



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: August 16, 2017

NAME OF PROJECT: Cascades at Soldier Hollow Phase 2

NAME OF APPLICANT: Kent Buie and Jura Holdings LLC

AGENDA ITEM: Final Approval

LOCATION OF ITEM: 500 West Cascade Parkway

ZONING DESIGNATION: R-1-15

ITEM: 7

Berg Engineering, agent for Kent Buie, is requesting Final approval of Cascades at Soldier Hollow Phase 2. The proposal is a large-scale subdivision that is 11.23 acres in size and will contain 18 lots. The property is located at 500 West Cascade Parkway and is in the R-1-15 zone.

BACKGROUND:

This request is for final approval of a large-scale subdivision on 11.23 acres and will contain 18 lots. The 18 lots proposed in the subdivision will obtain frontage along new roads built within the subdivision and along the existing Cascade Parkway. The property is in the R-1-15 zone and all the lots in the subdivision do comply with the requirements of the code regarding frontage and acreage. The code requires 15% open space and the proposal currently has 16.42% open space at 1.88 acres. The density of lots in the proposal is 0.62 units per acre. The property has historically and is currently being cultivated.

LAND USE SUMMARY:

- 11.23-acre parcel
- R-1-15 zoning
- Proposal contains 18 lots
- Developer is providing 1.88 acres of open space (16.42%).
- Access from 970 South, Cascade Parkway, and Boulder Point Road
- The lots will connect to the Midway Sanitation District sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary water line

ANALYSIS:

Access – Access will be from 970 South, Cascade Parkway, and Boulder Point Road. The City and the developers of Phase 1 planned in 2007 that one access for the Cascades at Soldier Hollow will be 970 South and not from the existing Cascade Parkway. The reason for this access is because of the City's Master Transportation Plan which shows 970 South from Center Street to Stringtown Road as a collector road. The spacing between the current intersection of Cascade Parkway and the future 970 South does not meet the intersection spacing distance requirements and the intersection would be safer if it were a four-way intersection. Once 970 South is built by the developer then Cascade Parkway will need to be removed by the developer. The developer is required to landscape the area where the road was located. The city is working with the Cascades at Soldier Hollow HOA regarding the maintenance of the area.

Sensitive Lands – No sensitive lands have been identified on the property.

Water Connection – The lots will connect to water lines that will be built by the developer and connect to the City's water lines under Stringtown Road and to the water lines in Phase 1 of the Cascades at Soldier Hollow.

Sewer Connection – The lot will connect to Midway Sanitations District's sewer lines located in the area.

Secondary Water Connection – The lots will connect to Midway Irrigation Company's secondary which is already servicing the property. Laterals will be created for all 18 lots. Secondary water meters are required for each lateral.

Trails – The developer plans to construct private trails in the common areas of the subdivision and a public trail along the roads.

Homeowners' Association (HOA) – Phase II will be part of the HOA for the Cascades at Soldier Hollow. The developer will be required to record the CCRs with the plat so that Phase II is also part of the HOA.

Streets – The roads on the proposal will be public roads maintained by the City. The developer has asked for a street profile that will closely match the existing road profile in the Phase I of the Cascades which include 27' of asphalt, roadside drainage swells, and a public trail on one side of the road (similar to the City's rural cross-section design). The City Council has determined through preliminary approval the rural cross-section will be allowed in Phase II to help match the cross-section in Phase I.

Open Space – The Land Use Code requires a minimum of 15% open space for the development and the proposal currently does comply with that requirement.

WATER BOARD RECOMMENDATION:

The Water Board has recommended that 34.24 acre feet are tendered to the City before the recording of the plat. The Water Board also recommended secondary water meters are installed on each lot.

POSSIBLE FINDINGS:

- The proposal does meet the intent of the General Plan for the R-1-15 zone
- The proposal does comply with the land use requirements of the R-1-15 zone
- The developer will need to construct 970 South which will create a safer future intersection on Stringtown Road.

ALTERNATIVE ACTIONS:

1. Conditional Approval (conditional). This action can be taken if the Planning Commission feels that conditions placed on the approval can resolve any outstanding issues.
 - a. Accept staff report
 - b. List accepted findings
 - c. Place condition(s)

2. Continuance. This action can be taken if the Planning Commission feels that there are unresolved issues.
Accept staff report
 - a. List accepted findings
 - b. Reasons for continuance
 - i. Unresolved issues that must be addressed
 - c. Date when the item will be heard again

