The net density is 5.48 dwelling units per net acre. The proposed Tentative Plan shows the gross acreage is 1.12 acres. The proposed Tentative Plan shows a 4 foot dedication of land for right-of-way purposes along the 279 foot frontage of the property which is 0.026 acres (4' x 279' = 1,116 sq. ft. or 0.026 acres). The net acreage is 1.094 acres (1.12 ac – 0.026 ac = 1.094 ac). The net density is 5.48 dwelling units per net acre (6 du / 1.094 net ac = 5.48 dwelling units per net acre). The private drive is an easement which is partially over the southern portion of Lots 1 – 3 and over the northern portion of Lots 4 – 6. The easement area is not deducted from the size because it is an easement; it is not the dedication of land to the public for right-of-way purposes.

2. LZDO Section 2.208, Development Standards for Land Divisions, and Subsection 2.208.03, B, Lot Width and Depth states, **"The depth of a lot or parcel shall not be more than 3 times the width of the parcel, with the following exceptions:"** Three exceptions are listed and Exception #3 regarding areas for public utility uses applies.

FINDING:

Regarding Exception #3, the private drive is an area for access and public utility uses. The private drive will be an easement or Tract which is partially over the southern portion of Lots 1 – 3 and partially over the northern portion of Lots 4 – 6 which provides public access to the 6 lots.

The easement/Tract also is the proposed location of a public water line and a public sewer line to provide public water and sewer to the 6 lots.

Regarding the lot width to depth ratio, the widths and average depths for Lots 1 - 6 are 50.29' x 150'; 50.28' x 157.5'; 50.21' x 153.5'; 50.66' x 155'; 50.94' x 155'; and 50.85' x 166', respectively. Lot 1 is a ratio of 2.98, but Lots 2 – 6 are ratios ranging from 3.04 to 3.30.

Lots 2 – 6 are allowed to exceed 3.0 because they are encumbered by the 33+ foot wide easement/Tract that provides public access to the 6 lots, a public utility area for public water and sewer lines, and a turnaround area for residents and emergency vehicles. The easement/Tract for public access, public utilities and emergency vehicle turnaround area meets the exception and, therefore, Lots 2 – 5 are allowed to exceed the 3.0 width to depth standard. With the exception, the 6 lots meet the requirement that the lot depth not exceed 3 times the lot width. Criterion 2.208.03, B, for lot width to depth ratio is met.

3. LZDO Section 2.208, Development Standards for Land Divisions, and Subsection 2.208.03, C, Access states, **"All lots and parcels created after the effective date of this Ordinance shall provide a minimum of 40 feet of frontage, on an existing or proposed public street. The following exceptions shall apply:**

1. **Residential lots or parcels, excluding townhouse developments and Planned Unit Developments, may be accessed via a private street or partition access easement developed in accordance with the provisions of Section 2.202 [2.202.07] when the City finds that public street access is:**

- a. **Infeasible due to parcel shape, terrain, or location of existing structures; and**
- b. **Not necessary to provide for the future development of adjoining property."**

For private streets, Section 2.202.07, Private Streets, states: **"Streets and other rights-of-way serving a subdivision or planned unit development that are not dedicated for public use shall comply with the following:**

- A. **Private streets shall only be allowed where the applicable criteria of Section 2.208.03(C) are satisfied. Private streets shall have a minimum easement width of 25 feet and a minimum paved width of 20 feet.**

FINDING:

Section 2.208.03, C, requires all lots to have a minimum 40 foot frontage on a public street unless the exception in Section 2.208.03, C, 1, applies. The exception applies because the parcel is a rectangle with a long frontage on N. Bridge Street which invites a layout with 6 lots each with frontage and a driveway on N. Bridge Street. Additionally, the parcel is small, only 1.12 acres, which limits the possible configurations of the lots. Finally, a public street is not necessary to provide for future development of adjoining properties because the adjoining properties are developed with subdivision lots. The Tentative Plan (Sheet P-1) shows the widths for Lots 1 – 6 on the private 15th Court are 50.29'; 50.28'; 50.21'; 50.66'; 50.94'; and 50.85", respectively. The proposed lot widths exceed the required 40 foot minimum. Criterion 2.208.03, C, for lot width is met.

The Tentative Plan (Sheet P-1) proposes Lots 1 – 6 be accessed via a private street, W. 15th Court. North Bridge Street is designated as an Arterial Street in the 2003 Lafayette Transportation Systems Plan (p. 31). To ensure a designated Arterial Street can function properly and move vehicles through the City with as few impediments as is practicable, the

City's guidance to the applicant at the pre-application conference was that each of the 6 lots not have frontage and a driveway directly onto N. Bridge Street.

Consistent with the City's guidance the Tentative Plan proposes a layout where Lots 1 – 6 do not each have frontage and a driveway directly onto N. Bridge Street. Instead, each lot will have frontage and a driveway onto a private street (15th Court) extending westerly into the subject property from N. Bridge Street.

Only one access point onto N. Bridge Street is proposed where the easement/Tract (15th Court) will intersect N. Bridge Street across from E. 15th Street. The west end of 15th Court includes a 16 foot wide and about 141 foot long "hammerhead" emergency vehicle turnaround. The Lafayette Fire Department did not comment on the application. A condition of approval requires the private street to comply with the Oregon Fire Code as determined by the Lafayette Fire Department Fire Chief, or an Oregon State Fire Marshal. Criterion 2.208.03, C, 1, for an exception to allow a private street is met.

Section 2.202.07, Private Streets, applies, including Subsection 2.202.07, A, which requires a private street to be a minimum width of 25 feet with a minimum pavement width of 20 feet. As determined above, the exception to allow a private street is applicable. The Tentative Plan (Sheet P-1) proposes a width of 33.32 feet to accommodate access for the 6 lots and the public water and sewer lines that will be tapped by private lateral lines to serve each dwelling. The Utilities and Private Access Plan (Sheet C-2) proposes a 34 foot wide private street improvement with paved travel lanes and gutter and curb on both sides. A sidewalk is proposed on the south side outside of the 33.32 foot width and outside of the 34 foot width. The 34 foot width is wider than the 33.32 foot wide easement/Tract. A condition of approval requires the Subdivision Final Plat to show the private street and sidewalk on the south side in an easement or Tract as determined by the City Engineer. A condition of approval requires a Maintenance Agreement, home owners association (HOA) or other instrument acceptable to the City Attorney to address maintenance of the private street and associated private facilities. With the conditions of approval, Criterion 2.202.07, A, for minimum easement/tract width and minimum pavement width is met.

4. LZDO Section 2.208, Development Standards for Land Divisions, and Subsection 2.208.03, D, addresses Flag Lots.

FINDING:

Section 2.208.03, D, does not apply because no flag lots are shown in the proposed tentative plan.

5. LZDO Section 2.208, Development Standards for Land Divisions, and Subsection 2.208.03, E, addresses Through Lots.

FINDING:

Section 2.208.03, E, does not apply because no through lots are shown in the proposed tentative plan.

6. LZDO Section 2.208, Development Standards for Land Divisions, and Subsection 2.208.03, F, Lot Side Lines, states: **"The side lines of lots, as far as practicable, shall run at right angles to the right-of-way line of the street upon which the lots face."**

FINDING:

The side lot lines of the 6 proposed lots are right angles as far as practicable. Criterion 2.208.03, F, for side lot lines is met.

7. LZDO Section 2.208, Development Standards for Land Divisions, and Subsection 2.208.03, G, Lot Grading, states: **"The minimum elevation at which a structure may be erected, taking into consideration the topography of the lot, the surrounding area, drainage patterns and other pertinent data, shall be established by the City Building Inspector."**

FINDING:

The minimum elevation at which a structure may be erected, taking into consideration the topography of the lot, the surrounding area, drainage patterns and other pertinent data, will be established by the City Building Inspector at the time building permits for dwellings are submitted. Criterion 2.208.03, G, for the establishment of minimum elevations is met.

8. LZDO Section 2.208, Development Standards for Land Divisions, and Subsection 2.208.03, H, Utility Easements, states: **"Utility easements shall be provided on lot areas where necessary to accommodate public utilities. Such easements shall have a minimum total width as specified in Section 2.205 of this Code."**

LZDO, Section 2.205, Utility Lines and Facilities, and Subsection 2.205.02, H, states: **"Easements shall be provided along property lines as deemed necessary by the City, special districts, and utility companies. Easements for special purpose uses shall be of a width deemed appropriate by the responsible agency. Such easements shall be designated on the final plat or all subdivisions, and on the final plat of all major partitions."**

FINDING:

Public water and sewer lines are shown extending westerly into the subject property to provide public water and sewer to the 6 lots. A condition of approval requires the Subdivision Final Plat to show the private street and sidewalk on the south side in an easement or Tract for access and utilities, as determined by the City Engineer.

A "10 foot PUE" is shown along the eastern portions of Lots 1 and 4 fronting N. Bridge Street. This easement would be for private utilities such as power, gas, cable and telecommunications along N. Bridge Street.

A "10 foot PUE" is shown along the south front portion of Lots 1 and 2, along the north front portion of Lots 4 and 5, and at the southeast corner of Lot 3 and the northeast corner of Lot 6. These easements would be for private utilities such as power, gas, cable and telecommunications along the private street.

9. LZDO Section 2.208, Development Standards for Land Divisions, and Subsection 2.208.04, Standards for Blocks, addresses the function and size of blocks. Subsection 2.208.04, A, General, states: **"The length, width, and shape of blocks shall be designed with regard to providing adequate building sites for the use contemplated; consideration of needs for convenient access, circulation, control, and safety of street traffic including pedestrian and bicyclist; and recognition of limitations and opportunities of topography."**

FINDING:

The applicant's tentative plan proposes a private 34 foot curb to curb 15th Court extending approximately 110 feet into the property with a hammerhead turnaround at the west end. There is no other suitable location for the proposed 15th Court because it must be aligned with E. 15th Street on the east side of N. Bridge Street. The proposed 6 lots and 15th Court provide adequate building sites for the future single family dwellings, convenient access, circulation, control, and safety of vehicle, pedestrian and bicycle traffic. Criterion 2.208.04, A, is met.

10. LZDO Section 2.208, Development Standards for Land Divisions, and Subsection 2.208.04, Standards for Blocks, addresses the function and size of blocks. Subsection 2.208.04, B, Sizes, states: **"Blocks shall not exceed 600 feet in length between street lines, except blocks adjacent to arterial streets, or unless the previous adjacent development pattern or topographical conditions justify a variation. The recommended minimum distance between intersections on arterial streets is 1,800 feet."**

FINDING:

The applicant's tentative plan proposes a private 34 foot curb to curb 15th Court extending approximately 110 feet into the property with a hammerhead turnaround at the west end. The proposed 15th Court on the west side of N. Bridge Street is equidistant between N. Washington Street to the north and W. 14th Street to the south, neither of which are more than 600 feet from the proposed 15th Court. There is no other suitable location for the proposed 15th Court because it must be aligned with E. 15th Street on the east side of N. Bridge Street. The blocks to the north and south of the proposed 15th Court do not exceed the maximum 600 foot block length. Criterion 2.208.04, B, is met.

11. LZDO Section 2.208, Development Standards for Land Divisions, and Subsection 2.208.04, Standards for Blocks, addresses the function and size of blocks. Subsection 2.208.04, C, Traffic Circulation, states: **"The proposed subdivision shall be laid out to provide safe, convenient, and direct vehicle, bicycle and pedestrian access to nearby residential areas, neighborhood activity centers, commercial areas, and industrial areas; and to provide safe convenient and direct traffic circulation."**

FINDING:

The proposed tentative plan shows an infill development with 6 lots. The 6 lots front on and have access directly onto the proposed private 15th Court. All lots will access 15th Court. A condition of approval requires Lots 1 – 6 to have driveway access only onto the private street. A condition of approval requires there be no vehicular or pedestrian access from Lots 1 and 4 onto the N. Bridge Street public right-of-way, and that a fence or wall with no gate be installed in accordance with the Lafayette Zoning and Development Code, Section 2.209.09, along the east property line of Lots 1 and 4 prior to the issuance of a Certificate of Occupancy for Lots 1 and 4. The nearest neighborhood activity center, Veterans Park, is about 3 blocks to the south at N. Bridge Street and E. 12th Street. Residents of the subdivision can access the park. There are no nearby commercial or industrial areas. The proposed subdivision is laid out to provide safe, convenient, and direct vehicle, bicycle and pedestrian access to nearby residential areas, neighborhood activity centers, commercial areas, and industrial areas; and to provide safe convenient and direct traffic circulation. Criterion 2.208.04, C, is met.

