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2 **BEFORE THE DEVELOPMENT REVIEW COMMISSION OF THE**
3 **CITY OF LAKE OSWEGO**
4

5 APPROVAL OF A MASTER PLAN FOR A 16-LOT) LU 14-0031-1850
6 SINGLE FAMILY RESIDENTIAL DEVELOPMENT) Goodall Knaus, LLC
7) FINDINGS, CONCLUSIONS & ORDER
8

9 **NATURE OF APPLICATION**

10
11 The applicant is requesting approval of a Master Plan¹ to accommodate serial partitions for a 16-lot single
12 family residential development. The applicant is also requesting approval to remove 27 trees to
13 accommodate infrastructure construction under the Master Plan.

14
15 The site is located at 12800 Goodall Road (Tax Lots 500, 502 and 503 of Tax Map 21E 04 BA).
16

17 **HEARINGS**

18
19 The Development Review Commission (Commission) held a public hearing and considered this
20 application at its meetings of June 16th, July 1st and August 4, 2014 (drainage only).
21

22 **CRITERIA AND STANDARDS**

23
24 A. City of Lake Oswego Community Development Code (Chapter LOC 50):

25		
26	LOC 50.04.001.1	Dimensional Table for Residential Zones
27	LOC 50.04.002.5	Special Street Setback
28	LOC 50.06.001.2-50.06.001.3	Structure Design-Residential Zones
29	LOC 50.06.002	Parking
30	LOC 50.06.003.1	Access
31	LOC 50.06.003.2	On-Site Circulation - Driveways and Fire Access Roads
32	LOC 50.06.003.4	Local Street Connectivity
33	LOC 50.06.004.1	Landscaping, Screening and Buffering
34	LOC 50.06.005	Park and Open Space
35	LOC 50.06.004.3	Lighting Standard
36	LOC 50.06.006.2	Hillside Protection
37	LOC 50.06.006.3	Drainage Standards
38	LOC 50.06.007.1	Solar Access
39	LOC 50.06.008.1-6	Utility Standard
40	LOC 50.07.003.3	Public Notice/Opportunity for Public Comment
41	LOC 50.07.003.4	Hearings
42	LOC 50.07.003.5	Conditions on Development
43	LOC 50.07.003.7	Appeals
44	LOC 50.07.003.14	Minor Development Decision
45	LOC 50.09.002.5	Compliance with Approved Permit

¹ A Master Plan for serial partitions was authorized for the site by a Development Agreement approved on May 6, 2014, by the City Council (Ord., 2642; LU 14-0021), and effective May 7, 2014, pursuant to ORS 94.504 – 94.528. The 16-lot Master Plan was included as Exhibit B of the Development Agreement.

1
2 B. City of Lake Oswego Streets and Sidewalks Code [LOC Chapter 42]:

3
4 LOC 42.08.400-42.08.470 Streets and Sidewalks
5 LOC 42.03.130 Vision Clearance at Intersections

6
7 C. City of Lake Oswego Tree Code (LOC Chapter 55):

8
9 LOC 55.02.010 - 55.02.080 Tree Removal
10 LOC 55.02.084 Mitigation Requirements
11 LOC 55.08.020 Tree Protection Plan Required
12 LOC 55.08.030 Tree Protection Measures Required

13
14 D. Ordinance No. 2642 and the approved Development Agreement - LU 14-0021

15
16 E. City Charter, Section 40

17
18
19 **CONCLUSION**

20
21 The Commission concludes that LU 14-0031 can be made to comply with all applicable criteria by the
22 application of certain conditions.

23
24 **FINDINGS AND REASONS**

25
26 The Commission incorporates the findings in the June 6, 2014, Staff Report and July 3 and July 25, 2014
27 Staff Memos (with all exhibits attached thereto), as support for its decision, and supplements with
28 further findings and conclusion set forth herein. In the event of any inconsistency between the
29 supplementary matter herein and the staff reports, the matter herein controls. To the extent they are
30 consistent with the approval granted herein, the Commission adopts by reference its oral deliberations
31 on this matter.

32
33 Following are the supplementary findings and conclusions of this Commission:

- 34
35 1. At the initial public hearing on June 16th hearing, the Commission heard testimony from neighbors
36 concerning lighting for the new development, traffic generated by the new development, and tree
37 replacement.

