

**John Kallen Duplex and Tree Removal  
39610 Scenic Street  
Project Narrative**

**I. General Project Description**

The applicant requests design review approval to convert a single-family dwelling into a duplex, a Type I tree removal permit, and Type I FSH tree removal approval. The property is located at 39610 Scenic Street Sandy, Oregon (24E13AB tax lot 1700) and contains one acre. The property is zoned Single Family Residential (SFR) and the back of the property behind the existing structure is encumbered with the FSH Overlay.

**II. Application Approval Requests**

The applicant requests the following approvals with this application:

- Type I Design Review
- Type I Tree Removal
- Type I FSH Tree Removal

**III. Items Submitted With This Application**

- Land Use Application
- Exhibit A - Project Narrative
- Exhibit B - Plan Set
  - Sheet 1 - Existing Conditions
  - Sheet 2 - Tree Inventory
  - Sheet 3 - Tree Removal Plan
  - Sheet 4 - Proposed Site Improvements

**IV. Project Narrative**

**Type I Design Review**

The applicant requests Type I Design Review approval to convert the existing single family residence on this property to a duplex. The exterior footprint of the structure will remain the same with all improvements to the dwellings occurring within the existing structure. The building is currently accessed by a circular driveway from Scenic Street. Following land use approval the westerly leg of the driveway will be widened per Fire District standards to accommodate fire and emergency access. The existing waterline along the western property line is also proposed to be replaced with an adequately sized line needed to accommodate the two dwellings. The applicant also intends to upgrade Sandy Net service to the structure. Parking for the duplex will be provided with one space per unit located in the garage and a second space per unit located on the existing pad directly east of the garage.

**Chapter 17.34 - Single Family Residential (SFR)**

Section 17.34.10(A)(3) lists duplexes as a permitted outright use in this zone.

## Chapter 17.84 - Improvements Required with Development

### Section 17.84.10 - Exceptions

Single family residential development on existing lots is exempt from this chapter, with the exception of 17.84.30, Pedestrian and Bicyclist Requirements.

**Response:** *This section exempts single family residential development on existing lots from the requirements of this chapter with the exception of Section 17.84.30. The proposal involves an existing single family structure on an existing lot.*

### Section 17.84.30 - Pedestrian and bicyclist requirements

A. Sidewalks shall be required along both sides of all arterial, collector, and local streets, as follows:

1. Sidewalks shall be a minimum of five feet wide on local streets. The sidewalks shall be separated from curbs by a tree planting area that provides separation between sidewalk and curb, unless modified in accordance with Subsection 3, below.
2. Sidewalks along arterial and collector streets shall be separated from curbs with a planting area, except as necessary to continue an existing curb-tight sidewalk. The planting area shall be landscaped with trees and plant materials approved by the City. The sidewalks shall be a minimum of six feet wide.
3. Sidewalk improvements shall be made according to City standards, unless the City determines that the public benefit in the particular case does not warrant imposing a severe adverse impact to a natural or other significant feature such as requiring removal of a mature tree, requiring undue grading, or requiring modification to an existing building. Any exceptions to the standards shall generally be in the following order.
  - a. Narrow landscape strips.
  - b. Narrow sidewalk or portion of sidewalk to no less than four feet in width.
  - c. Eliminate landscape strips.
  - d. Narrow on-street improvements by eliminating on-street parking.
  - e. Eliminate sidewalks.
4. The timing of the installation of sidewalks shall be as follows:
  - a. Sidewalks and planted areas along arterial and collector streets shall be installed with street improvements, or with development of the site if street improvements are deferred.
  - b. Sidewalks along local streets shall be installed in conjunction with development of the site, generally with building permits, except as noted in c., below.
  - c. Where sidewalks on local streets abut common areas, tracts, drainageways, or other publicly owned or semi-publicly owned areas, the sidewalks and planted areas shall be installed with street improvements.

**Response:** *The site frontage along Scenic Street currently contains only a curb. Existing sidewalks both east and west of the subject property are four to five feet wide and constructed curb tight. The applicant*

*understands construction of a sidewalk along the site frontage matching that on either side of the property will be required only if warranted.*

## **Chapter 17.90 - Design Standards**

### **Section 17.90.150 - Residential Design Standards**

#### **B. Applicability, Exceptions**

1. Additions and alterations adding less than 50 percent to the existing floor area of the structure.

*Response: All improvements will be accommodated within the existing structure and no additions or alternations to the floor area of the structure are proposed. As such, the proposal is exempt from the residential design standards in this section.*

## **Chapter 17.98 - Parking, Loading, and Access Requirements**

### **Section 17.98.20 - Off-street Parking Requirements**

This section requires duplexes to provide one parking space per dwelling unit in a duplex for a total of two spaces.

*Response: As shown on Sheet 4, the applicant proposes providing two parking spaces per unit for a total of four spaces. One parking space will be provided for each unit in the garage and a second space will be provided in the existing pad on the East side of the garage. All proposed spaces are existing and contain a hard surface as required.*

### **Section 17.98.100 - Driveways**

- B. A driveway for a single-family dwelling or duplex shall have a minimum width of ten feet. The driveway approach within the public right-of-way shall not exceed 24 feet in width measured at the bottom of the curb transition. A driveway approach shall be constructed in accordance with applicable city standards and the entire driveway shall be paved with asphalt or concrete. Shared driveway approaches may be required for adjacent lots in cul-de-sacs in order to maximize room for street trees and minimize conflicts with utility facilities (power and telecom pedestals, fire hydrants, streetlights, meter boxes, etc.).