12. LZDO Section 2.208, Development Standards for Land Divisions, and Subsection 2.208.04, Standards for Blocks, addresses the function and size of blocks. Subsection 2.208.04, D, Connectivity, states:

"To achieve the objective in C. Traffic Circulation, above, the Planning Commission may require the following:

1. **Stub Streets: Where the potential exists for additional development on adjacent property.**
2. **Pedestrian / Bicycle Accessways: Public accessways to provide a safe, efficient and direct connection to cul-de-sac streets, to pass through oddly shaped or unusually long blocks, to provide for networks of public paths creating access to nearby residential areas, neighborhood activity centers, commercial areas, and industrial areas."**

FINDING:

No stub street (a street improvement stubbed at the property line adjacent to an abutting property) is proposed or required because there is no potential for additional development on adjacent properties. No pedestrian / bicycle accessways are proposed or required because there are no nearby streets needing connections. No oddly shaped or unusually long blocks are proposed. The proposed tentative plan shows an efficient infill development of the subject property. Criterion 2.208.04, D, is met.

13. LZDO Section 2.208, Development Standards for Land Divisions, and Subsection 2.208.04, Standards for Blocks, addresses the function and size of blocks. Subsection 2.208.04, E, Collector and Arterial Connections, states: **"Pedestrian / bicycle accessway connections with adjoining arterial and collector streets shall be provided if any portion of the site's arterial or collector street frontage is over 600 feet from either a subdivision access street or other pedestrian / bicycle accessway. If natural features e.g., adverse topography, streams, wetlands exist, the provisions of accessways may be limited."**

FINDING: Criterion 2.208.04, E, does not apply because no portion of the site's frontage on N. Bridge Street (designated as an Arterial in the 2003 Lafayette Transportation Systems Plan, p. 31) is over 600 feet from either a subdivision access street or pedestrian / bicycle accessway.

14. LZDO Section 2.208, Development Standards for Land Divisions, and Subsection 2.208.04, Standards for Blocks, addresses the function and size of blocks. Subsection 2.208.04, F, Design Standards for Pedestrian/Bicycle Accessways, states: **"Pedestrian / bicycle accessways shall meet the following design standards:"** and goes on to list five standards.

FINDING:

Criterion 2.208.04, F, for accessway standards does not apply because no pedestrian / bicycle accessways are proposed or are required.

15. LZDO Section 2.208, Development Standards for Land Divisions, and Subsection 2.208.05, Improvement Requirements, addresses improvements required for partitions and subdivisions. Subsection 2.208.05, B, Subdivisions, states:

"The following improvements shall be required for all subdivisions in the City of Lafayette:

- 1. Frontage Improvements: Street improvements to full City Standards shall be required for all public streets on which a proposed subdivision fronts in accordance with Section 2.202 [Transportation and Access Standards] of this Code. Such improvements shall be designed to match with existing improved surfaces for a reasonable distance beyond the frontage of the property. Additional frontage improvements shall include: sidewalks, curbing, storm sewer, sanitary sewer, water lines, other public utilities as necessary, and such other improvements as the City shall determine to be reasonably necessary to serve the development or the immediate neighborhood."**

FINDING:

The subject property includes about 279 feet of frontage on N. Bridge Street which is designated as an Arterial in the 2003 Lafayette Transportation Systems Plan (TSP) (p. 31). The TSP requires N. Bridge Street to provide a 66 foot wide right-of-way (33 feet from centerline). The current right-of-way width on N. Bridge Street is 60 feet. A 4 foot dedication for right-of-way purposes is proposed which will provide a 34 foot width from centerline to match-up with the subdivisions to the north and south which provided 4 foot wide dedications. The N. Bridge Street frontage along the subject property has no sidewalk, curb, or gutter and the pavement on the southbound lane is not sufficiently wide.

The Tentative Plan, Sheet P-1, proposes a 4 foot wide dedication of right-of-way along the subject property's frontage on N. Bridge Street. The Utilities and Private Access Plan, Sheet C-2, proposes the installation of a curb and gutter, a public sidewalk and widened pavement from the existing edge of pavement to the curb along the subject property's frontage on N. Bridge Street. A condition of approval requires the subdivision final plat to dedicate 4 feet along the N. Bridge Street frontage for public right-of-way purposes. A condition of approval requires along the N. Bridge Street frontage the installation of a curb and gutter, a public sidewalk and widened pavement from the existing edge of pavement to the curb. A condition of approval requires construction plans be submitted to the Lafayette Public Works Department for review and approval before any construction begins. A condition of approval requires "as built" plans be submitted to the Lafayette Public Works Department before the City Administrator signs the subdivision final plat. A condition of approval requires public infrastructure to comply with the Lafayette Public Works Design Standards as determined by the City Engineer.

A condition of approval requires the private street and its connection to N. Bridge Street to be constructed to the standards in the Lafayette Public Works Design Standards for private streets as determined by the City Engineer. A condition of approval requires public improvements must be accepted by the City of Lafayette, including submission of maintenance bonds and reproducible as-built drawings prior to final plat. A condition of approval requires proposed improvements be the subject of a Type B permit prior to construction. A condition of approval requires public storm sewer, water system and sewer system improvements to be installed in accordance with applicable city regulations as determined by the City Engineer.

With the conditions of approval, Subsection 2.208.05, B, 1, is met.

16. LZDO Section 2.208, Development Standards for Land Divisions, and Subsection 2.208.05, B, 2, Project Streets, states:

"2. **Project Streets:** All public or private streets within the subdivision shall be constructed as required by the provisions of Section 2.202 [Transportation and Access Standards]."

FINDING:

Section 2.202.07 addresses subdivision and PUD private streets. Subsection 2.202.07, A, requires the easement to be at least 25 feet wide with a paved surface of at least 20 feet. The Utilities and Private Access Plan (Sheet C-2) shows a 34 foot wide improvement with paved travel surface and curb and gutter on both sides.

Section 2.202.07, B, requires private streets serving more than 2 dwellings to be of the same cross sectional specifications as for public streets. The proposed 34 foot wide improvement is the same cross sectional design as for public streets.

Section 2.202.07, C, requires a turnaround when there is only one outlet and more than two dwellings obtain access from the private street. The Tentative Plan (Sheet P-1) shows a 16 foot wide by approximately 141 foot long turnaround. A condition of approval requires the private street and its turnaround comply with the Oregon Fire Code.

Subsection 2.202.08, D, does not apply because it addresses the City having the authority to require the future extension of a public street. No new public street is proposed.

17. LZDO Section 2.208, Development Standards for Land Divisions, and Subsection 2.208.05, B, 3, Monuments, states:

"3. **Monuments:** Upon completion of street improvements, centerline monuments shall be established and protected in monument boxes at every street intersection and all points of curvature and points of tangency of street center lines."

FINDING:

Where centerline monuments are required, the City Engineer will review the centerline monuments and the final plat will not be signed by the city until the City Engineer determines Subsection 2.208.05, B, 3, Monuments, is met. Criterion 2.208.05, B, 3, for centerline monuments will be met when the City Engineer determines they have been established and protected properly.

18. LZDO Section 2.208, Development Standards for Land Divisions, and Subsection 2.208.05, B, 4, Bench Marks, states:

"4. **Bench Marks:** Elevation bench marks shall be set at intervals established by the City Engineer. The bench marks shall consist of a brass cap set in a curb or other immovable structure."

FINDING:

The City Engineer will review the bench marks and the final plat will not be signed by the city until the City Engineer determines Subsection 2.208.05, B, 4, Bench Marks, is met. Criterion 2.208.05, B, 4, for bench marks will be met when the City Engineer determines they have been set properly.

19. LZDO Section 2.208, Development Standards for Land Divisions, and Subsection 2.208.05, B, 5, Surface Drainage and Storm Sewer System, states:

"5. Surface Drainage and Storm Sewer System: Drainage facilities shall be provided within the subdivision and to connect the subdivision drainage to drainage-ways or to storm sewers outside the subdivision. Design of drainage within the subdivision shall take into account the capacity and grade necessary to maintain unrestricted flow from areas draining through the subdivision and to allow extension of the system to serve such areas."

The City Engineer's comments state:

We have no concern about the subdivision application, however, when we receive construction plans we will provide utility comments. We are not providing comments on utility sizing or adequacy, however, if the utility services are to be public, we have two preliminary comments:

- 1. The two catch basins cannot discharge to the third catch basin. Connect the two catch basins in series and discharge into the existing manhole in Bridge Street.*
- 2. The sanitary sewer cannot be behind the curb. An additional manhole will be required either in Bridge Street or at the entrance to 15th Court to align the sewer into the paved roadway.*

LZDO Section 2.208, Development Standards for Land Divisions, and Subsection 2.208.05, B, 5, Surface Drainage and Storm Sewer System, requires drainage facilities be provided. The City Engineer's comments indicate the proposed storm water system will be reviewed when construction plans are received.

The final plat will not be signed by the city until the City Engineer determines Subsection 2.208.05, B, 5, Storm Drainage and Storm Sewer System, is met. Criterion 2.208.05, B, 5, will be met when the City Engineer determines the drainage facilities have been provided within the subdivision and they comply with applicable standards.

Section 2.208.05, B, 5, Surface Drainage and Storm Sewer System, is a Lafayette Zoning and Development Ordinance requirement, therefore, compliance is mandatory.

20. LZDO Section 2.208, Development Standards for Land Divisions, and Subsection 2.208.05, B, 6, Sanitary Sewers, states:

"6. Sanitary Sewers: Sanitary sewer shall be installed to serve the subdivision and to connect the subdivision to existing mains both on and off the property being subdivided.

If the required sewer facilities will, without further sewer construction, directly serve property outside the subdivision, the City may recommend to the City Council construction as an assessment project with such arrangement with the subdivider as is equitable to assure financing his share of the construction.

The City may require that the subdivider construct sewage lines of a size in excess of that necessary to adequately service the development in question, where such facilities are for will be necessary to serve the entire

area within which the development is located when the area is ultimately developed. The City may also require that the construction take place as an assessment project with such arrangement with the subdivider as is desirable to assure his share of the construction."

The City Engineer's comments state:

We have no concern about the subdivision application, however, when we receive construction plans we will provide utility comments. We are not providing comments on utility sizing or adequacy, however, if the utility services are to be public, we have two preliminary comments:

- 1. The two catch basins cannot discharge to the third catch basin. Connect the two catch basins in series and discharge into the existing manhole in Bridge Street.*
- 2. The sanitary sewer cannot be behind the curb. An additional manhole will be required either in Bridge Street or at the entrance to 15th Court to align the sewer into the paved roadway.*

FINDING:

The City Engineer's comments indicate the proposed storm water system will be reviewed after the Planning Commission Order is issued and when construction plans are received.

The City Engineer's comments also indicate the sanitary sewer cannot be behind the curb and that an additional manhole will be required either in Bridge Street or at the entrance to 15th Court to align the sewer into the paved roadway.

The final plat will not be signed by the city until the City Engineer determines Subsection 2.208.05, B, 6, Sanitary Sewers is met. Criterion 2.208.05, B, 6, will be met when the City Engineer determines the sanitary sewer system has been installed and complies with the applicable standards. A condition of approval requires the subdivision to comply with Section 2.208.05, B, 6, Sanitary Sewer System.

21. LZDO Section 2.208, Development Standards for Land Divisions, and Subsection 2.208.05, B, 7, Water System, states:

- "7. Water System: Water lines with valves and fire hydrants serving the subdivision and connecting the subdivision to the City mains shall be installed. The design shall take into account provisions for extension beyond the subdivision to adequately grid the City system and to serve the area within which the development is located when the area is ultimately developed. However, the City will not expect the developer to pay for the extra pipe material cost of mains exceeding ten (10) inches in size."**

The City Engineer's comments state:

We have no concern about the subdivision application, however, when we receive construction plans we will provide utility comments. We are not providing comments on utility sizing or adequacy, however, if the utility services are to be public, we have two preliminary comments:

- 1. The two catch basins cannot discharge to the third catch basin. Connect the two catch basins in series and discharge into the existing manhole in Bridge Street.*

2. *The sanitary sewer cannot be behind the curb. An additional manhole will be required either in Bridge Street or at the entrance to 15th Court to align the sewer into the paved roadway.*

FINDING:

LZDO Section 2.208, Development Standards for Land Divisions, and Subsection 2.208.05, B, 7, Water System, requires a public water system be provided. The City Engineer's comments indicate the proposed water system will be reviewed when construction plans are received.

The final plat will not be signed by the city until the City Engineer determines Subsection 2.208.05, B, 7, Water System, is met. Criterion 2.208.05, B, 7, will be met when the City Engineer determines the water system has been installed and complies with the applicable standards.

A condition of approval requires the subdivision to comply with Section 2.208.05, B, 7, Water System.