38
39 The Commission finds that as discussed in the staff report, the proposed lighting and tree
40 replacement for trees to be removed meet the requirements of the code. The Commission also finds
41 that the conditions of approval for street improvements imposed by the City Engineer are sufficient
42 to offset the impacts of development generated by the proposal, for the reasons set forth in the
43 staff report.

- 44
45 2. The Forest Highland Neighborhood Association raised concern about storm water management and
46 whether the applicant's proposal would ensure no adverse effect on neighboring properties. The
47 applicant submitted a revised storm water management plan and report that provides for two storm
48 water detention facilities on the site, sized to detain runoff from both the public improvements as
49 well as from the individual lots. No infiltration is incorporated into the storm disposal design. The
50 Forest Highland Neighborhood Association raised no objection to the revised storm water

1 management plan. The Commission finds that the Drainage standard, LOC 50.06.006.3.b is met.
2 The Commission also finds that the modified condition of approval B(2), recommended by the City
3 Engineer for additional access ports to be provided for the two detention facilities for future
4 inspection and maintenance, is appropriate.

- 5
6 3. The Commission finds that the proposed master plan is consistent with the Master Plan that is
7 included in the Development Agreement (Ordinance 2642; LU 14-0021) approved by the City Council
8 on May 6, 2014.

9
10 **ORDER**

11
12 **IT IS ORDERED BY THE DEVELOPMENT REVIEW COMMISSION of the City of Lake Oswego that:**

- 13
14 1. LU 14-0031 is approved, subject to compliance with the conditions of approval set forth in Subsection
15 2 of this Order.
16
17 2. The conditions for LU 14-0031 are as follows:

18
19 **A. Prior to Approval of any Partition Application Subsequent to this Approval, the Applicant/Owner**
20 **Shall:**

21
22 *Note: As provided for in the Development Agreement, building permits may be obtained to*
23 *construct up to two single family dwellings per parcel (after the second (2014) partition is*
24 *approved) prior to recordation of the third (2015) partition plat, as a means to facilitate*
25 *construction in preparation for featuring the development as the 2015 Portland Homebuilder's*
26 *Association "Street of Dreams," that will take place in the summer of 2015. However, the*
27 *Development Agreement does not permit occupancy of any dwelling on these parcels until the*
28 *2015 partition plat is recorded and each dwelling is on its own lot.*

- 29
30 1. Submit engineered construction plans for the public improvements along Goodall and
31 Knaus Roads for review and approval by Clackamas County. The plans shall be designed to
32 Clackamas County standards.
33
34 2. If prior to construction of the public improvements on Goodall and Knaus Roads, the design,
35 maintenance and permitting authority for these roads have been transferred to the City of
36 Lake Oswego, the applicant may request (as substantial conformance to the county
37 requirements for street improvements) to construct to the City of Lake Oswego street
38 standards, as provided below. In that event, the applicant shall submit construction
39 drawings for the public and site improvements for review and approval by the City Engineer.
40 Drawings shall conform to the City's most current design standards and the drafting
41 specifications. Receiving construction plan approval is not a pre-requisite for recording the
42 final plat. The plans shall include the following:
43
44 a. Design of the public street frontage improvements along Goodall and Knaus Roads
45 showing the following elements:
46
47 i. Widen the pavement along the east side of Goodall Road and north side of Knaus Road
48 along the entire site frontage to achieve a 14-foot wide shared travel lane (measured
49 from the existing painted yellow centerline) and a minimum 3-foot wide, compacted
50 crushed rock shoulder.

