

**JOHNSON FAMILY ORTHODONTICS – 5669 COMMERCIAL ST SE**

**SITE PLAN – CLASS 3 & DRIVEWAY APPROACH PERMIT**

**COMPLETENESS CHECKLIST - RESPONSE LETTER**

June 8, 2020

Dear Steve McAtee,

Below are responses to your comment in the Completeness Checklist for this project dated May 15, 2020

- 1) SRC 220.001(d & e): Please submit an Authorization Agreement or other documentation indicating that the applicant, Cole Johnson is an authorized signatory of Dragonfist LLC.

**Applicant Response: A copy of the Articles of Organization for Dragonfist LLC is being provided with this resubmittal.**

- 2) SRC 220.001(d & e): Please provide the dates, and through what process 5669 & 5600 Commercial St SE were created. Additional land use actions, such as an adjustment to the street frontage requirement and/or a Property Line Adjustment may be required depending on the information provided.

**Applicant Response: Tax Lot 1100 (5600 Commercial St SE) was lawfully created by deed prior to on July 5, 1967.**

**Tax Lot 1000 (5669 Commercial St SE) was lawfully created by deed on August 31, 1964.**

**See attached e-mail exchange between Scott Champion and Olivia Glantz which includes deeds for each property.**

- 3) The use listed for this project is Office, however, an orthodontist is an Outpatient Medical Services and Laboratory use. Please update project documentation to reflect this use.

**Applicant Response: The narrative and site plans have been updated to clarify the building uses. The first floor is intended as a future lease space for and office use. The second floor will be an orthodontics clinic.**

- 4) The submitted plans show less than the required 10% of the new or replaced impervious area set aside for Green Stormwater Infrastructure (GSI). The applicant shall either show 10% of the new or replaced impervious area set aside for GSI on the submitted plans or submit a Preliminary Stormwater Report in accordance with PWDS Section 4E.

**Applicant Response: Per the previous submitted civil grading and drainage plan, C2.0, 4,156 sq. ft. of Phase 1 GSI area has been provided. The Phase 1 impervious areas is 36,670 sq. ft. Therefore, 4,156 / 36,670 is 11.3% which is above the 10% minimum.**

- 5) City records show the subject property may include a moderate landslide hazard risk. The applicant shall either:
- a. Submit a revised geological assessment that bears the stamp of a certified engineering geologist and geotechnical engineer pursuant to SRC 801.030(b); or
  - b. Submit a certification from an engineering geologist or a geotechnical engineer that landslide risk on the site is low, and that there is no need for further landslide risk assessment pursuant to SRC 220.005(e)(2)(H).

**Applicant Response: A certification from the geotechnical engineer has been prepared indicating that the subject site is at low risk for landslides. See attached letter prepared by Julio C. Vela Ph. D., PE on May 22, 2020.**

- 5) SRC 804.035(d) The proposed driveway approach requires a Class 2 Zoning Adjustment for driveway spacing pursuant to SRC 804.035(d).

**Applicant Response: A Class 2 zoning adjustment for driveway spacing has been provided with this resubmittal.**

- 6) The proposed driveway approach reconstruction to City standards may be challenging with the existing turnpike improvement on Commercial Street SE. The frontage improvement may qualify for a fee-in-lieu pursuant to SRC 200.405

**Applicant Response: Understood. Thank you for the information. At this time, it is anticipated that a fee-in-lieu would be pursued by the ownership for tor street improvements.**

- 7) The proposed building appears to encroach into the easement area reserved for the existing Beehive Station detention facility (see attached easement). Please revise the proposed site plan or provide findings demonstrating the existing detention area will not be impacted by the proposed development.

**Applicant Response: The drainage easement will be revised once final engineering is developed to determine the necessary size of the detention facility in conjunction with the adjacent property.**

If you have any questions or need any additional information, please contact me at (503) 399-1090 or by e-mail at [samt@lenityarchitecture.com](mailto:samt@lenityarchitecture.com). Thank you for your time and attention.

Sincerely,



Samuel A. Thomas

Senior Land Use Specialist