22. LZDO Section 2.208, Development Standards for Land Divisions, and Subsection 2.208.05, B, 8, Sidewalks, states:

- "8. **Sidewalks: Sidewalks shall be installed along both sides of each public street and in any pedestrian ways within the subdivision. The City may defer sidewalk construction until the dwellings or structures fronting the sidewalk are constructed. Any required off-site sidewalks or sidewalks fronting public property shall not be deferred.**"

FINDING:

A sidewalk, curb, gutter and widened travel lane are proposed along the frontage of N. Bridge Street along the entire frontage of the subject property.

A condition of approval requires the sidewalk along N. Bridge Street comply with the Lafayette Public Works Design Standards, and the sidewalk(s) along the private street comply with applicable standards for sidewalks along private streets.

With the condition of approval, Criterion 2.208.05, B, 8, Sidewalks, will be met when compliance with applicable regulations is determined by the city.

23. LZDO Section 2.208, Development Standards for Land Divisions, and Subsection 2.208.05, B, 9, Other, states:

9. **Other:**
 - (a) **Curb cuts and driveway installations, excluding common drives, are not required of the subdivider but, if installed, shall be according to the City standards.**

FINDING:

The Tentative Plan shows Lots 1 – 6 with frontage on the private street. Driveways are required to be installed in accordance with applicable standards. Criterion 2.208.05, B, 9(a) will be met when the city approves the driveway construction.

- (b) **Street tree planting is not required of the subdivider but, if planted, shall be according to City requirements and of a species compatible with the width of the planting strip.**

FINDING: Criterion 2.208.05, B, 9(b) does not apply because no street trees are proposed within a public right-of-way.

24. LZDO Section 2.208, Development Standards for Land Divisions, and Subsection 2.208.05, B, 10, Street Lights, states:

- "10. Street Lights. The installation of street lights is required at locations and of a type required by City standards."**

FINDING:

For new subdivisions, private utilities are required to be underground (LZDO, 2.205.02, C). A condition of approval requires the applicant to provide a street lighting plan as part of the construction plans. The street light(s) shall be installed at no expense to the city in accordance with the city approved street lighting plan. Criterion 2.208.05, B, 10 will be met when the city approves the street lighting installation.

25. LZDO Section 2.208, Development Standards for Land Divisions, and Subsection 2.208.05, B, 11, Street Signs, states:

- "11. Street Signs. The installation of street name signs and traffic control signs is required at locations determined to be appropriate by the city and shall be of a type required by City standards."**

FINDING:

The developer shall install street signage at the developer's expense in accordance with applicable standards prior to the city signing the final plat. A condition of approval requires the applicant to submit to the City Engineer a street-sign plan for approval by the City Engineer with the final construction drawings. Criterion 2.208.05, B, 11 will be met when the city approves the street-sign installations.

26. LZDO Section 2.208, Development Standards for Land Divisions, and Subsection 2.208.05, B, 12, regarding the completion of improvements, states:

- "12. All improvements required under this Section shall be completed to City standards or assured through a performance bond or other instrument acceptable to the City Attorney, prior to the approval of the Final Plat of the subdivision."**

FINDING:

LZDO Section 2.208, B, 12, regarding the completion of improvements will be administered by the city and compliance will be ensured. Criterion 2.208.05, B, will be met when each of the items set forth in 2.208.05, B, are installed, reconstructed or repaired in accordance with city standards as determined by the City Engineer.

27. LZDO Section 2.201, General Provisions, Subsection 2.201.02, Application of Standards, and Subsection 2.201.03, Application of Public Facility Standards, refers to

the table in Subsection 2.201.03 "Public Facilities Improvement Requirements" and states in part:

"No development permit shall be approved unless the following improvement are provided prior to occupancy or operation, or unless future provision is assured in accordance with Subsection 3.105.08."

For subdivisions, the table requires the following public facility improvements:

- Fire hydrants.
- Street improvements.
- Water hook-ups.
- Sewer hook-ups.
- Storm drains.
- Street Lights.
- Bike parking and bikeways/pedestrian accessways.

FINDING:

The requirements of Sections 2.201.01, .02 and .03 will be met when the City Engineer determines the facilities comply with applicable regulations.

28. LZDO Section 2.202, Transportation and Access Standards, and Subsection 2.202.01, Purpose, Subsection C, states:

"C. To provide adequate area in all public rights-of-way for sidewalks, bikeways, sanitary sewers, storm sewers, water lines, natural gas lines, power lines and other utilities commonly and appropriately placed in such rights-of-way."

FINDING:

Subsection 2.202.01, Purpose, [for the Transportation and Access Standards] does not apply because it contains purpose statements which the Oregon Land Use Board of Appeals (LUBA) has stated in several decisions are not approval criteria. Because statements of purpose are not approval criteria they cannot be used as approval criteria.

29. LZDO Section 2.202, Transportation and Access Standards, and Subsection 2.202.03, General Provisions, states:

"The following provisions shall apply to the dedication, construction, improvement or other development of all public streets in the City of Lafayette. These provisions are intended to provide a general overview of typical minimum design standards. All street improvements shall be designed in conformance with the specific requirements of the City's most current Public Works standards:

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

FINDING:

Section 2.202.03 applies to public streets. Any work in the N. Bridge Street right-of-way shall comply with Section 2.202.03. Criterion 2.202.03, A, will be met when applicable requirements are met as construction occurs.

30. LZDO Section 2.202, Transportation and Access Standards, and Subsection 2.202.03, B, General Provisions, states:

"B. Where feasible development proposals shall provide for the continuation of all streets, bikeways and pedestrian facilities within the development and to existing streets, bikeways, and pedestrian facilities outside the development."

FINDING:

Above, conditions of approval require improvements to N. Bridge Street. The westerly extension of W. 15th Court is a private street that does not connect to any other street. Criterion 2.202.03, B, will be met when the proposed and required public and private improvements are installed.

31. LZDO Section 2.202, Transportation and Access Standards, and Subsection 2.202.03, C, General Provisions, states:

"C. Alignment. All streets other than local streets or cul-de-sacs, as far as practical, shall be in alignment with existing streets by continuation of the centerlines thereof." Subsection C goes on to discourage "T" intersections.

FINDING:

The proposed private street, W. 15th Court, extending westerly into the subject property is aligned with the existing E. 15th Street on the east side of N. Bridge Street. Criterion 2.202.03, C, is met.

32. LZDO Section 2.202, Transportation and Access Standards, and Subsection 2.202.03, D, General Provisions, states:

"D. Future extension of streets: Where necessary to give access to or permit a satisfactory future development of adjoining land, streets, bikeways and pedestrian accessways shall be extended to the boundary of a tract being developed and the resulting dead-end streets may be approved without turn-arounds. Reserve strips and street plugs may be required to preserve the objectives of street extensions."

FINDING:

The subject property has developed land to the north, west and south, therefore there can be no future extension of the proposed private drive. Criterion 2.202.03, D, is met.

33. LZDO Section 2.202, Transportation and Access Standards, and Subsection 2.202.03, E, General Provisions, states:

"E. Intersection angles: Streets shall be laid out to intersect at angles as near to right angles as practical, except where topography requires lesser angles." Subsection E goes on to discuss street intersections of less than 60 degrees, tangents and radii.

FINDING:

The proposed private street is laid out to intersect N. Bridge Street at an angle as near to a right angle as practicable. Criterion 2.202.03, E, is met.

34. LZDO Section 2.202, Transportation and Access Standards, and Subsection 2.202.03, F, General Provisions, states:

"F. Existing streets: Whenever existing public streets adjacent to or within a tract are of inadequate width, additional right-of-way shall be provided at the time of subdivision, partitioning, or development."

FINDING:

The Tentative Plan (Sheet P-1) shows the dedication of 4 feet along the N. Bridge Street frontage of the subject property and the dedication width will match the dedication width of the prior subdivisions to the north and south. The proposed improvements to N. Bridge will match the improvements by the prior subdivisions to the north and south. Criterion 2.202.03, F, will be met when the Final Plat is recorded showing a dedication of 4 feet of right-of-way on the west side of N. Bridge Street. As above, a condition of approval requires the Subdivision Final Plat to show the dedication of 4 feet along N. Bridge Street. With the condition of approval, Criterion 2.202.03, F, is met.

35. LZDO Section 2.202, Transportation and Access Standards, and Subsection 2.202.03, G, General Provisions, states:

"G. Half-Streets: Half-streets, while generally not acceptable, may be approved...."

FINDING:

Criterion 2.202.03, G, does not apply because N. Bridge Street is proposed to be improved to full width on the west side of the street.

36. LZDO Section 2.202, Transportation and Access Standards, and Subsection 2.202.03, H, General Provisions, states:

"H. Cul-de-sacs: Streets ending in a cul-de-sac shall have a maximum length of 600 feet measured from the centerline of the street the cul-de-sac intersects to the radius point of the cul-de-sac bulb. All cul-de-sacs shall terminate with circular turn-a-rounds. "

FINDING:

Criterion 2.202.03, H, does not apply because no cul-de-sacs are proposed. The proposed private street includes a "hammerhead" turnaround.

37. LZDO Section 2.202, Transportation and Access Standards, and Subsection 2.202.03, I, General Provisions, states:

"I. Street Names: Street names and numbers shall conform to the established pattern in the City and shall be subject to the approval of the Planning Commission. "

FINDING:

The application proposes a street name, W. 15th Court, for the private street. If a street name is proposed on the Final Plat, Given the location of the private street, it appears the proposed name is the only logical name for the street. The street addresses applied to the proposed lots through the city's street numbering system will conform to the established pattern in the city. Criterion 2.202.03, I, is met

38. LZDO Section 2.202, Transportation and Access Standards, and Subsection 2.202.03, J, General Provisions, states:

"J. Grades and Curves: Grades shall not exceed 7 percent on arterials, 10 percent on collectors streets or 15 percent on any other street. To provide for adequate drainage, all streets shall have a minimum slope of 0.5 percent. On arterials there shall be a tangent of not less than 100 feet between reversed curves."

FINDING:

Criterion 2.202.03, J, does not apply because there are no slopes of 15% on the subject property where the private drive is proposed.

39. LZDO Section 2.202, Transportation and Access Standards, and Subsection 2.202.03, K, General Provisions, states:

"K. Marginal Access Streets:" This criterion applies only when arterial streets are proposed.

FINDING:

Criterion 2.202.03, K, does not apply because N. Bridge Street, a designated Arterial, already exists.

40. LZDO Section 2.202, Transportation and Access Standards, and Subsection 2.202.03, L, General Provisions, states:

"L. Alleys:" This criterion applies only when alleys are proposed.

FINDING: Criterion 2.202.03, L, does not apply because no alleys are proposed.

41. LZDO Section 2.202, Transportation and Access Standards, and Subsection 2.202.03, M, General Provisions, states:

"M. Clear Vision Areas: Clear vision areas shall be maintained on corner lots at the intersection of all public streets and at the intersections of a public street with a private street, alley or drive which serves more than three parcels. No structure or planting shall be permitted within a clear vision area which would impede visibility between a height of 30 inches and 10 feet above the curb grade of the intersecting streets."

FINDING:

The proposed tentative plan shows Lots 1 and 6 as corner lots at the intersection of the private street and N. Bridge Street. Compliance with Criterion M will be enforced when construction on the lots occurs. Criterion 2.202.03, M, will be met on an on-going basis through the development review process and enforcement process.

42. LZDO Section 2.202, Transportation and Access Standards, and Subsection 2.202.04, General Right-of-Way and Improvement Widths, states:

"The following standards are general criteria for public streets, bikeways and sidewalks in the City of Lafayette. These standards shall be the minimum requirements for all streets, except where modifications are permitted under Subsection 2.202.05." A table goes on to require local streets to provide at least a 48 foot right-of-way width and a 34 foot curb-to-curb street improvement.

FINDING:

Criterion 2.202.04, does not apply because no new public streets are proposed. The proposed private street must comply with the private street standards.

43. LZDO Section 2.203, Off-Street Automobile Parking Requirements, addresses off-street parking.

FINDING:

Section 2.203 does not apply at the time a subdivision application is submitted because the subdivision process addresses the creation of legal lots, not development on the lots. When dwellings are proposed to be built on each of the lots, the requirements of Section 2.203 will apply.

44. LZDO Section 2.204, Storm Drainage, and Subsection 2.204.03, Plan for Storm Drainage and Erosion Control, states:

A. No construction of any facilities in a development included in Subsection 2.204.02 shall be permitted until a storm drainage and erosion control plan for the project is prepared by an engineer registered in the State of Oregon and approved by the City. This plan shall contain at a minimum:

- 1. The methods to be used to minimize the amount of runoff, siltation, and pollution created from the development both during and after construction.**
- 2. Plans for the construction of storm sewers, open drainage channels and other facilities which depict line sizes, profiles, construction specifications and other such information as is necessary for the City to review the adequacy of the storm drainage plans.**
- 3. Calculations used by the engineer in sizing storm drainage facilities.**

FINDING:

Above, construction plans must be submitted to the City for review and approval by the City Engineer.