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- ii. An 8-foot wide drainage swale along the entire site frontage on Goodall and Knaus Roads. Storm water quality facilities can be incorporated into the swale design. [Note: maintenance for water quality facilities shall be the responsibility of the Homeowner’s Association.]
 - iii. An 8-foot wide drainage swale along the site frontage on Goodall and Knaus Roads and a 6-foot wide asphalt pedestrian pathway behind the drainage swale along the site frontage on these roads. A culvert shall be provided at any pedestrian crossings where the pathway will connect back to the edge of road, at any driveway approaches and at the new public street intersections. The right-of-way shall be located a minimum of one foot away from the back of the pathway.
 - iv. Undergrounding the existing overhead utilities along the entire site frontage along Goodall Road. If new franchise utilities are needed along the site frontage of Knaus Road, they shall be installed underground either in the right-of-way or within a 10-foot public utility easement (or less if accepted by the franchise utilities) along the frontage of the site.
- 3. Dedicate sufficient right-of-way to accommodate the above described future half-street improvements along Goodall and Knaus Roads, Condition A(2)(a). (Note: sufficient right-of-way dedication appears to have been provided per LU 13-0044. If it is determined in the final design of the street improvements that additional right-of-way is needed, the applicant shall dedicate sufficient right-of-way so that all public street frontage improvements are located entirely within the right-of-way to the satisfaction of the City Engineer).
- 4. Grant a 10- foot public utility easement (or less if acceptable to the franchise utility companies) along Goodall Road for undergrounding franchise utilities. If applicable (in the case of utilities located on private property), grant a 10-foot public utility easement (or less if acceptable to the franchise utility companies) along the site frontage of Knaus Road for undergrounding franchise utilities.
- 5. Submit engineered construction plans for the public utility improvements serving the development for review and approval by the City Engineer. Drawings shall conform to the road permitting authority’s most current design standards and the drafting specifications. Receiving construction plan approval is not a pre-requisite for recording the final plat. The plans shall include the following:
 - a. Design to bring public sanitary sewer up Goodall Road to serve Lot 10 as shown on Exhibit E-4, approximately 475 feet north of Knaus Road, and also up the new internal street to serve Lots 9-14. Public sanitary sewers shall be located within the public right of way, and service laterals shall be provided directly to a lot, without crossing other lots with a private sewer easement.
 - b. Design to bring public sanitary sewer up Knaus Road and also up the new internal street to serve the remainder of the lots.

- 1 c. Design of an 8" public water main extension along Goodall Road up to the new
2 internal street connection at Goodall Road, approximately 150 feet north of Knaus
3 Road.
4
- 5 d. Design of an 8" public water main extension within the internal public street to loop
6 the public system between Goodall and Knaus Roads.
7
- 8 e. Design of a public water main extension up Goodall Road from where the new
9 internal street will connect to Goodall Road, to serve Lot 10 as shown on Exhibit E-4.
10
- 11 f. Design of public drainage facilities.
12 g. Design showing the location of the private water and sanitary services.
13
- 14 h. Design showing new fire hydrants as required by the Fire Marshal. Fire hydrants
15 shall be installed per City standards.
16
- 17 i. Design showing the new street light at the intersection of Goodall and Knaus Roads,
18 and the new intersections created by the internal street connecting to Goodall and
19 Knaus Roads.
20
- 21 j. Design of the new internal public street showing the following elements.
22
- 23 i. 55-feet of dedicated right-of-way.
24
- 25 ii. 26-foot roadway width (face-of-curb to face-of-curb).
26
- 27 iii. 5-foot concrete sidewalk on one side of the street, located at the back
28 of the right-of-way. On the sidewalk side, the improvements behind
29 the curb shall consist of a 3-foot level strip adjacent to the back of the
30 curb, an 8-foot wide drainage swale/planter (or lawn where planters
31 are not installed), a 1-foot wide level strip between the back of the
32 swale/planter and sidewalk, a 5-foot sidewalk and a 1-foot level strip
33 between the back of the walk and right-of-way line.
34
- 35 iv. On the non-sidewalk side of the street, the street shall be signed "no-
36 parking." The improvements behind the curb shall consist of a 1-foot
37 level strip adjacent to the back of the curb, an 8-foot wide drainage
38 swale/planter (or lawn where planters are not installed), and a 1-foot
39 wide level strip between the back of the swale/planter and right-of-
40 way line.
41
- 42 v. Standard concrete curb and gutter on both sides of the street.
43
- 44 vi. Public 10-foot public utility easement (or less if acceptable to the franchise
45 utility companies) along both sides of the right-of-way for undergrounding the
46 franchise utilities.
47
- 48 vii. Eyebrow design to the satisfaction of the City Engineer.
49
- 50 viii. Street centerline profiles and grading design.

