

EXHIBIT "B"

AGENCY COMMENTS



Josephine County, Oregon

PUBLIC WORKS

Robert Brandes, Director

201 River Heights Way, Grants Pass, OR 97527

(541) 474-5460 / FAX (541) 474-5475

TDD# (800) 735-2900

DATE: 6/4/18 (Updated from 2/28/18)

TO: NORA SCHWARTZ: PLANNING

FROM: ERIC HEESACKER: PUBLIC WORKS

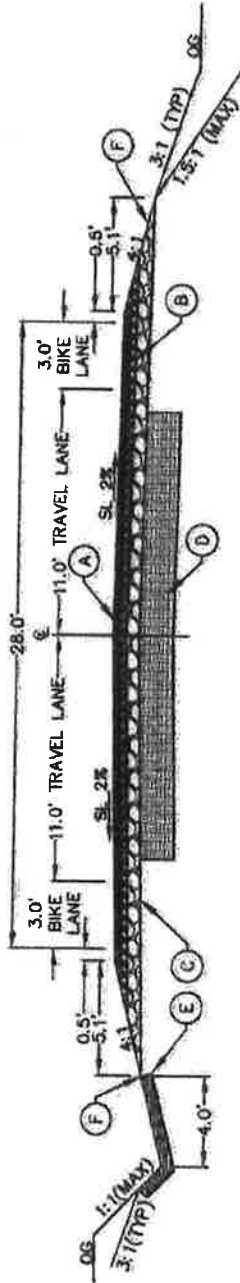
RE: JANTZER (ANDERSON) SUBDIVISION AT HUDSON LANE: 36-06-13.A0/400 & 500
36-06-13.B0/200

- 1) Prior to Tentative Plan Approval, the applicant shall ensure that Hudson Lane meets the Rural Residential requirements listed in the Road Data Summary Table 201.2 of the Josephine County Public Works Design and Construction Standards and Specifications Manual as the Tentative Plan indicates the proposed extension of Hudson Lane is to be Rural Residential. See the attached "RR" diagram from the Design and Construction Manual; this should be the diagram shown on Page T2 of the submitted plans.
- 2) Prior to Tentative Plan Approval, the proposed 20' wide emergency access road shall be labeled as a private road, unless it is officially dedicated as public right-of-way.
- 3) Prior to commencement of any road construction, the irrigation canal crossing of the new Hudson Lane extension shall be reviewed and approved by Josephine County Public Works. All road construction plans shall be reviewed/approved by Public Works, ensuring compliance with applicable Sediment/Erosion Control Regulations.
- 4) Prior to Final Plat approval, an approved Road Approach Permit shall be obtained from Public Works for each lot. As the application involves a land division, property corners along the road frontage shall be staked concurrently. [50.050.A.4, 80.010, 81.010] Any shared approaches shall require the recordation of a reciprocal access easement agreement; this agreement shall be noted on the Final Plat. Any required road building shall comply with all regulations contained in the Josephine County Public Works Design and Construction Standards and Specifications Manual.
- 5) Prior to Final Plat Approval, the applicant shall have discussed the proper procedures for removal (vacating) of the existing Street Plug at the current northern terminus of Hudson Lane. While the proposed Tentative Plan indicates the Street Plug will be removed by plat approval, Grants Pass City procedures for Street Plug removal shall be followed.
- 6) Prior to Final Plat Approval the applicant's engineer shall certify adequate sight distance at the proposed 20' wide emergency access road's intersection with Upper River Road. [80.010 and 81.010]
- 7) If construction of the extension of Hudson Road will require extensive grading due to the adjacent slopes, the Final Plat shall show all necessary slope easements for road construction and maintenance.

NOTES:

*FOR FILL WIDENING, SEE JOSEPHINE COUNTY DESIGN STANDARDS, SECTION 205, FOR DESIGN SPEED, LANE WIDTH, MINIMUM RADIUS, STOPPING SIGHT DISTANCE, MAXIMUM GRADE, PAVED SHOULDER WIDTH, VERTICAL CLEARANCE, LOAD DESIGN, AND MINIMUM ROW. SEE JOSEPHINE COUNTY DESIGN STANDARDS, SECTION 206, TABLE 1.

*TYPICAL RIGHTS OF WAY SHOWN. ADDITIONAL WIDTH MAY BE NEEDED DUE TO TOPOGRAPHICAL CONSTRAINTS OR SECTION MODIFICATION.