45. LZDO Section 2.204, Storm Drainage, and Subsection 2.204.04, A, 1 - 7, General Standards, states:

"A. All development shall be planned, designed, constructed and maintained to:

- 1. Protect and preserve existing natural drainage channels to the maximum practicable extent;**
- 2. Protect development from flood hazards;**
- 3. Provide a system by which water within the development will be controlled without causing damage or harm to the natural environment, or to property or persons within the drainage basin;**
- 4. Assure that waters drained from the development are substantially free of pollutants, through such construction and drainage techniques as sedimentation ponds, reseeded, phasing of grading;**
- 5. Assure that waters are drained from the development in such a manner that will not cause erosion to any greater extent than would occur in the absence of development;**
- 6. Provide dry wells, french drains, or similar methods, as necessary to supplement storm drainage systems;**
- 7. Avoid placement of surface detention or retention facilities in road rights-of-way."**

FINDING:

See the Findings, above regarding storm drainage. The subject property is not in the 100-year floodplain (special flood hazard area), therefore Criterion 2.204.04, A, 2, does not apply. Above, construction plans must be submitted to the City for review and approval by the City Engineer. Criterion 2.204.04, A, will be met when the construction plans are reviewed and approved by the City Engineer.

46. LZDO Section 2.204, Storm Drainage, and Subsection 2.204.04, B, General Standards, states:

"B. Where culverts cannot provide sufficient capacity without significant environmental degradation, the City may require the water course to be bridged or spanned."

FINDING:

Section 2.204.04, B, does not apply because no culverts are proposed. If the applicant's storm drainage plan that is submitted to the city for the City Engineer's review includes culverts, the plan must comply with Section 2.204.04, B.

47. LZDO Section 2.204, Storm Drainage, and Subsection 2.204.04, C, General Standards, states:

"C. In the event a development or any part thereof is traversed by any water course, channel, stream or creek, gulch or other natural drainage channel, adequate easements for storm drainage purposes shall be provided to the City. This does not imply maintenance by the City."

FINDING:

Criterion 2.204.04, C, does not apply because the proposed development is not traversed by any water course, channel, stream or creek, gulch or other natural drainage channel.

48. LZDO Section 2.204, Storm Drainage, and Subsection 2.204.04, D, General Standards, states:

"D. Channel obstructions are not allowed except as approved for the creation of detention or retention facilities approved under the provisions of this Ordinance. Fences with swing gates may be utilized."

FINDING:

Section 2.204.04, D, does not apply because there are no channels on the subject property.

49. LZDO Section 2.204, Storm Drainage, and Subsection 2.204.04, E, General Standards, states:

"E. Prior to acceptance of a storm sewer system by the City, the storm sewers shall be flushed and inspected by the City. All costs shall be borne by the developer."

FINDING:

Compliance with Criterion E will be determined once the required inspection by the city has been completed and the system is found by the City Engineer to comply with Section 2.204.04, E.

50. LZDO Section 2.205, Utility Lines and Facilities, and Subsection 2.205.02, A, Standards, states:

"A. The location, design, installation and maintenance of all utility lines and facilities shall be carried out with minimum feasible disturbances of soil and site."

FINDING:

Compliance with Criterion A is on-going during construction. Construction will be in accordance with the DEQ 1200-C permit which addresses erosion.

51. LZDO Section 2.205, Utility Lines and Facilities, and Subsection 2.205.02, B, Standards, states:

"B. All development which has a need for water service shall install water facilities and grant necessary easements pursuant to the requirements of the City."

FINDING:

Criterion 2.205.02, B, will be met upon the City Engineer determining compliance.

52. LZDO Section 2.205, Utility Lines and Facilities, and Subsection 2.205.02, C, Standards, states:

"C. All development which has a need for electricity, gas and communications services shall install them pursuant to the requirements of the district or company serving the development. Except where otherwise prohibited by the utility district or company, all such facilities shall be underground."

FINDING:

For new subdivisions, private utilities are required to be underground. A condition of approval requires the undergrounding of power, gas, cable, and telecommunication lines. Criterion 2.205.02, C, will be met when the power, gas, cable, and telecommunication lines have been installed underground. The Tentative Plan (Sheet P-1) proposes 10 foot PUE's across the frontage of Lots 1 – 6 to accommodate the underground facilities.

53. LZDO Section 2.205, Utility Lines and Facilities, and Subsection 2.205.02, D, Standards, states:

"D. All development which has a need for public/private sanitary sewers shall install the facilities pursuant to the requirements of the city. Installation of such facilities shall be coordinated with the extension of necessary water services and storm drainage facilities."

FINDING:

The sewer system will be inspected and not accepted by the city until the City Engineer has determined it complies with applicable requirements. Criterion 2.205.02, D, will be met upon the City Engineer determining compliance.

54. LZDO Section 2.205, Utility Lines and Facilities, and Subsection 2.205.02, E, Standards, states:

"E. All land divisions or other development requiring sub-surface disposal systems shall be prohibited except for:

1. Development of land divisions in the Urban Transitional Zone which conform to the requirements of that district."

FINDING:

Criterion 2.205.02, E, 1, does not apply because the proposed development does not require sub-surface disposal systems and the subject property is not in the Urban Transition Zone. All lots will be connected to the city's sanitary sewer system.

55. LZDO Section 2.205, Utility Lines and Facilities, and Subsection 2.205.02, E, Standards, states:

"2. Parcels which have unique topographic or other natural features which make sewer extension impractical as determined on a case-by-case basis."

FINDING:

Criterion 2.205.02, E, 2, does not apply because the proposed development does not have unique topographic or other natural features which make sewer extension impractical as determined on a case-by-case basis. All lots will be connected to the city's sanitary sewer system.

56. LZDO Section 2.205, Utility Lines and Facilities, and Subsection 2.205.02, F, Standards, states:

"F. All developments proposing sub-surface sewage disposal shall receive approval for the system from Yamhill County. Said systems shall be installed pursuant to ORS 454.605 and 454.745 and Chapters 171, 523 and 828, and the Oregon Administrative Rules 340, Division 7 and the policies of Yamhill County. Sites shall be reviewed by Yamhill County prior to application to the City for development."

FINDING:

Criterion 2.205.02, F, does not apply because the proposed development does not propose sub-surface sewage disposal.

57. LZDO Section 2.205, Utility Lines and Facilities, and Subsection 2.205.02, G, Standards, states:

"G. Street lights shall be required for all developments inside the City. Installation of street lights shall be pursuant to the requirements of the city and the company serving the development."

FINDING:

See Finding 24 which includes a Condition of Approval requiring the developer to provide a lighting plan prior to construction and shall install street lighting at no expense to the city in accordance with the city approved street lighting plan. Criterion 2.205.02, G, will be met when the city approves the street lighting plan and the lights have been installed and accepted by the city.

58. LZDO Section 2.205, Utility Lines and Facilities, and Subsection 2.205.02, H, Standards, states:

"H. Easements shall be provided along property lines as deemed necessary by the City, special districts, and utility companies. Easements for special purpose uses shall be of a width deemed appropriate by the responsible agency. Such easements shall be designated on the final plat of all subdivisions, and on the final plat of all major partitions."

FINDING:

Findings 3 and 8, above, address easements. Criterion 2.205.02, H, will be met upon the City Engineer determining compliance.

59. LZDO Section 2.202, Transportation and Access Standards, and Subsection 2.202.06, Construction Specifications, states:

"Construction specifications for all public streets shall comply with the criteria of the most recently adopted public works/street standards of the City of Lafayette."

FINDING:

Criterion 2.202.06, will be met upon the City Engineer determining compliance.

60. Oregon Revised Statute 92.090 states, in part:

“No tentative subdivision plan or subdivision plat of a subdivision be approved which bears a name similar to or pronounced the same as the name of any other subdivision in the same county, unless the land platted is contiguous to and platted by the same party that platted the subdivision bearing the name.”

FINDING:

The proposed subdivision name, Finley Court, must comply with ORS 92.090. Compliance will be determined by the Yamhill County Surveyor's Office.

OVERALL FINDING: The staff report finds the application materials show the proposed Tentative Plan meets the applicable approval criteria, or will meet the criteria provided conditions of approval are met.

IV. COMMENTS RECEIVED

No comments were received from owners of properties within 100 feet of the subject property, or other parties, at the time this report was prepared.

V. STAFF RECOMMENDATION

The staff report shows the approval criteria have been met based on the application materials, or will be met provided conditions of approval are met, therefore staff recommends the Planning Commission pass an oral motion directing staff to prepare a Planning Commission Order granting approval of the requested 6 Lot subdivision Tentative Plan, subject to the following conditions of approval:

1. The proposed private street must comply with the Oregon Fire Code as determined by the Lafayette Fire Department Fire Chief or an Oregon State Fire Marshal. Where required by the Oregon Fire Code, the private street and “hammerhead” turnaround shall be designated as a fire lane and signed, or the curb painted, for "No Parking" (pp. 4 & 9).
2. The Subdivision Final Plat must show the private street and the sidewalk on the south side of the private street in an easement or tract as determined by the City Engineer. (p. 4).
3. A Maintenance Agreement, home owners association (HOA) or other instrument acceptable to the City Attorney must be provided to the City to address maintenance of the private street and associated private facilities. The Maintenance Agreement, HOA or other instrument acceptable to the City Attorney must be recorded against the deed record of each lot. (p. 4)
4. Public infrastructure must comply with the Lafayette Public Works Design Standards as determined by the City Engineer. (p. 5).
5. Lots 1 – 6 must have driveway access only onto the private street. (p. 6)
6. Vehicular and pedestrian access is not allowed from Lots 1 and 4 onto the N. Bridge Street public right-of-way. A fence or wall with no gate must installed in accordance with the Lafayette Zoning and Development Code, Section 2.209.09, along the east property line of Lots 1 and 4 prior to the issuance of a Certificate of Occupancy for Lots 1 or 4. (p. 6)

7. The Subdivision Final Plat must dedicate 4 feet along the N. Bridge Street frontage for public right-of-way purposes. (p. 8)
8. A public sidewalk, curb and gutter, and widened pavement from the existing edge of pavement to the curb must be installed along the N. Bridge Street frontage. (p. 8)
9. Construction plans must be submitted to the Lafayette Public Works Department for review and approval before any construction begins. (p. 8)
10. The private street and its connection to N. Bridge Street must be constructed to the applicable standards in the Lafayette Zoning and Development Ordinance and the Lafayette Public Works Design Standards for private streets as determined by the City Engineer. (p. 8)
11. Public improvements must be accepted by the City of Lafayette, including submission of maintenance bonds and reproducible as-built drawings prior to the City Administrator signing the Subdivision Final Plat. (p. 8)
12. Public infrastructure including, but not limited to storm sewer, water system and sanitary sewer system improvements must comply with the Lafayette Public Works Design Standards as determined by the City Engineer. (p. 8)
13. Public infrastructure must be the subject of a Type B permit prior to construction. (p. 8)
14. The sidewalk along N. Bridge Street must comply with the Lafayette Public Works Design Standards, and the sidewalk(s) along the private street must comply with applicable standards for sidewalks along private streets. (p. 12)
15. The applicant must submit a street lighting plan as part of the construction plans for approval by the City Engineer. The street light(s) shall be installed at no expense to the city in accordance with the city approved street lighting plan. (p. 13)
16. The applicant must submit a street-sign plan as part of the construction plans for approval by the City Engineer. (p. 13)
17. Power, gas, cable, and telecommunication lines must be undergrounded. (p. 21)

18. The applicant should participate in a conference with the applicable public and private facility providers for the purpose of coordinating facility improvements. The conference would occur prior to submitting engineered construction drawings. It is recommended the participants include the Lafayette Department of Public Works, the City Engineer, Lafayette Fire Department and the private utility providers.
19. Upon completion of the public facility improvements a Subdivision Final Plat complying with provisions in ORS Chapter 92, and the Lafayette Zoning and Development Ordinance (LZDO), must be completed by a registered professional land surveyor and submitted to the City for review and signing. The final plat must be recorded within 1.5 years of the Planning Commission Order approving the Tentative Plan, unless an extension of the time period is approved by the city in accordance with LZDO 3.107.03, Time Extension.
20. The Subdivision Final Plat must substantially conform to the approved Tentative Plan with a maximum of 6 lots. Each lot shall contain at least 7,500 square feet. The number of lots may be

reduces and minor changes to their configuration are allowed due to layout and development issues.

21. Building permits for new residential structures shall not be issued before completion of all required improvements and conditions of approval, and acceptance by the City, and the Subdivision Final Plat is recorded.
22. Compliance with the Conditions of Approval is the sole responsibility of the applicant.