1 k. Adequate sight distance for the Knaus Road intersection with the new internal street
2 can be achieved by removing vegetation within the AASHTO sight lines and
3 constructed to allow the driver to be at the level of the roadway when positioned 15
4 feet back from the near side travel lane.
5

6 6. Submit a storm drainage report for all required storm improvements, prepared by a
7 registered engineer, for review and approval of the City Engineer.
8

9 7. Submit for the Engineering staff review the Declaration of Covenant for Operation and
10 Maintenance of Surface Water Management Facilities for the storm water facilities to be
11 maintained by the Homeowner's Association (HOA). The facilities to be maintained by the
12 HOA shall include the detention facilities serving the development, and the water quality
13 planters/swales along the internal street, and all swales and planters along Goodall and
14 Knaus Roads.
15

16 8. Submit a "Notice of Development Restrictions" to be recorded with the final plat for both
17 the 2014 and 2015 partition plats for review and approval by staff. Attached exhibits shall
18 be no larger than 8 ½" x 11" and shall not contain lettering smaller than 10 point font.
19 The Notice shall include the following information:
20

21 a. As provided for in the Development Agreement (LU 14-0021), all setbacks,
22 height, maximum lot coverage and floor area on individual lots shall be limited to
23 those required of the R-7.5 zone on May 7, 2014.
24

25 b. Private Open Space easements on all lots as shown in Exhibit "A", shall be
26 planted and maintained per the approved Landscape Plan to provide a scenic and
27 aesthetic appearance of the open space. **No fencing is permitted along the front
28 or side property lines of all lots within the open space easements.** Trees may be
29 removed only after they have been shown to be hazardous pursuant to LOC
30 55.02.042 (4) to life or property by a certified arborist, and after a tree removal
31 permit (including the requirement for planting replacement trees) has been
32 obtained from the City. Improvements in this area, which are in keeping with the
33 above purpose, including public utilities and pedestrian pathways must be
34 approved by the City of Lake Oswego. No buildings or structures shall be allowed
35 in these areas.
36

37 c. Lots 3-6 and Lots 8-16 are solar lots, subject to the requirements of LOC
38 50.06.007.2.c (protection from future shade). Development of structures or
39 planting of non-exempt vegetation on these lots shall comply with the Solar
40 Balance Point provisions of the Solar Access Ordinance. These requirements shall
41 be binding upon the applicant and subsequent purchasers of these lots.
42

43 d. Lots 3, 6, and 10 are subject to the requirements of LOC 50.06.007 [Protected
44 Solar Building Line], as depicted on Exhibit "B". The Protected Solar Building
45 Line, if located closer to a property line than a required yard setback, shall
46 not supersede the required yard setback.
47

48 e. Based on the fact that Highland Loop is over 10% grade and the Fire Code
49 states that access roads shall not exceed 10% grade; the Code allows 15%
50 grade if residential fire sprinklers are installed in the future homes. The

1 Building Official may allow an alternative to the minimum requirements of
2 the One-and Two-Family Dwelling Specialty Code as authorized by ORS
3 455.610, which may include, but is not limited to, installation of an automatic
4 fire sprinkler system,. The owners or owners' representative shall offer an
5 approved alternate method for fire suppression, such as an NFPA 13-D
6 residential fire sprinkler system, to the satisfaction of the Fire Marshal and
7 Building Official.
8

- 9 9. Submit CC&Rs of the homeowners association for review and approval of City staff that
10 address the following:
11
12 a. Operation and Maintenance of Surface Water Management Facilities for the storm
13 water facilities to be maintained by the HOA, including annual inspection and
14 maintenance. The facilities to be maintained by the HOA include the detention
15 facilities serving the development, the water quality planters/swales along the
16 internal street, and all swales and planters along Goodall and Knaus Roads.
17
18 b. The ownership, use and specific responsibilities for the maintenance of landscaping
19 in the open space easements on all lots. Lot owners shall be prohibited from making
20 any alteration in the landscaping of the open space easement on the owner's lot,
21 except with written approval of the HOA and the City of Lake Oswego.
22
23 c. Upon transfer of the homeowners' association from the developer to the
24 homeowners within the development, the City shall be notified of the name and
25 address of a contact person for the HOA.
26
27 d. Upon election of new officers for the HOA, the City shall be notified of the new
28 contact person.
29
30 e. The City's right to enforce the provisions of the CC&Rs required, above, including the
31 right to recover all expenses of enforcement, the right to lien the lots to secure
32 enforcement expenses, "non-waiver" of enforcement, non-amendment or rescission
33 of the provisions of the CC&Rs required, above, and indemnification to the City for
34 claims arising from the failure to properly design, locate, construct, or maintain the
35 open space easements or storm water facilities.
36
37 10. Provide a written agreement between the applicant and a certified arborist
38 demonstrating that the arborist will review the final site, utility, grading and
39 landscape plans to assure long term survival of the protected trees, and that
40 he/she will be present on site at any time excavation, trenching, grading, root
41 pruning or other activity occurring within the tree protection zone, to ensure
42 proper protection of all trees to remain.
43
44 11. Submit a final landscape plan that coincides with the Open Space Plan (Exhibit E-5) to
45 the satisfaction of staff. Provide a note on the final landscape plan requiring all
46 burlap or wire cages to be completely removed from root balls of all trees and shrubs
47 before they are planted.
48