NOTES:

- (A) 3" CLASS "B" AC WEARING SURFACE
- (B) 9" CRUSHED AGG. BASE ROCK $\frac{3}{4}$ " - 0"
- (C) 7" SUBGRADE AGGREGATE 4"-0", PLACED IN 2 EQUAL LIFTS
- (D) OVER-EXCAVATE MIN 12" DEPTH. REMOVE UNSUITABLE MATERIAL AND REPLACE WITH 4"-0" AS DIRECTED BY COUNTY ENGINEER
- (E) 6" THICK SHALE DITCH LINER WHERE REQUIRED BY ENGINEER
- (F) 3:1 SLOPE PERMITTED WITH PRIOR COUNTY APPROVAL

INSPECTOR TO BE NOTIFIED TWO DAYS BEFORE:

1. CLEARING IS COMPLETE
2. CROSS-CULVERTS ARE READY FOR PLACEMENT
3. SUBGRADE IS COMPLETE
4. BASE ROCK COURSE IS COMPLETE
5. LEVELING COURSE IS COMPLETE
6. PAVING OPERATIONS BEGIN

REVISION	DATE	BY		TYPICAL SECTION RURAL RESIDENTIAL JOSEPHINE COUNTY PUBLIC WORKS	FIGURE #R	
					DATE 6/27/2007	SCALE: NTS
					DRAWN BY: RTP	CHECKED BY: CAD
				COUNTY ENGINEER: CHARLES DEJANNEER PE		

City of Grants Pass Comments For Site Plan Review

I. **APPLICABLE CRITERIA AND COMMENTS REGARDING PROPOSED SUBDIVISION "ANDERSON PROPERTY" AS SUBMITTED IN TENTATIVE PLAY BY NORTHRIDGE HOMES:**

A. **Subdivision:**

Section 17.413 of the City of Grants Pass Development Code states that the review body shall approve, approve with conditions or deny the request based upon the following criteria:

CRITERION (1): The plan conforms to the lot dimension standards of Article 12, the base lot standards of Section 17.510, and the requirements of any applicable overlay district.

COMMENTS: The residential zone districts requires a minimum lot widths from 75 to 50 ft. and lot depth from of 65 ft. and lot depth not to exceed four times the width. Lot minimum sizes in residential zones vary from 5,000 to 11,000 sq. ft. The applicant is proposing a subdivision plan with 8 lots ranging in size from 217,800 sq. ft. to 309,276 sq. ft., and lot widths and depths meeting the minimum requirement.

No more than two flag lots may be created adjacent to one another. The flag pole of flag lots may not exceed twice the length of the lot width or length, whichever is less. The current design meets these criteria.

Through lots are to be avoided except where necessary (GPDC 17.513). The proposed future development would create 7 through lots. The Development Code does allow the creation of through lots to overcome specific disadvantages of topography. However, through lots are an inefficient use of street frontage and an alternate street layout could likely avoid the creation of through lots.

Each parcel meets or exceeds the minimum 20 ft of frontage to a street.

The lots are in compliance with Section 17.510 of the Development Code as well as Section 22.630 of the GPDC that requires lots to conform to the Solar Design Standards for new subdivisions.

CRITERION (2): When required, the proposed future development plan allows the properties to be further developed, partitioned, or subdivided as efficiently as possible under existing circumstances, in accordance with requirements for typical permitted uses in the applicable zone and comprehensive plan district, and in conjunction with other development in the neighborhood.

COMMENTS: The pre-application submittal outlines future development associated with Lots 7 and 8. Lot designs for Lots 4 and 6 may create challenges to any future division or partition in that the flag lot designs may limit the ability to create a private street

access should future development seek to create additional lots and/or additional dwelling units on Lots 4 or 6.

CRITERION (3): When one is required or proposed, the street layout conforms to the applicable requirements of the adopted street plans, meets the requirements of Article 27 and other applicable laws, and best balances needs for economy, safety, efficiency and environmental compatibility.

COMMENTS: The tentative plan reflects the extension of SW Hudson Ln. (Currently a City of Grants Pass jurisdiction local access street)

Section 27.123(1) (f) states that a cul-de-sac or dead-end local access street should be as short as possible and shall have a maximum length of 250 ft. In Slope Hazard Areas (which the proposed street appears to be located in) these streets can be a maximum length of 400 ft. Any dead end street of greater length would require a variance. The code states that the neck of a cul-de-sac will be 26-feet wide within a 46-foot wide right-of-way, with parking allowed on both sides, and with 4-foot sidewalks along both sides of the street. The bulb right-of-way radius will be 45-feet wide, with a curb radius of 38-feet wide. Parking is allowed in the bulb.

In 2004, the City Council passed Resolution 4851, which requires off-site pedestrian paths to connect all new subdivisions to "destination" streets. The proposed development is disconnected from the nearest "destination" street. SW G Street (a county jurisdiction road until you reach SW Leonard) is the nearest "destination" street, and the closest sidewalk along G Street is disconnected by a roughly 760 ft stretch of roadway that does not currently have sidewalk. The sidewalk in the proposed development will connect to the existing sidewalk system in the River Road Subdivision which extends along a section of Upper River Rd but ends before the street becomes SW G Street. The proposed development would need to show compliance with Resolution 4851.

CRITERION (4): The proposed utility plan conforms to the applicable requirements of adopted utility plans, the requirements of Article 28 and other applicable laws, and best balances needs for economy, safety, efficiency and environmental compatibility.

COMMENTS:

The proposed subdivision shows 8 lots utilizing private water sources and private septic systems.

Future development could potentially extend and connect to the existing 8" water and sewer mains located at the current end of SW Hudson Ln. There is also a 12" storm water drain located in SW Hudson Ln.