Vi. PLANNING COMMISSION ACTION

- A. The Planning Commission has the following options:
 1. Approve the application, adopting the findings and conditions contained in the staff report;
 2. Approve the application as revised by the Planning Commission, adopting modified findings and conclusions;
 3. Deny the application, providing findings as to why the application fails to meet the decision criteria.
 4. Continue the hearing to a date/time certain to obtain additional information, state the information to be submitted to the City, OR close the hearing and keep the record open for a minimum of 7 days for the submission of written testimony, with 7 days afforded a party to comment on the material submitted in the first 7 days, and with 7 additional days afforded the applicant to comment on the material submitted in the first 14 days.
- B. Sample motions for each of the above four options are:
 1. I move the Planning Commission approve the application, adopting the findings and conditions contained in the staff report, and direct the staff to prepare a Planning Commission Order for the Planning Commission Chairperson's signature based upon the decision of the Planning Commission.
 2. I move the Planning Commission approve the application, adopting revised findings and conditions made by the Planning Commission, and direct the staff to prepare a Planning Commission Order for the Planning Commission Chairperson's signature based upon the decision of the Planning Commission.
 3. I move the Planning Commission deny the application, adopting revised findings to support the denial made by the Planning Commission, and direct the staff to prepare a Planning Commission Order for the Planning Commission Chairperson's signature based upon the decision of the Planning Commission.
 4. I move the Planning Commission continue the hearing to a date/time certain to obtain additional...state the information to be submitted to the City, OR I move the Planning Commission close the hearing and keep the record open for a minimum of 7 days for the submission of written testimony, with 7 days afforded a party to comment on the material submitted in the first 7 days, and with 7 additional days afforded the applicant to comment on the material submitted in the first 14 days.

Attachments: 1. Applicant's 4 plan sheets.

2. Application and Applicant's Written Narrative.



City of Lafayette

Community Development Department
486 Third Street, P.O. Box 55
Lafayette, Oregon 97127
Phone: (503) 864-2451 Fax: (503) 864-4501

OFFICE USE ONLY	
FILE #:	<u>SUB 2024-01 FINLEY CREEK CT</u>
FILE NAME:	<u>SUBDIVISION 2024-01</u> <u>FINLEY CREEK CT</u>
TYPE:	<u>II-B</u> RECEIVED BY: <u>JA</u>
FEE:	NON-REFUNDABLE \$500.00
	REIMBURSEMENT DEPOSIT \$3,000.00
	TOTAL FEE #1258 \$3,500.00
FEE PAID:	<u>3,500.00</u> CHECK/CASH: <u>924054</u>
LAND USE DESIG:	<u>R-1 LOW DENSITY</u>
APPLICATION ACCEPTED AS COMPLETE _____	

DEVELOPMENT APPLICATION- SUBDIVISION

IF THE CITY OF LAFAYETTE INCURES EXPENSES THAT EXCEED THE AMOUNT OF THE INITIAL REIMBURSEMENT FEE, THE APPLICANT SHALL BE RESPONSIBLE FOR PAYMENT OF THE ADDITIONAL COST, PER RESOLUTION 99-1. BY SIGNING BELOW, YOU AGREE TO THESE TERMS.

ALL OWNERS MUST SIGN THIS APPLICATION OR SUBMIT A LETTER OF CONSENT AUTHORIZING ANOTHER INDIVIDUAL TO MAKE THE APPLICATION. INCOMPLETE OR MISSING INFORMATION MAY DELAY THE REVIEW PROCESS.

APPLICANT: Use mailing address for meeting notification.

Check box if Primary Contact

COMPANY: Blacksheep Construction LLC

ADDRESS: 16340 NE Yamhill Road

(CITY, STATE, ZIP) Yamhill, OR 97148

PHONE: 503-437-3998 FAX: _____ E-MAIL: jfs@blacksheepmgmt.com

SIGNATURE: *Jack J. Shepherd* CONTACT: Jack Shepherd

(Original Signature Required)

APPLICANT'S REPRESENTATIVE:

Check box if Primary Contact

COMPANY: Yamhill Land Development Services LLC

ADDRESS: PO Box 1042

(CITY, STATE, ZIP) Newberg, OR 97132

PHONE: 503-476-7702 FAX: _____ E-MAIL: djd.ylds@gmail.com

SIGNATURE: *[Signature]* CONTACT: Daniel Danicic, PE

(Original Signature Required)

PROPERTY OWNER(S): Attach separate sheet if needed.

Check box if Primary Contact

COMPANY: Same as Applicant

ADDRESS: _____

(CITY, STATE, ZIP) _____

PHONE: _____ FAX: _____ E-MAIL: _____

SIGNATURE: _____ CONTACT: _____

(Original Signature Required)



PROPERTY INFORMATION (REQUIRED)

SITE ADDRESS: 1467 Bridge St

AREA TO BE DEVELOPED (s.f.): 48,787 sf 1.12 ac

ASSESSOR'S MAP & TAX LOT # LOT SIZE ZONING DISTRICT
R4401AD - 00300 48,787 sf R-1

EXISTING USE OF SITE: _____
Single family residential home

PROPOSED DEVELOPMENT ACTION: _____
Six lot single family subdivision

REVIEW CRITERIA

Section 3.107, of the Lafayette Zoning and Development Ordinance establishes findings that must be addressed before granting approval of a subdivision. The applicant must provide a written response to the following:

A. Applications shall be accompanied by a preliminary map drawn to scale of not less than one-inch equals fifty (50) feet nor more than one-inch equals 200 feet. The following items should be placed on the map or included in a written commentary submitted along with the map:

1. Appropriate identification stating the drawing is a preliminary map.
2. North point, scale and date.
3. Name, addresses and phone number of land owners, applicants, engineer, surveyor, planner, architect or other individuals responsible for the plan.
4. Map number and tax lot or tax account number of the subject properties.
5. The proposed boundary lines and approximate area of the subject properties.
6. Dimensions and size in square feet or acres of all proposed properties.
7. The approximate location of existing streets, easements or rights-of-way adjacent to, or within, the subject properties, and existing improvements on the properties and important features including, but not limited to, the City Limits and Urban Growth Boundary.
8. Name of the subdivision.
9. Date the drawing was made.
10. Vicinity sketch showing location of the proposed subdivision.
11. Identification of each lot or parcel and block by number.
12. Gross acreage of the subject property, including contiguous properties under the same ownership.



SUBDIVISION

13. Direction of drainage and approximate grade of abutting streets.
 14. Streets proposed and their names, approximate grade, and radius curves.
 15. Any other legal access to the subdivision or PUD other than a public street.
 16. Contour lines at two-foot intervals if 10% slope or less, five-foot intervals if exceeding 10% slope, and a statement of the source of contour information.
 17. All areas to be offered for public dedication.
- B. Minimum lot area:** Minimum lot area shall conform to the requirements of the zoning district in which the parcel is located. Staff will provide information on parcel sizes and dimensions for the appropriate zone.
- C. Lot width and depth:** The depth of a lot or parcel shall not be more than 3 times the width of the parcel, except individual lots for single-family *attached* dwelling units must be designed so that lot depth is not greater than 3 ½ times the lot width.
- D. Access:** All lots and parcels shall provide a minimum of 40 feet of frontage on a public street. Residential lots or parcels may be accessed by a *private street or partition access easement* if the following requirements can be addressed:
1. The dedication of a public street is infeasible due to parcel shape, terrain, or location of existing structures; and
 2. A public street is unnecessary to provide for the future development of adjoining property.
- E. Through Lots:** Through lots should be avoided except where essential to provide separation from major traffic arteries, adjacent non-residential activities, or to overcome disadvantages of topography and orientation.
- F. Lot Side Lines:** The side lines of lots, as far as practicable, shall run at right angles to the street upon which the parcels face
- G. Utility Easements:** Utility easements must be provided to accommodate public utilities.
- H. Block standards:** Subdivision blocks must comply with the following:
1. General: The blocks shall be designed to provide adequate building sites; convenient access, circulation, control, and safety of street traffic; and topographical limitations.
 2. Sizes: Blocks shall not exceed 600 feet in length between street lines. Blocks adjacent to arterial streets, previous development patterns or topographical conditions may justify a variation to this requirement. The recommended minimum distance between intersections on arterial streets is 1,800 feet.



SUBDIVISION

- I. Streets:** All public or private streets within the subdivision must comply with the following:
1. Street location, width, and grade must be consistent with existing and planned streets, topographical conditions, public convenience and safety, and the proposed use.
 2. Development shall provide for the continuation of existing streets where necessary to promote traffic circulation in the vicinity of the development.
 3. Alignment: Other than minor streets or cul-de-sacs, all streets should be in alignment with existing streets by continuation of the centerlines. "T" intersections should have a minimum distance of 200 feet between the centerlines and not less than 100 feet.
 4. Future extension of streets: Where practicable, streets should extend to the boundary of the parcel to permit future development of adjoining land. Dead-end streets may be approved without turn-a-rounds. Reserve strips and street plugs may be required.
 5. Intersection angles: Streets shall be laid out to intersect at angles as near to right angles as practical, except where topography requires lesser angles. Minimum corner radii: intersections not at right angles- 15 feet; major arterial intersections-35 feet; other street intersections-20 feet.
 6. Existing Streets: Whenever existing public streets adjacent to or within a tract are inadequate width, additional right-of-way shall be provided at the time of subdivision.
 7. Half-Streets: Half-streets may be approved to reasonably develop an area and when the Commission finds it possible to require dedication of the other half when adjoining property develops. Reserve strips and street plugs may be required.
 8. Cul-de-sacs: Maximum length - 600 feet and terminating with circular turn-a-rounds.
 9. Street Names: Names and numbers shall conform to the established City pattern.
 10. Grades and Curves: Maximum grades: arterials-7%; collector streets-10%; other streets-15% (for a maximum length of 200 feet). Minimum slope (all streets) – 5%. Minimum 100-foot tangency between reversed curves on arterials.
 11. Marginal Access Streets: If development abuts or contains an arterial street, the Commission may require marginal access streets or other measures necessary to protect residential properties and to separate through and local traffic.
 12. Alleys: Alleys are required in commercial and industrial districts unless the Commission approves an alternative access to off-street parking and loading facilities. The minimum corner radius is 10 feet.
 13. Clear Vision Areas: Clear vision areas are required on corner lots and intersections of a public street with a private street or easement serving more than three parcels.



SUBDIVISION

- K. Street Improvements:** Street improvements must comply with the following:
1. Arterial: The minimum right-of-way width and street improvement to be determined by the planning commission based upon anticipated traffic volumes.
 2. Commercial/Industrial: 60-foot right-of-way width; 40-foot street improvement.
 3. Collector: 60-foot right-of-way width; 36-foot street improvement.
 4. Local Street: 48-foot right-of-way width; 34-foot street improvement.
 5. Cul-de-sac street: 44-foot right-of-way width; 30-foot street improvement.
 6. Cul-de-sac turn-around: 45-foot radius right-of-way; 38-foot street improvement.
 7. Alleys: 15-foot right-of-way width; 12-foot street improvement.
- L. Modification of Right-of-Way and Improvement Width:** The Planning Commission may allow modification to the public street standards when both of the following criteria are satisfied:
1. The modification is necessary to provide design flexibility in instances where:
 - a. Unusual topographic conditions require a reduced width or grade separation of improved surfaces; or
 - b. Parcel shape or configuration precludes accessing a proposed development with a street which meets the full standards; or
 - c. A modification is necessary to preserve trees or other natural features determined to be significant to the aesthetic character of the area.
 2. Modification of the standards shall only be approved if the alternative design provides adequate vehicular access based on anticipated traffic volumes.
- M. Surface Drainage:** Drainage facilities are required and must connect the subdivision with drainage-ways outside the subdivision. The applicant is advised to contact the Department of Public Works and City Engineer to obtain specific design requirements.
- N. Sanitary Sewers:** Sanitary sewer is required and shall connect the subdivision to existing mains both on and off the property. The applicant is advised to contact the Department of Public Works and City Engineer to obtain specific design requirements.
- O. Water System:** Water lines, including fire hydrants, are required and must connect with water mains outside the subdivision. The applicant is advised to contact the Department of Public Works and City Engineer to obtain specific design requirements.
- P. Master Plan:** A master plan for development is required for any application which leaves a portion of the subject property capable of being re-divided.



APPLICATION REQUIREMENTS

- A. Completed and signed application form.
- B. Written response to the review criteria above.
- C. Twelve copies of the site plan drawn to scale. The site plan must include the following information (where applicable):
 1. North arrow, scale and date of plan.
 2. Points of access, interior streets, driveways, vehicular circulation and parking areas.
 3. Existing and proposed structures including dimensions.
 4. All dimensions including setbacks, parking spaces, driveways and distance between buildings.
 5. Location, quantities, size (diameter breast height), genus and species of Significant Trees and Groves, Historic Trees, Trees within a Significant Natural Resource Area, Landscape Trees, Street Trees, and Community Trees, as applicable.
 6. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. Wetlands must be professionally delineated.
- D. Names and addresses of all property owners within 100 feet of the boundaries of the property. A title company or the Yamhill County Assessor must provide this list.
- E. Copy of the latest deed, sales contract, or title report indicating property ownership.