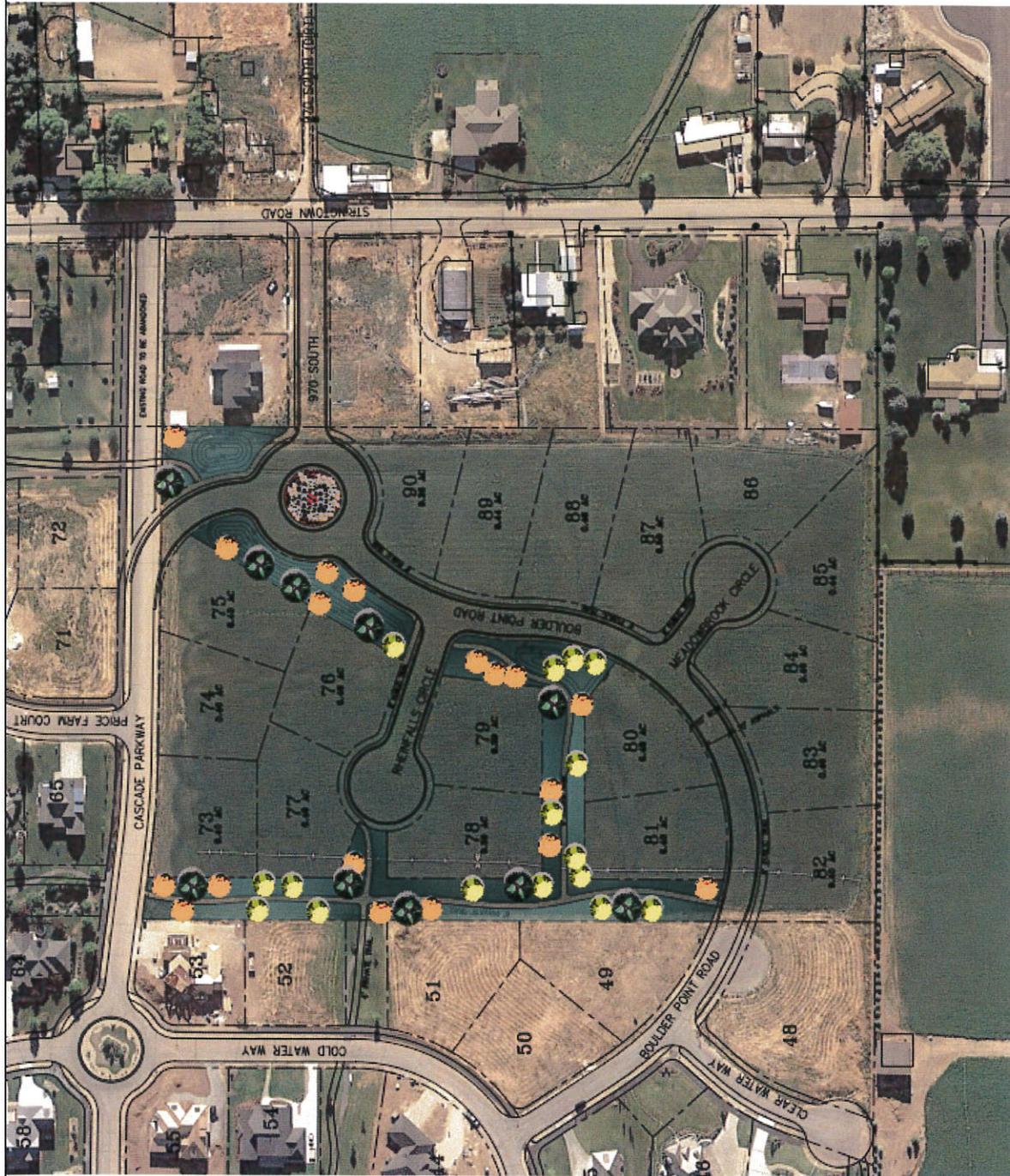
3. Recommendation for Denial. This action can be taken if the Planning Commission feels that the request does not meet the intent of the ordinance.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial



Google

Imagery Date: 7/8/2016 40°29'42.43" N 111°29'00.71" W elev 5512

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LAND USE TABLE

ZONE:	R-1-15
MINIMUM LOT SIZE:	15,000 SF
OPEN SPACE REQUIREMENT:	15%
OPEN SPACE IN PROJECT:	1.88 ACRES (16.42%)
TOTAL AREA:	11.45 ACRES
TOTAL LOTS:	18 LOTS

JBA BUILDINGS LLC	
CASCADES PHASE 2	
SITE PLAN	
ENGINEERING <small>1100 S. MAIN ST., SUITE 200 PORTLAND, OR 97201 PHONE: 503.251.1100 FAX: 503.251.1101</small>	
DESIGNED BY: JBA	DATE: 08/11/2017
DRAWN BY: JBA	REV: 2