



October 03, 2023

To: Planning Commission

From: Planning Department

RE: Report of Administrative Review Land Use Applications

The following report represents administrative review applications processed by the Planning Division staff for September 2023.

Applications Approved by the Planning Division

File No.	Name/Description	Site	Applicant
DR-023-23 Approved on 9/5/2023 <i>Site Plan Attached</i>	Parking Lot on Chance and Baseline Development Review approval for the development of a commercial parking lot located on a vacant site approximately 0.26 acres in size, zoned SCC-DT Station Community Commercial – Station Commercial.	No Applicable Address; 1S206BA04000,	Elizabeth Newman NW Engineers
DR-026-23 Approved on 9/6/2023	Palmer Addition Development Review approval for a proposed Accessory Dwelling Unit (ADU) located on a site approximately 0.26 acres in size, zoned R-10 Residential.	358 NE ENYEART PL; 1N233CB15700,	Andrew Sample Paradise Construction
SNRP-001-23 Approved on 9/1/2023 <i>Site Plan Attached</i>	Cedarwoods Park Significant Natural Resource Permit (SNRP) for encroachments into Significant Natural Resource Overlay (SNRO) Impact Area for development activity related to a proposed, 20-lot, residential subdivision, located on a site approximately 8.77 acres in size, zoned R-7 Residential.	5650 E MAIN ST; 1S203BB00100, 1S203BB00300	Mercedes Serra 3J Consulting, Inc.

If you have any questions regarding this report, please contact Chris Barry at 503-681-6179.

Key to Acronyms:

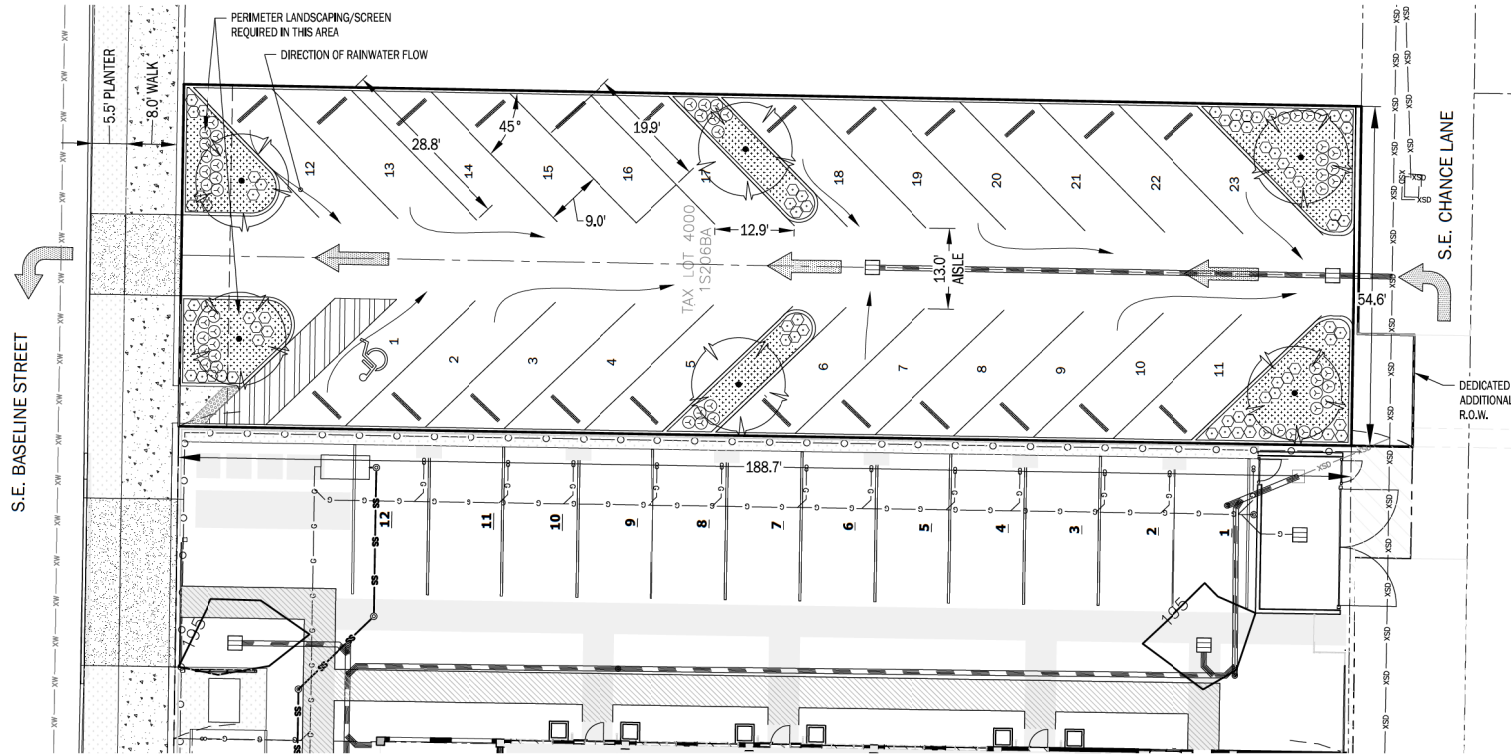
DR = Development Review

MOD = Modification

SUB = Subdivision

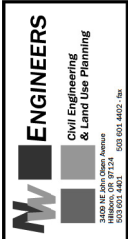
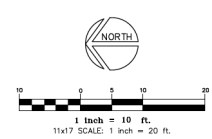
SNRP = Significant Natural Resource Plan

PLANTING SCHEDULE				
TYPE & SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	ON-CENTER SPACING	QUANTITY
TREES				
	ACER RUBRUM 'BOWHALL' BOWHALL RED MAPLE	2.5" CAL.	AS SHOWN	6
SHRUBS				
	MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE	2 GAL.	3' O.C.	52
	NANDINA DOMESTICA 'NANA PURPUREA' DWARF PURPLE NANDINA	1 GAL.	2' O.C.	62
GROUND COVERS				
	FRAGARIA CHILOENSIS WILD STRAWBERRY	4" POT	2' O.C.	150



SITE DETAILS:
 SITE AREA: 10568 SF
 DEDICATION: 0.26 ACRES
 PLANTER AREA: 219 SF
 PARKING LOTS: 1211 SF
 23 TOTAL
 1 ADA

- SITE NOTES:**
- LEFT IN FORM SE CHANCE LANE.
 - LEFT OUT ONTO SE BASELINE STREET.
 - LEFT OUT ONTO SE BASELINE STREET.
 - STORM DRAINAGE TO ALLEY STORM PIPE.
 - NO ON-SITE TREATMENT OR DETENTION REQUIRED.
 - PARKING LOT DETAILS PER 12.50.360
 - NO ADDITIONAL LIGHTING IS REQUIRED.