Subdivision Development Application

Finley Creek Court

June 11, 2024

Project Summary

Owner:	Blacksheep Construction LLC 16340 NE Yamhill Rd Yamhill, Oregon 97148
Property Description	Tax Lot R4401AD-0030 1467 Bridge St Lafayette, Oregon 97127
Zoning	R-1
Existing Lot	48,787 SF
Proposed Lots	Lot 1 7,521 sf Lot 2 7,942 sf Lot 3 7,707 sf Lot 4 7,818 sf Lot 5 7,852 sf Lot 6 8,332 sf

Project Description

The subject property contains an existing residence and a number of outbuildings that are to be demolished. The property is large enough to allow for six lots that meet the R-1 zoning criteria all with frontage onto Bridge Street. At the pre-application conference meeting the city expressed concern over the potential for six new driveway access points directly to Bridge Street. In response the developer proposes to use a private road aligned with 15th Street. To preserve the ability to develop six lots, the private street is located within an access easement across Lots 1, 2, 3 and 6.

Frontage improvements along Bridge Street will match the paved width, curb location and curb tight sidewalk connected to the existing improvements to the north and south of the project. The private street will be paved and curbed. Sidewalk is proposed on just one side due to the low traffic and pedestrian volume from six lots.

Public utilities are provided by extension of the sanitary sewer and water lines in Bridge Street. These lines are intended to be public within the access/utility easement proposed.

Review criteria

A. Applications shall be accompanied by a preliminary map drawn to scale of not less than one-inch equals fifty (50) feet nor more than one-inch equals 200 feet. The following items should be placed on the map or included in a written commentary submitted along with the map:

RESPONSE: Preliminary plans are included with the application in compliance with the provisions of this criteria.

B. Minimum lot area: Minimum lot are shall conform to the requirements of the zoning district in which the parcel is located. Staff will provide information on parcel sizes and dimensions for the appropriate zone.

RESPONSE: Per 2.102.04 Dimensional Standards in the R-1 Zone, the minimum lot area is 7,500 sf. Each of the six lots proposed in this subdivision exceed this standard.

- Lot 1 7,521 sf
- Lot 2 7,942 sf
- Lot 3 7,707 sf
- Lot 4 7,818 sf
- Lot 5 7,852 sf
- Lot 6 8,332 sf

C. Lot width and depth: The depth of a lot or parcel shall not be more than 3 times the width of the parcel, except individual lots for single-family attached dwelling units must be designed so that lot depth is not greater than 3 1/2 times the lot width.

RESPONSE: The lot width to length ratio is presented in the table below. All lots when rounded to the nearest half meet the width to depth criteria.

Lot	Width	Length	Ratio
1	50.29	146.05	2.9
2	50.28	153.71	3.1
3	50.21	149.82	3.0
4	50.55	155.21	3.1
5	51.01	143.97	2.8
6	50.69	166.03	3.3

D. Access: All lots and parcels shall provide a minimum of 40 feet of frontage on a public street. Residential lots or parcels may be accessed by a private street or partition access easement if the following requirements can be addressed:

1. The dedication of a public street is infeasible due to parcel shape, terrain, or location of existing structures; and
2. A public street is unnecessary to provide for the future development of adjoining property.

RESPONSE: To minimize the number of new driveways onto Bridge Street, the development proposes to utilize a private street for lot access. A public street is not necessary as the land to the west is fully developed which will not allow for any future extensions.

E. Through Lots: Through lots should be avoided except where essential to provide separation from major traffic arteries, adjacent non-residential activities, or to overcome disadvantages of topography and orientation.

RESPONSE: No through lots are proposed.

F. Lot Side Lines: The side lines of lots, as far as practicable, shall run at right angles to the street upon which the parcels face

RESPONSE: The proposed lot lines have been placed as practicable as possible at right angles to the access easement. Precisely right angles can't be achieved because the parent lot is not square and the desire to have the new private access align with 15th Street which is itself not perpendicular to the Bridge St centerline.

G. Utility Easements: Utility easements must be provided to accommodate public utilities.

RESPONSE: A ten foot public utility easement is provided along the frontage of each lot and Bridge Street. The private access will be described so as to provide for public and private utilities.

H. Block standards: Subdivision blocks must comply with the following:

1. General: The blocks shall be designed to provide adequate building sites; convenient access, circulation, control, and safety of street traffic; and topographical limitations.
2. Sizes: Blocks shall not exceed 600 feet in length between street lines. Blocks adjacent to arterial streets, previous development patterns or topographical conditions may justify a variation to this requirement. The recommended minimum distance between intersections on arterial streets is 1,800 feet.

RESPONSE: The location of the private street aligns with 15th St and is less than 250 feet from Washington St. to the north and 14th St, to the south thus meeting this criteria

I. Streets: All public or private streets within the subdivision must comply with the following:

1. Street location, width, and grade must be consistent with existing and planned streets, topographical conditions, public convenience and safety, and the proposed use.

RESPONSE: The alignment of the private street matches 15th Street and will be graded to slope towards Bridge St. matching its elevation.

2. Development shall provide for the continuation of existing streets where necessary to promote traffic circulation in the vicinity of the development.

RESPONSE: All properties surrounding the project site are fully developed so that continuation of existing streets is not necessary.

3. Alignment: Other than minor streets or cul-de-sacs, all streets should be in alignment with existing streets by continuation of the centerlines. "T" intersections should have a minimum distance of 200 feet between the centerlines and not less than 100 feet.

RESPONSE: The centerline alignment of the new private street exactly matches 15th Street.

4. Future extension of streets: Where practicable, streets should extend to the boundary of the parcel to permit future development of adjoining land. Dead-end streets may be approved without turn-a-rounds. Reserve strips and street plugs may be required.

RESPONSE: All properties surrounding the project site are fully developed so that continuation of the new private street is not feasible or necessary.

5. Intersection angles: Streets shall be laid out to intersect at angles as near to right angles as practical, except where topography requires lesser angles. Minimum corner radii: intersections not at right angles-15 feet; major arterial intersections-35 feet; other street intersections-20 feet.

RESPONSE: The intersection of the private street with Bridge Street is not at a right angle in order to align with 15th Street.

6. Existing Streets: Whenever existing public streets adjacent to or within a tract are inadequate width, additional right-of-way shall be provided at the time of subdivision.

RESPONSE: The proposed plat includes a 4 foot right of way dedication along the Bridge Street frontage to provide a 30-foot from center width.

7. Half-Streets: Half-streets may be approved to reasonably develop an area and when the Commission finds it possible to require dedication of the other half when adjoining property develops. Reserve strips and street plugs may be required.

RESPONSE: Criteria does not apply.

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8. Cul-de-sacs: Maximum length - 600 feet and terminating with circular turn-a-rounds.

RESPONSE: Criteria does not apply

9. Street Names: Names and numbers shall conform to the established City pattern.

RESPONSE: The proposed name for the private street is 15th Court which provides a logical relationship to 15th Street and implies a dead end.

10. Grades and Curves: Maximum grades: arterials-7%; collector streets-10%; other streets-15% (for a maximum length of 200 feet). Minimum slope (all streets) – 5%. Minimum 100-foot tangency between reversed curves on arterials.

RESPONSE: Due to the flat topography of the site, the proposed private street will have a grade of 0.8% towards Bridge Street.

11. Marginal Access Streets: If development abuts or contains an arterial street, the Commission may require marginal access streets or other measures necessary to protect residential properties and to separate through and local traffic.

RESPONSE: This criteria does not apply

12. Alleys: Alleys are required in commercial and industrial districts unless the Commission approves an alternative access to off-street parking and loading facilities. The minimum corner radius is 10 feet.

RESPONSE: This criteria does not apply

13. Clear Vision Areas: Clear vision areas are required on corner lots and intersections of a public street with a private street or easement serving more than three parcels.

RESPONSE: The new intersection with Bridge street has 25-foot radius curves and curb side sidewalks which provide the required clear vision area.

K. Street Improvements: Street improvements must comply with the following:

1. Arterial: The minimum right-of-way width and street improvement to be determined by the planning commission based upon anticipated traffic volumes.

RESPONSE: Bridge Street is designated as an arterial in the Transportation Master Plan. A four foot dedication along the frontage is proposed so as to provide a full 60-foot right away. The proposed street improvement matches the existing curb line and sidewalk both north and south of the development.

2. Commercial/Industrial: 60-foot right-of-way width; 40-foot street improvement.

RESPONSE: This is a residential zone so criteria does not apply

3. Collector: 60-foot right-of-way width; 36-foot street improvement.

RESPONSE: The private street is classified as local so this criteria does not apply.

4. Local Street: 48-foot right-of-way width; 34-foot street improvement.

RESPONSE: The proposed street width is 34 feet, however being a private street located in an easement there is no right of way width specified.

5. Cul-de-sac street: 44-foot right-of-way width; 30-foot street improvement.

RESPONSE: A turnaround is used in lieu of a cul-de-sac, criteria does not apply.

6. Cul-de-sac turn-around: 45-foot radius right-of-way; 38-foot street improvement.

RESPONSE: A hammerhead turnaround is used in lieu of a cul-de-sac, criteria does not apply.

7. Alleys: 15-foot right-of-way width; 12-foot street improvement.

RESPONSE: There are no alley ways, criteria does not apply.

L. Modification of Right-of-Way and Improvement Width: The Planning Commission may allow modification to the public street standards when both of the following criteria are satisfied:

1. The modification is necessary to provide design flexibility in instances where:
 - a. Unusual topographic conditions require a reduced width or grade separation of improved surfaces; or
 - b. Parcel shape or configuration precludes accessing a proposed development with a street which meets the full standards; or
 - c. A modification is necessary to preserve trees or other natural features determined to be significant to the aesthetic character of the area.
2. Modification of the standards shall only be approved if the alternative design provides adequate vehicular access based on anticipated traffic volumes.

RESPONSE: No modification to the right of way width is requested.

M. Surface Drainage: Drainage facilities are required and must connect the subdivision with drainage-ways outside the subdivision. The applicant is advised to contact the Department of Public Works and City Engineer to obtain specific design requirements.

RESPONSE: The drainage from the private drive will be collected in two catch basins and piped (this portion considered private) to a new public catch basin which will discharge to the existing public storm drain line in Bridge Street.

N. Sanitary Sewers: Sanitary sewer is required and shall connect the subdivision to existing mains both on and off the property. The applicant is advised to contact the Department of Public Works and City Engineer to obtain specific design requirements.

RESPONSE: An extension from the existing sanitary sewer manhole will serve the new subdivision lots. This sewer line is proposed to be a city owned and maintained line within the access and utility easement.

O. Water System: Water lines, including fire hydrants, are required and must connect with water mains outside the subdivision. The applicant is advised to contact the Department of Public Works and City Engineer to obtain specific design requirements.

RESPONSE: An extension from the existing water line in Bridge Street will serve the new subdivision lots. This water line is proposed to be a city owned and maintained line within the access and utility easement.

P. Master Plan: A master plan for development is required for any application which leaves a portion of the subject property capable of being re-divided.

RESPONSE: No portion of the development leaves the subject property, this criteria does not apply.