*Response: This section provides driveway standards for duplexes. The dwelling is accessed by an existing 10 foot wide circular driveway. As shown on Sheet 4, the applicant proposes widening the paved surface of the western segment of this driveway to 20-foot wide to improve emergency access to the site.*

### **Type I Tree Removal Outside FSH Overlay**

The applicant requests approval to remove 24 trees outside the FSH Overlay portion of the property between the dwelling and the street. As reviewed below, with removal of these trees and two other trees located within the FSH Overlay, 11 trees will be retained on the site.

## **Chapter 17.102 - Urban Forestry**

### **17.102.20 - Applicability**

This chapter applies only to properties within the Sandy Urban Growth Boundary that are greater than one acre including contiguous parcels under the same ownership.

*Response: The standards of this chapter are applicable because the subject property contains one acre and is located within the Sandy city limits. As shown on Sheet 3 of the plan set, the applicant requests approval to remove 24 trees outside the FSH Overlay in the front yard of the property.*

### **Section 17.102.30 - Procedures and application requirements**

A person who desires to remove trees shall first apply for and receive one of the following tree cutting permits before tree removal occurs:

- A. *Type I Permit.* The following applications shall be reviewed under a Type I procedure:
1. Tree removal on sites within the city limits under contiguous ownership where 50 or fewer trees are requested to be removed.
  2. Removal of a hazard tree or trees that presents an immediate danger of collapse and represents a clear and present danger to persons or property.
  3. Removal of up to two trees per year, six inches DBH or greater within the FSH Overlay District as shown on the City Zoning Map and described in Chapter 17.60.
  4. Tree removal on sites outside the city limits and within the urban growth boundary and outside protected setback areas.
  5. Removal of up to two trees per year outside the city limits within the UGB and within protected setback areas.

*Response: The applicant requests a Type I Tree Removal Permit to remove 24 trees within the non-FSH Overlay portion of the property as allowed by Section A.1. In addition, the applicant requests approval to remove two trees with the FSH Overlay portion of the property as permitted by Section A.3.*

### **17.102.50 - Tree Retention and Protection Requirements**

- A. *Tree Retention:* The landowner is responsible for retention and protection of trees required to be retained as specified below:
1. At least three trees 11 inches DBH or greater are to be retained for every one-acre of contiguous ownership.
  2. Retained trees can be located anywhere on the site at the landowner's discretion before the harvest begins. Clusters of trees are encouraged.
  3. Trees proposed for retention shall be healthy and likely to grow to maturity, and be located to minimize the potential for blow-down following the harvest.
  4. If possible, at least two of the required trees per acre must be of conifer species.

5. Trees within the required protected setback areas may be counted towards the tree retention standard if they meet these requirements.

*Response: The subject property contains 1.00 acre requiring retention of at least three trees, 11 inches and greater DBH. This section also requires trees proposed for retention shall be “healthy and likely to grow to maturity”. This section also has a preference for retaining conifer trees over deciduous. As shown on Sheet 3, the applicant proposes removing 24 trees within the non-FSH portion of the property. With removal of these trees and the two trees located in the FSH Overlay, nine Douglas fir and two Western red cedar trees for a total of 11 trees, 11-inches and greater DBH will be retained. All of these trees except two are located in the rear of the property within the FSH Overlay. This standard is met.*

### **17.102.60 - Tree Replanting Requirements**

1. All areas with exposed soils resulting from tree removal shall be replanted with a ground cover of native species within 30 days of harvest during the active growing season, or by June 1st of the following spring.
2. All areas with exposed soils resulting from tree removal occurring between October 1 and March 31 shall also be covered with straw to minimize erosion.
3. Removal of hazard trees as defined shall be replanted with two native trees of quality nursery stock for every tree removed.
4. Tree Removal allowed within the FSH Overlay District shall be replanted with two native trees of quality nursery stock for every tree removed.
5. Tree Removal not associated with a development plan must be replanted following the provisions of OAR Chapter 629, Division 610, Section 020-060

*Response: The applicant intends to reseed the non-FSH Overlay area of the property following tree removal and will replant four native trees in the FSH Overlay as mitigation for removal of two trees in that area in compliance with this section.*

### **Type I Tree Removal Within FSH Overlay**

The applicant requests approval to remove two Douglas fir trees (28-inch and 30-inch) within the FSH Overlay portion of the project just behind the dwelling. As shown on Sheet 3, both of these trees are located within the 25-foot setback to the 25 percent or greater slope break. The reason for this request is the applicant is concerned the condition and location of these trees pose a threat to structures and safety if they were to fall.

## **Chapter 17.60 - Flood and Slope Hazard Overlay District**

### **Section 17.60.20 - Permitted uses and activities**

#### **Section 17.60.20(B)(5):**

5. Removal of up to two trees of six inches or greater dbh in a calendar year, provided that each tree removed is replaced with two native trees, each of which must be one and one-half inches or greater caliper and placed within the restricted development area of the site.

*Response: The applicant requests approval to remove two trees within the FSH Overlay as allowed by Subsection B.5 above. As required by this section, the applicant proposes planting four 1.5-inch or greater caliper or a minimum five foot tall Douglas fir trees (two for each tree removed) within the restricted development area of the site as shown on Sheet 3.*

## **V. Conclusion**

The applicant has submitted this application requesting Type I Design Review approval to convert the existing single-family dwelling located on the property to a duplex, a Type I tree removal permit to remove 24 trees within the non-FSH Overlay portion of the property, and a Type I FSH tree removal permit to remove two trees within the FSH Overlay District. As demonstrated in this narrative, the proposal complies with all relevant code standards and the applicant respectfully requests this application be approved.