Engineered storm drain runoff calculations will be required to extend SW Hudson Ln. As a condition, the applicant shall submit storm drain calculations that must demonstrate that post-development run-off does not exceed pre-development run-off and that storm drainage does not cross property lines without an easement. A storm drain system would need to be provided in the development and connected to drainage ways or storm sewers outside the use or development that have an adequate capacity to accept drainage water from the use or development.

The City would require street lights at intersections and at the end of the cul-de-sac.

CRITERION (5): The tentative plan allows for the preservation or establishment of natural features or the preservation of historic features of the property, and allows access to solar energy to the extent possible under existing circumstances, including:

- (a) Providing the necessary information to complete the tree chart identified in Section 11.041.

COMMENTS: Development inside City limits would require the applicant to submit detailed drawings of existing trees, trees to be removed, trees to be saved, and trees to be added. As required by Section 11.040 of the GPDC. The applicant would submit an "Existing Tree Canopy Cover and Tree Protection Plan" prior to the issuance of a development permit, and a "Tree Re-vegetation Plan" and would be required to submit a \$500 Tree Deposit per lot prior to Final Plat approval. The "Tree Re-vegetation Plan" would need to include the species of trees to be planted.

- (b) No cuts shall result in retaining walls greater than 15 feet high in a single wall from the finish grade or create any un-retained slopes greater than 100%.

COMMENTS: The site is moderately to severely sloping and development would potentially require large cuts/fills based on existing grades". Any development within the City would likely require the applicant to obtain an NPDES permit from the DEQ, provide an erosion control and dust control plan, and present engineered construction drawings prepared by a professional engineer.

- (c) No fills shall result in a retaining wall within the required setback from a property not included in the development plan greater than 6 feet in height from the finish grade or create any slopes which are greater than 100%.

COMMENTS: Within the City no retaining walls may be constructed that are greater than six (6) ft., also cut fill slopes may not exceed 5:1 or 20%.

The solar lot standards in Section 22.632 requires that at least 80 percent of the lots in a residential subdivision have a north-south dimension of at least 80 feet or have a solar building line at least 85 feet north of the south property line. In addition, any proposed lot that has a north-south lot dimension of at least 80 feet and a solar front line that is oriented within 30 degrees of east-west may be counted as though two of the lots in the subdivision meet the standards given in subsection (1). It appears that the proposed future development meets these requirements. Should the property come into the City and move forward with further development these solar lot standards should be kept in mind while designing lot layouts.

CRITERION (6): The plan complies with applicable portions of the Comprehensive Plan, this Code, and state and federal laws.

COMMENTS: Any development within the City of Grants Pass with the submittal of a tentative site plan and the burden of proof, shall demonstrate compliance with all applicable Grants Pass Comprehensive Plan, Development Code requirements, and state and federal laws.

Nora Schwartz

From: Don Miller <don@gpid.com>
Sent: Friday, June 16, 2017 10:33 AM
To: Nora Schwartz
Subject: Re: Subdivision Prelim Application Review - 36-06-13.A0 / 400 etc

Nora,

The Tokay Irrigation Canal is located on Tax Lots 200 & 500 and will need to be Piped through the Project.

Thanks
Don Miller
G.P.I.D.

----- Original Message -----

From: Nora Schwartz
To: [Eric Heesacker](#) ; [Shaw, Mike W](#) ; don@gpid.com ; [SMITH Kathy A \(kathy.a.smith@state.or.us\)](#) ; tschauer@grantspassoregon.gov ; dconverse@rvcog.org
Sent: Thursday, June 15, 2017 8:00 AM
Subject: Subdivision Prelim Application Review - 36-06-13.A0 / 400 etc

Attached please find the preliminary application materials for a subdivision proposed by Northridge Homes.

Any comments are appreciated by June 29, 2017.

**Nora Schwartz
Planner II
Community Development – Planning Division
541-474-5417**

Nora Schwartz

From: SMITH Kathy A * WRD <Kathy.A.Smith@oregon.gov>
Sent: Thursday, June 15, 2017 4:28 PM
To: Nora Schwartz
Subject: RE: Subdivision Prelim Application Review - 36-06-13.A0 / 400 etc

Hi Nora,

I left a voicemail at the number listed on the water use page. The applicant had stated they would be irrigating plus or minus .5 acres per lot. The groundwater exemption is: may water up to ½ acre of lawn or non-commercial garden for one lot owned by an individual with a well on that lot, as long as it's not shared by any other lot. Then the groundwater exemption would be ½ acre total for the shared lots.

Kathy

From: Nora Schwartz [mailto:NSchwartz@co.josephine.or.us]
Sent: Thursday, June 15, 2017 8:01 AM
To: Eric Heesacker; SHAW Mike; 'don@gpid.com'; SMITH Kathy A (kathy.a.smith@state.or.us);
tschauer@grantspassoregon.gov; dconverse@rvcog.org
Subject: Subdivision Prelim Application Review - 36-06-13.A0 / 400 etc

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