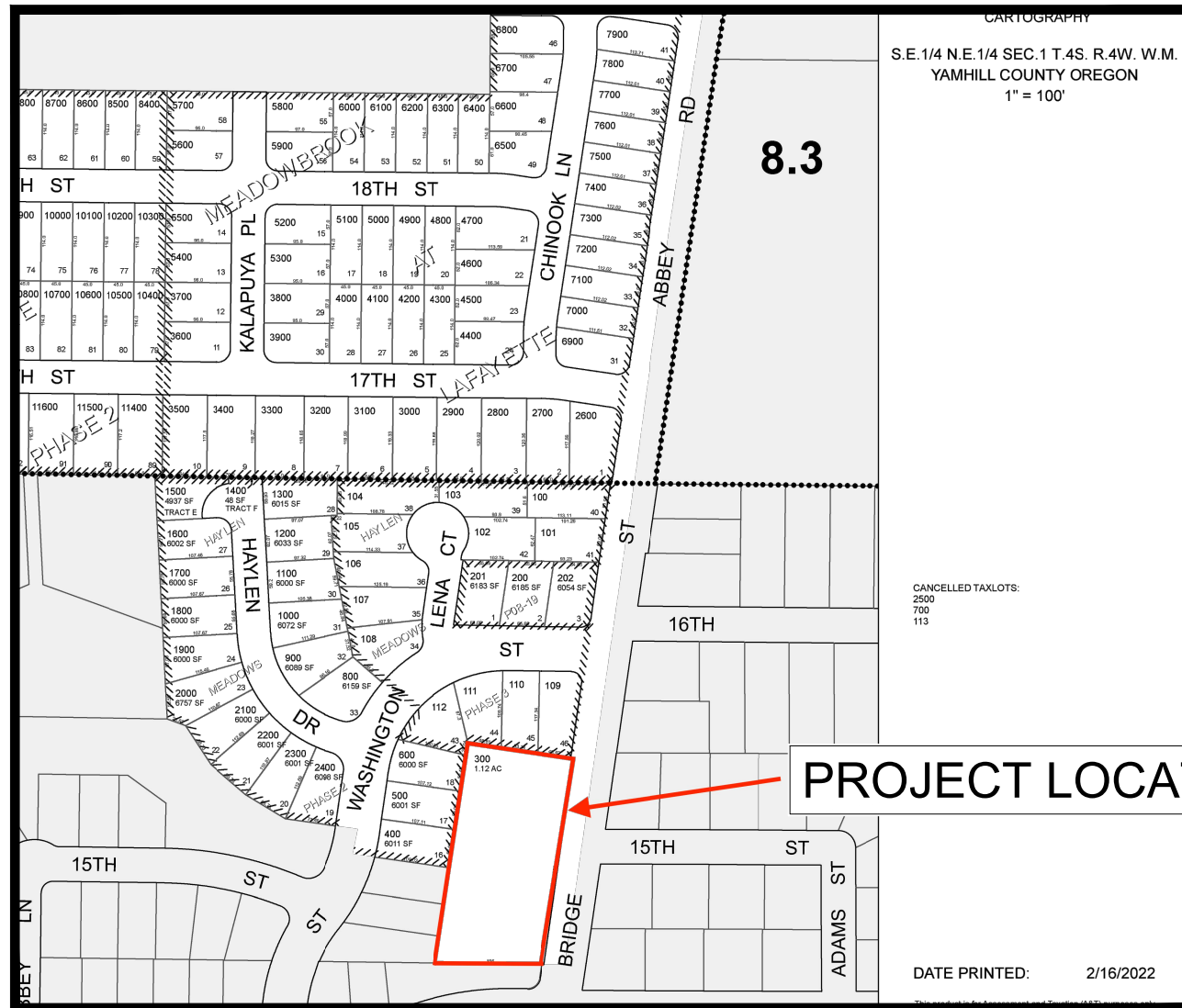
ABBREVIATIONS & SYMOLOGY

EXISTING	PROPOSED	EXISTING	
WATER VALVE		CABLE TV	---XTV---
WATER METER		POWER	---XE---
HYDRANT		FIBER OPTICS	---XFO---
BLOW OFF		GAS	---XG---
REDUCER		TELEPHONE	---XT---
THRUST BLOCK		OVERHEAD LINES	---XOH---
UTILITY POLE		STORM	---XSD---
ELECT. VAULT		WATER	---XW---
TEL MANHOLE		SANITARY	---XSS---
TEL VAULT		RIGHT OF WAY	---XRW---
TEL PEDESTAL		CL ROW	---XCL---
CABLE RISER		PROP LINE	---XPL---
LIGHT		EASEMENT	---XESMT---
JUNCTION BOX		ABANDONED UTILITY	
STREET LIGHT			
SAN CLEANOUT			
STORM CLEANOUT			
STORM MANHOLE			
CATCH BASIN			
DECID TREE			
CONFIR TREE			
SIGN			

AC	ASPHALTIC CONCRETE	IR	IRON ROD
AD	ALGEBRAIC DIFFERENCE	JT	JOINT
ADA	AMERICANS WITH DISABILITIES ACT	K	RATE OF CURVATURE
APPROX	APPROXIMATELY	LAT	LATERAL
APVD	APPROVED	LF	LINEAL FEET
APWA	AMERICAN PUBLIC WORKS ASSOCIATION	LS	LONG SLEEVE
ASSY	ASSEMBLY	LT	LEFT
AWWA	AMERICAN WATER WORKS ASSOCIATION	LVC	LENGTH OF VERTICAL CURVE
BFV	BUTTERFLY VALVE	MAX	MAXIMUM
BO	BLOW OFF	MATL	MATERIAL
BVCE	BEGIN VERTICAL CURVE ELEVATION	MECH	MECHANICAL
BVCS	BEGIN VERTICAL CURVE STATION	MFR	MANUFACTURER
CB	CATCH BASIN	MH	MANHOLE
CI	CAST IRON	MIN	MINIMUM
CL	CENTERLINE	MJ	MECHANICAL JOINT
CMP	CORRUGATED METAL PIPE	NIC	NOT IN CONTRACT
CO	CLEANOUT	OC	ON CENTER
CONC	CONCRETE	OD	OUTSIDE DIAMETER
CPLG	COUPLING	P	POWER
CU	COPPER	PRV	PRESSURE REDUCING VALVE
DEFL	DEFLECT	PT	POINT
DTL	DETAIL	PVI	POINT OF VERTICAL INTERSECTION
DI	DUCTILE IRON	PVC	POLYVINYL CHLORIDE
DIA	DIAMETER	PVMT	PAVEMENT
D.I.P.S.	DUCTILE IRON PIPE SIZE	R/W	RIGHT-OF-WAY
EG	EXISTING GRADE	ROF	REINFORCED CONCRETE PIPE
EL ELEV	ELEVATION	RDCR	REDUCER
EP	EDGE OF PAVEMENT	REINF	REINFORCE(D) (ING) (MENT)
EQ	EQUAL	REQ'D	REQUIRED
ESEMT	EASEMENT	RESTR	RESTRAINED
EVCE	END VERTICAL CURVE ELEVATION	RIM	RIM ELEVATION
EVCS	END VERTICAL CURVE STATION	RS	RESILIENT SEATED
EX. EXTG	EXISTING	RT	RIGHT
FG	FINISHED GROUND	S/W	SIDEWALK
FITG	FITTING	SN	SANITARY SEWER
FH	FIRE HYDRANT	SCHED, SCH	SCHEDULE
FLEX	FLEXIBLE	SD	STORM DRAIN
FL	FLANGE	SLV	SLEEVE
FLR	FLOOR	SS	SANITARY SEWER
FL	FLOW LINE	SS	STAINLESS STEEL
G	GAS	STA	STATION
GALV	GALVANIZED	STL	STEEL
GB	GRADE BREAK	TB	THRUST BLOCK
GR	GRADE	TBC	TOP BACK CURB
GV	GATE VALVE	TFC	TOP FACE CURB
DI	HIGH DENSITY POLYETHYLENE	T, TEL	TELEPHONE
HYD	HYDRANT	TEMP	TEMPORARY
IE	INVERT ELEVATION	THRD	THREAD(ED)
IP	IRON PIPE	TYP	TYPICAL
I.P.S.	IRON PIPE SIZE	UNK	UNKNOWN
		VLV	VALVE
		W	WATER

FINLEY CREEK COURT

1467 BRIDGE ST
LAFAYETTE, OR 97127



CANCELLED TAXLOTS:
2500
700
113

PROJECT LOCATION

DATE PRINTED: 2/16/2022

PROJECT VICINITY MAP



TAX LOT: R4401AD - 00300
SITE ADDRESS: 1467 BRIDGE ST.
LAFAYETTE, OR 97127

OWNER: BLACKSHEEP CONSTRUCTION LLC
16340 NE YAMHILL RD
YAMHILL, OR 97148
503-437-3998

ENGINEER: YAMHILL LAND DEVELOPMENT SERVICES
PO BOX 1042
NEWBERG, OR 97132
503-476-7702

SURVEYOR: LELAND MACDONALD AND ASSOC LLC
3885 NE RIVERSIDE DRIVE
MCMINNVILLE, OR 97128
503-472-0367

SHEET INDEX:

- G-1 COVER SHEET
- P-1 PRELIMINARY PLAT
- C-1 EXISTING SITE CONDITIONS
- C-2 UTILITIES AND PRIVATE ACCESS PLAN

POTENTIAL UNDERGROUND FACILITY OWNERS
DIG SAFELY
CALL THE OREGON ONE-CALL CENTER
1-800-332-2344

TELEPHONE NUMBERS
NW NATURAL GAS
M-F 7am-5pm 503-226-4211 EXT.4313
AFTER HOURS 503-226-4211 EXT.2401
PGE 503-464-7777 EXT. 2
FRONTIER 503-936-2035
CENTURY LINK 800-573-1311
COMCAST 503-261-7440
QWEST 800-283-4237
SPRINT/NEXTEL 800-521-0579

NOTICE TO EXCAVATORS:

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER.
(NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)-232-1987).

PREPARED BY:
YAMHILL LAND DEVELOPMENT SERVICES LLC
PO BOX 1042
NEWBERG, OR 97132
DJD.YLDS@GMAIL.COM 503-476-7702

PREPARED FOR:
BLACKSHEEP CONSTRUCTION
1634 NE YAMHILL RD
YAMHILL, OR 97148

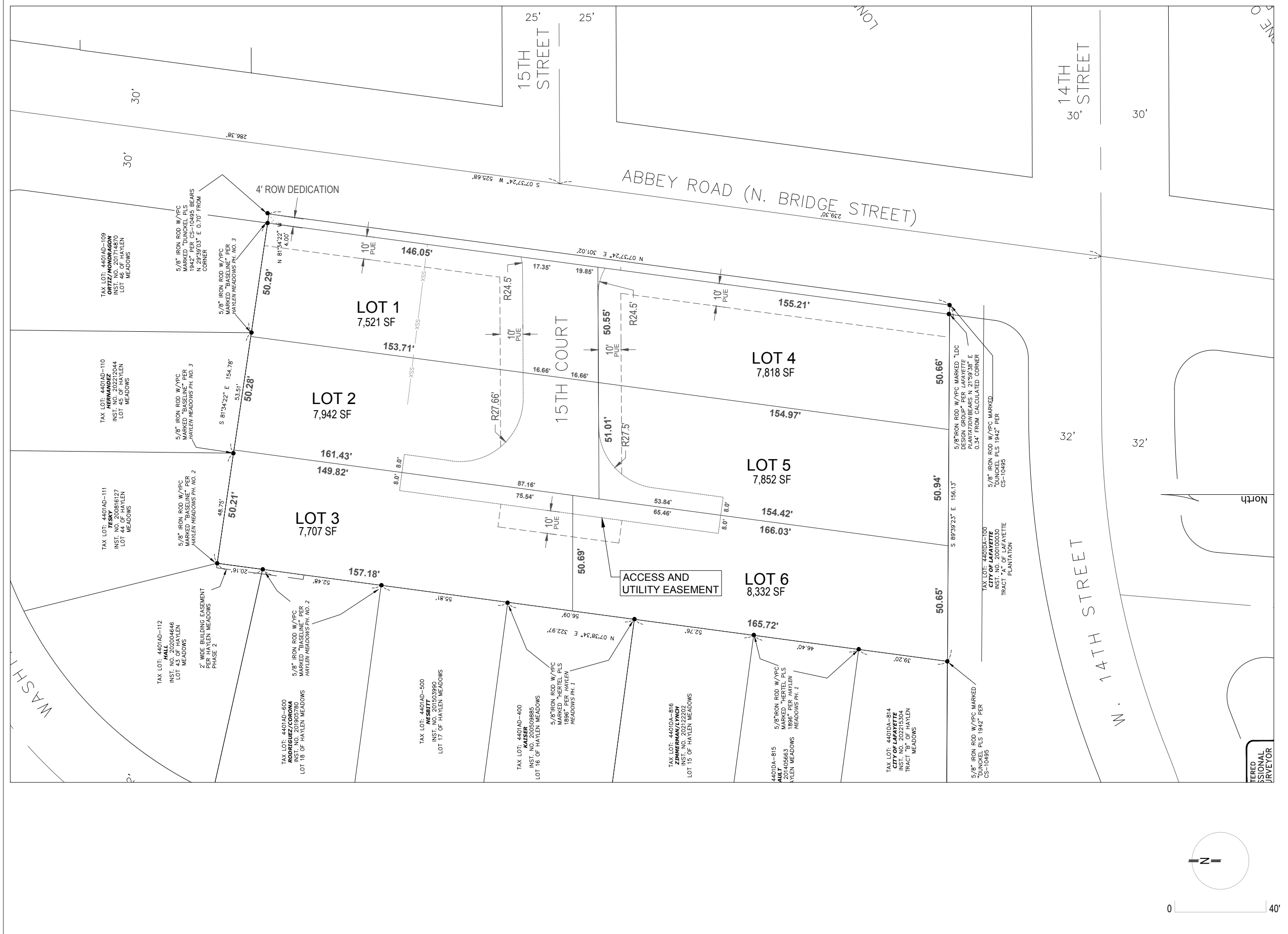
PROJECT:
FINLEY CREEK COURT
1467 N. BRIDGE STREET
LAFAYETTE, OREGON 97127
TAX LOT: R4401AD-00300