- 1 12. Submit a monitoring and maintenance plan to maintain and monitor the mitigation trees
2 and plants in the open space easements.
3
- 4 13. Complete all public improvements or provide a financial guarantee to ensure their
5 construction per LOC 50.07.003.9 or the applicable county requirements. The financial
6 guarantee shall be based on an itemized engineer's estimate of the public improvements
7 that is in turn based on plans that are far enough advanced to support the estimate, to the
8 satisfaction of the City Engineer.
9
- 10 14. Submit a preliminary title report or lot book report showing the status of title and any
11 liens and encumbrances.
12
- 13 15. Complete the public notice and election requirements prescribed in Section 40 of the City
14 Charter. The applicant/owner shall coordinate with City engineering staff to complete
15 this process. A permit for road construction will not be issued until the Charter
16 requirements have been met.
17
- 18 16. Record the CC&Rs, the Notice of Development Restrictions, the Landscape
19 Monitoring and Maintenance Plan, and the Declaration of Covenant for Operation
20 and Maintenance of Surface Water Management Facilities for the detention and
21 storm water quality facilities serving the development.
22

23 **B. Prior to the Issuance of any Grading or Building Permits to Construct any Structure on any**
24 **Lot, (with the exception of permits which may be necessary for the renovation of the**
25 **existing dwelling on Lot 9), the Applicant/Owner Shall:**
26

- 27 1. Complete all public improvements as required by Conditions A(1) or A(2) and A(5)
28 and A(6), above, and submit certified "as-built" drawings, and receive a certificate of
29 completion and acceptance by the City.
30
- 31 2. Submit a storm water plan for each lot to provide water quality treatment for the runoff
32 from the impervious surface areas. The water quality facilities shall be flow-through type
33 and shall not be infiltration facilities. The minimum setback is five feet from property lines.
34 The overflow from each facility shall be conveyed to an approved point of disposal.
35 Service laterals for the overflow pipes shall be 6-inch diameter within the right-of-way
36 with a 6-inch diameter clean-out located at the right-of-way line.
37
- 38 3. Per LOC Chapter 52, apply for and obtain an approved erosion prevention and sediment
39 control permit issued through the City of Lake Oswego, and install and maintain all BMPs
40 as indicated in the permit. These measures shall remain in place as indicated throughout
41 the development period.
42
- 43 4. Provide post-construction storm water management facility protection for the storm
44 water quality swales in order to protect the facilities during home construction.
45
- 46 5. Demonstrate that driveway approaches comply with the "vision clearance triangle"
47 standards. No vegetation, fence, or signage higher than 30 inches will be allowed within
48 the area formed by 10-foot legs extending from the intersection of the driveway and the
49 street travel lanes.
50

6. Driveway approaches along Goodall and Knaus Roads shall be asphalt and limited to 16 feet wide, irrespective of the number of garage doors facing the street. Culverts meeting City standards shall be located across the driveway approaches. The size of the culvert shall be engineered to the satisfaction of the City Engineer, but shall not be less than 10 inches in diameter.
7. Driveway approaches along the internal public street shall conform to the following criteria. The maximum width of a driveway approach, measured where the edges of the driveway meet the right-of-way, shall be governed as follows:
 - a. Single-family residential with garage door(s) facing the street: 12 feet per garage or carport stall, or surface parking space, but not to exceed 30 ft.
 - b. Single-family residential with side-loading garage: 24 feet
 - c. On corner lots where the adjacent streets are fully improved to their anticipated ultimate width, the nearest edge of the proposed driveway to the intersection shall be no closer than 30 feet when measured from the projected curb of the street that is most parallel to the alignment of the proposed driveway.
8. Provide evidence from a traffic engineer that the driveway approaches are located and designed so that the driver entering or exiting the driveway can see approaching traffic for a sufficient distance to make a safe entrance and exit. American Association of State Highway and Transportation Officials (AASHTO) standards shall be used in determining compliance with this standard.
9. Pay all applicable System Development Charges pertaining to the development.
10. Apply for and obtain a verification tree removal permit for the 27 non-invasive trees. The verification tree removal permit submittal shall include an 8½" x 11" copy of the tree removal plan and a mitigation plan showing 27 replacement trees (and associated vegetation).