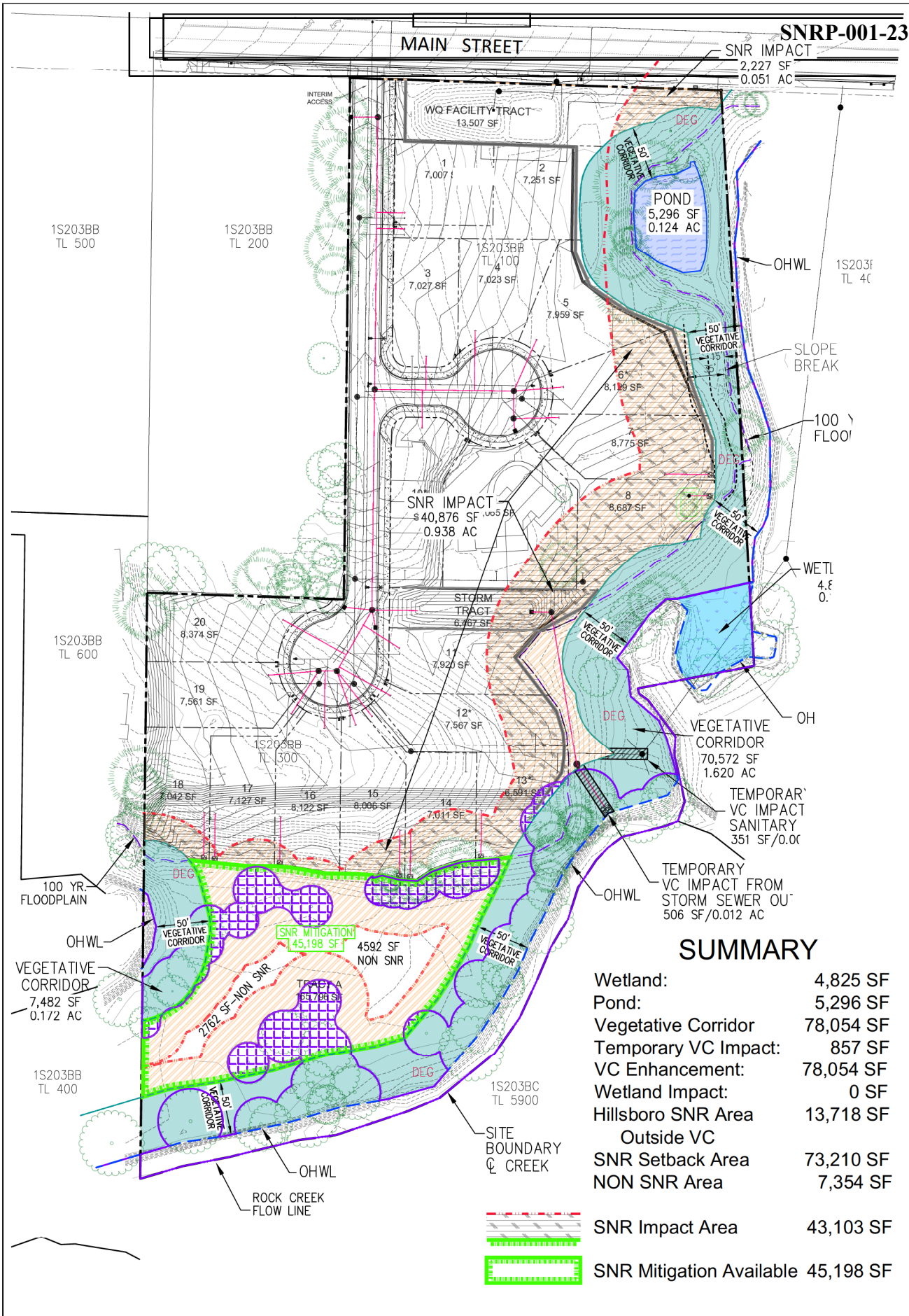


FOR: HILLSBORO STATION - TAI-DANG
 315 E MAIN ST SUITE #116
 HILLSBORO, OR 97123
 PH: 503-484-8474
 FAX: 503-484-8474
 SITE: TAX LOTS: 4000
 HILLSBORO, OR

TYPE II LAND USE FOR A
 PARKING LOT
 IN THE SCC-DT ZONE
 PRELIMINARY SITE PLAN

REVISION	BY	DATE
1		
2		
3		
4		
5		
6		
7		

DESIGNED	DRAWN	REVIEWED	SUBMITTED



SUMMARY

Wetland:	4,825 SF
Pond:	5,296 SF
Vegetative Corridor	78,054 SF
Temporary VC Impact:	857 SF
VC Enhancement:	78,054 SF
Wetland Impact:	0 SF
Hillsboro SNR Area	13,718 SF
Outside VC	
SNR Setback Area	73,210 SF
NON SNR Area	7,354 SF
SNR Impact Area	43,103 SF
SNR Mitigation Available	45,198 SF

FIGURE 5

Base Map Source: CESNW
 Mod. By: PD
 Date: 10/17/22
 Job: 22025
 Rev: 4/13/23

Scale: 1"=80'
 0 40 80

SIGNIFICANT NATURAL RESOURCES
SITE PLAN MAP
 5650 E. Main Street, Hillsboro
 Washington County, Oregon

Environmental Science & Assessment, LLC

4831 NE Fremont St.,
 Suite 2B
 Portland, OR 97213
 Phone: 503.478.0424
 www.esapdx.com