SEAL:

EXPIRES: 12/31/2025

REVISIONS _____ DATE _____
SUBMITTAL _____

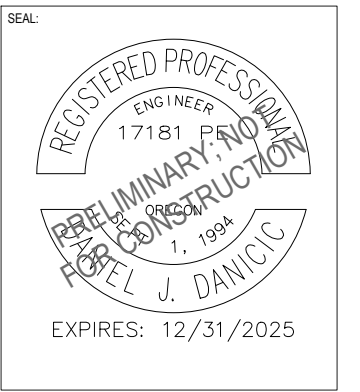
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TITLE: _____
COVER PAGE
SHEET: _____



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PREPARED FOR:
BLACKSHEEP CONSTRUCTION
 1634 NE YAMHILL RD
 YAMHILL, OR 97148

PROJECT:
FINLEY CREEK COURT
 1467 N. BRIDGE STREET
 LAFAYETTE, OREGON 97127
 TAX LOT: R4401AD-00300



REVISIONS	DATE

PLOT DATE 6/11/24
 Lafayette - BLacksheep 03_13_24.dwg

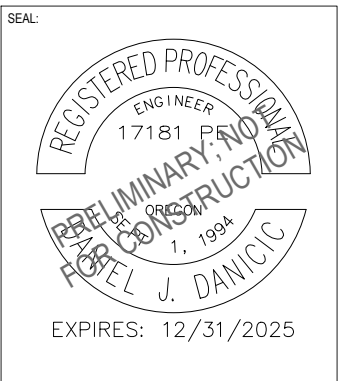
TITLE:
PRELIMINARY PLAT
 SHEET:
P-1



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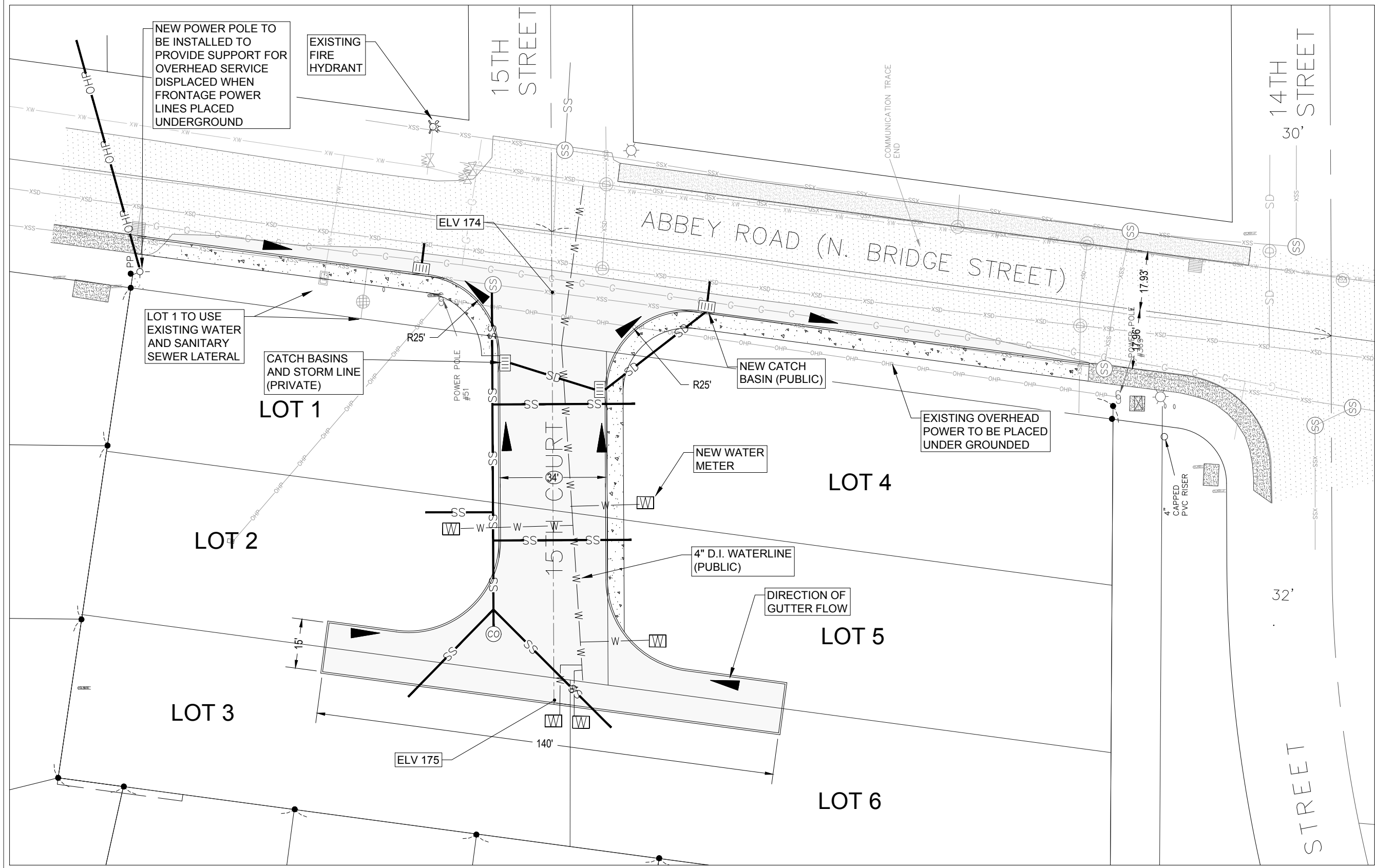


REVISIONS	DATE

PLOT DATE 6/11/24
 Lafayette - BLacksheep 03_13_24.dwg

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EXISTING SITE

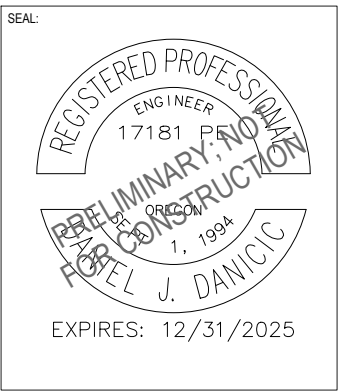
SHEET:
C-3



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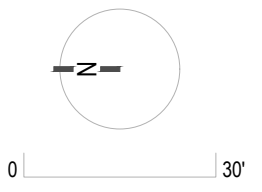


REVISIONS	DATE

PLOT DATE 6/11/24
 Lafayette - BLacksheep 03_13_24.dwg

TITLE:
UTILITIES AND PRIVATE ACCESS PLAN

SHEET:
C-2



City of Lafayette
Planning Commission Meeting Minutes
Thursday July 18, 2024, at 6:30 p.m.

1. CALL TO ORDER: Chair Kerr called the meeting to order at 6:30 p.m.

2. FLAG SALUTE: Chair Kerr led the flag salute.

3. ROLL CALL: Chair Kerr called the Roll:

Present: Chair Ron Kerr, Stephen Belding, Jon Meola, Scott Adamson, David Rogers, Roger Webb

City Staff Present: Branden Dross, City Administrator; Kennedee Richardson, City Recorder; Jim Jacks, City Planner (via Zoom)

Others: Russell Burrows, Greg Goularte

4. CITIZEN INPUT ON NON-AGENDA ITEMS:

No Citizen Input

5. APPROVAL OF MINUTES:

- a. June 20, 2024 City Council and Planning Commission Joint Work Session*
Commissioner Adamson shares concern about the amount of discussion shared in the minutes. Chair Kerr clarifies with City Administrator Dross that minutes are typically an overview of the meeting, not verbatim. Commissioner Belding moves to approve the June 20, 2024 City Council and Planning Commission Joint Work Session, Commissioner Meola seconds. Motion passed unanimously.

6. WORK SESSION:

- a. Lafayette Parks Master Plan Review and Discussion- Chapter 5, Proposed Park Improvements*

Chair Kerr states the guidance provided by The City Council is to focus on Terry, Veterans, and Commons Parks. City Planner Jim Jacks will discuss chapter two and then the City Administrator Dross will discuss chapter five.

City Planner Jacks discusses chapter two and the updates that should be done with the information from the 2020 census as well as the five summary points.

Commissioner Meola asks who will update the plans, City Planner Jacks states that staff would be updating the information. Commissioner Belding asks about the length of time needed to complete the updates; City Planner Jacks shares an estimated time based on the steps in the updating process.

Commissioner Adamson suggests looking at chapter three as well because it uses the data from chapter two in declaring goals and policies. City Planner Jacks states that if updates to chapter two cause the goals and policies to chapter three to change then they would be updated as well. Chair Kerr states there are glaring obvious errors that will be addressed, but the focus will be on chapter two.

Commissioner Adamson points out that in 2013 the city was already behind on park acreage per 1,000 people, Chair Kerr gives historical information and explains the additional barriers to acquiring land for parks. Commissioner Adamson asks City Administrator Dross if the parks (System Development Charges) SDCs are budgeted, City Administrator Dross confirms that they are and that every development coming into the City will have to pay the SDCs. Resident Greg Goulart states that they think the new subdivision should have been required to set aside land for a park.

City Administrator Dross provides historical information about the park discussions and shares the recommendation from the City Council. City Administrator Dross shares their plan for community involvement in the park's master plan discussion. Commissioner Webb asks about how the survey questions will be determined and if there is a parks committee, City Administrator Dross says there is not a parks committee, and that parks conversations and questions are driven by staff. City Administrator Dross continues to share the park plan revision process. Resident Greg Goularte offers the Lafayette Community Activities Team (LCAT) to help distribute surveys at the harvest festival. Chair Kerr asks City Planner Jacks about the Commission and Council's authority to have a developer set aside land for a park. City Planner Jacks confirms that there is no regulation to give the City the authority to dictate a developer set aside land for a park, instead, the city relies on park SDCs. Commissioner Webb states that they would like to see some form of legal authority to require developers to set aside parkland, Commissioner Belding asks if in the last 15-20 years this type of law or ordinance has been contemplated and voted on, Chair Kerr is not aware of any time this has been voted on. Commissioner Adamson asks City Planner Jacks about language to put in such an ordinance that they can then suggest to City Council, City Planner Jacks is aware of some cities that have such regulations and goes on to share examples they have seen. City Planner Jacks explains the United States Supreme Court ruling in Sheetz versus El Dorado County and how it could affect the City when adopting a law to require a developer to set aside parkland. Discussion ensues about SDCs and proportionality. City Administrator Dross reminds the Commissioners of the park SDC amount and the total amount of money from that in the budget, City Administrator Dross also reminds the Commissioners that any project over one million dollars must go to voters. Discussion is had about the ability to get a park in the new development.

7. NEW BUSINESS:

a. None

Commissioner Webb asks that the Commission consider adding the backcountry to the conversation and share information regarding a Dunaway trail that could connect with the Abby trail system. Chair Kerr clarifies that this is outside of the City and suggests that this not be ignored, but also states that it is a focus right now. City Administrator Dross is working on a transportation system grant application and suggests that Commissioner Webb get this information memorialized in a grant support letter.

Commissioner Adamson asks Commissioner Webb if there is updated aquatic access at Terry Park. Commissioner Webb shares that the initial steering committee is at the final stage and that they were able to get a grant and the next steps.

City Planner Jacks reminds the Commissioners of the two applications that fall under Planning Commission authority that will have public hearings during next month's meeting.

City Administrator Dross shares that city emails have been provided to all Commissioners and suggests that they be used for all city-related functions.

8. COMMISSIONER COMMENTS:

No Commissioner Comment

9. NEXT MEETING:

a. *August 15, 2024*

Commissioner Webb asks if there will be time for public comment during the public hearing next meeting, City Administrator Dross confirmed that there will be time for public comment. Resident Greg Goularte asks the Commissioners to for set-back regulations. City Planner Jacks explains the variance process. Commissioner Webb asks about the weight of public comment on the Commission's decision, Chair Kerr shares that by making a public comment they get legal standing to appeal the Planning Commission's approval. City Planner Jacks reminds the Commissioners that public comment should only be regarding the approval criteria. Commissioner Adamson asks how many lots the property on Bridge Street is being divided into, Chair Kerr states six lots and City Planner Jacks confirms.

10. ADJOURNMENT:

Commissioner Belding moved to adjourn; Commissioner Meola seconded the motion, which passed unanimously. No further discussion.

Minutes approved on the 15th day of August 2024.

CERTIFIED:

ATTESTED:

Ron Kerr, Chair

Kennedee Richardson, City Recorder