C. Prior to any Final Building Inspection or Occupancy of any Structure on any Lot, the Applicant/Owner Shall:

1. Install all street trees and mitigation trees and landscaping in the open space easement on the lot as required by Condition A(11), above, to the satisfaction of staff.
2. Provide a one-year guarantee (one 12-month growing season from the date of installation) for all landscape materials, including mitigation planting, pursuant to LOC 50.06.010.2. The guarantee shall consist of a security in the amount of 5% of the total landscaping cost.
3. Provide certification from the engineer of record that the storm water facility for each lot was constructed according to the design and is functioning properly.
4. Complete all private utility services, including water, storm, sanitary and franchise utilities.

1 **Code Requirements:**

- 2
- 3 1. **Expiration of Development Permit:** The development approved by this decision shall expire within
- 4 five years following the effective date of the Development Agreement approved by LU 14-0021.
- 5
- 6 2. **Tree Protection:** Submit a tree protection plan and application as required by LOC 55.08.020 and
- 7 55.08.030 for review and approval by staff, including off-site trees that are within the construction
- 8 zone. The plan shall include:
- 9
- 10 a. The location of temporary tree protection fencing, consisting of a minimum 6-foot high cyclone
- 11 fence secured by steel posts around the tree protection zone, or as recommended by the
- 12 project arborist and approved by the City.
- 13
- 14 b. A note stating that no fill or compaction shall occur within the critical root zones of any of the
- 15 trees, or that if fill or compaction is unavoidable, measures will be taken as recommended by a
- 16 certified arborist to reduce or mitigate the impact of the fill or compaction. The note shall also
- 17 inform contractors that the project arborist shall be on site and oversee all construction
- 18 activities within the tree protection zone.
- 19
- 20 c. A note that clearly informs all site contractors about the necessity of preventing damage to the
- 21 trees, including bark and root zone. The applicant and contractor(s) shall be subject to fines,
- 22 penalties and mitigation for trees that are damaged or destroyed during construction.
- 23
- 24 d. A sign shall be attached to the tree protection fencing which states that inside the fencing is a
- 25 tree protection zone, not to be disturbed unless prior written approval has been obtained from
- 26 the City Manager and project arborist.
- 27

28 **Notes:**

- 29
- 30 1. Goodall and Knaus Roads along the site frontage are under the design, maintenance, and
- 31 permitting authority of Clackamas County. As a condition of approval, the applicant is required to
- 32 improve the street to County standards. If the road authority jurisdiction for these roads is
- 33 transferred from Clackamas County to the City of Lake Oswego prior to construction of the street
- 34 improvements, the applicant may request approval from the City Engineer to construct the street
- 35 improvements in conformance with applicable city street standards. If approved by the City
- 36 Engineer, that would be considered to be in substantial conformance with the condition of
- 37 approval.
- 38
- 39 2. The land use approval for this project does not imply approval of a particular design, product,
- 40 material, size, method of work, or layout of public infrastructure except where a condition of
- 41 approval has been devised to control a particular design element or material.
- 42
- 43 3. Development plans review, permit approval, and inspections by the City of Lake Oswego Planning
- 44 and Building Services Department are limited to compliance with the Lake Oswego Community
- 45 Development Code, and related code provisions. The applicants are advised to review plans for
- 46 compliance with applicable state and federal laws and regulations that could relate to the
- 47 development, i.e., Americans with Disabilities Act, Endangered Species Act. Staff may advise the
- 48 applicants of issues regarding state and federal laws that staff member believes would be helpful to
- 49 the applicants, but any such advice or comment is not a determination or interpretation of federal or
- 50 state law or regulation.
- 51

1 DATED this 4th day of AUGUST, 2014

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Bob Needham /s/
Bob Needham, Chair
Development Review Commission

Janice Reynolds /s/
Janice Reynolds
Administrative Support III

ATTEST:

TENTATIVE DECISION– August 4, 2014

- AYES: Needham, Ahrend, Poulson and Melendez
- NOES: None
- ABSTAIN: None
- ABSENT: Johnson and Creighton

WRITTEN FINDINGS – August 4, 2014

- AYES: Needham, Ahrend, Poulson and Melendez
- NOES: None
- ABSTAIN: None
- ABSENT: Johnson and Creighton