

CITY OF NORTH PLAINS
SAMPLE NARRATIVE RESPONSE TO CODE CRITERIA

This handout depicts a sample narrative that responds to North Plains Zoning and Development Ordinance criteria that is used to review all land use applications. Citations from the code are made followed by a response (responses are in the boxes below). The code excerpts below are only a sample, they may or may not be used for your application. The citations below are intended only to show the desired format of the narrative submittal requirement for land use applications.

CHAPTER 16.75 SIGNIFICANT NATURAL RESOURCES OVERLAY DISTRICT (SNR)

16.75.015 General Development Standards

- 6. Removal of vegetation from the Significant Natural Resource is prohibited, except for:**
- a. Removal of non-native vegetation and replacement with native plant species. The replacement vegetation shall cover, at a minimum, the area from which vegetation was removed, shall maintain or exceed the density of the removed vegetation, and shall maintain or improve the shade provided by the vegetation.**
 - b. Removal of vegetation necessary for the continued maintenance of dikes, drainage ditches, or other storm water or flood control facilities. Vegetation removal shall be kept to the minimum necessary.**
 - c. Trees in danger of falling and thereby posing a hazard to life or property may be removed, following consultation from a certified arborist and approval from the Planning Department. If no hazard will be created, the department may require these trees, if felled, to be left in place in the Significant Natural Resource.**
 - d. The control or removal of nuisance plants should primarily be by mechanical means (e.g. hand-pulling). If mechanical means fail to adequately control nuisance plant populations, a glyphosate-based herbicide is the only type of herbicide that can be used in a significant natural resource area. No pre-emergent herbicides or auxin herbicides that pose a risk of contaminating water should be used. A herbicide application is preferred to be made early in the morning or during windless periods at least 4 hours before probable rainfall.**

Response: The applicant is proposing mitigation and enhancement of the Significant Natural Resource area on the site. The project will temporarily impact 7,752 SF of “Degraded” or “Marginal” Vegetative Corridor within the 50' temporary construction easement. The applicant proposes to install approximately 2,265 lineal feet of sanitary sewer pipe located entirely within the vegetative corridor. Project alignment has been designed to minimize environmental impacts and completely avoid any impacts to wetlands and waterways. Construction access to the site will be through residential development and existing roadways.

The applicant will enhance a total of 13,236 SF of vegetative corridor within the easement. The “degraded” vegetative corridor east of NW 307th Avenue lies within residential yards (see Natural Resource Assessment Sheet 5). Rather than enhancing 2,863 SF of yard, 7,909 SF of “off-site” enhancement will be located along the east facing slope of the degraded pond (within 10 feet of the project easement). Located north of the pond, 5,327 SF of “marginal” vegetative corridor will be enhanced along McKay Creek within the 50' project easement. All areas will be enhanced by reducing

the cover of invasives and planting native species using the CWS's current planting densities (see applicant's Natural Resource Assessment Sheet 6).

CHAPTER 16.145 PUBLIC FACILITY AND SERVICE REQUIREMENTS

The purpose of this section is to identify those public facilities and services that are necessary at a minimum level to accommodate development. The table in the section indicates that fire hydrants, street improvements, water lines, sewer lines, storm drainage and street lights and street trees are required for any subdivision.

Response: All of the above required facilities and services are included in the proposed subdivision plan. The applicant will prepare a Public Facility Development Plan for all public facilities and services concurrently with the Phase 1 Preliminary Subdivision Plat.

CHAPTER 16.150 STREET STANDARDS

16.150.010 General Provisions

M. Sidewalks shall be a minimum of five feet in width. Curbs and sidewalks shall be required along both sides of all public streets. All new development upon lots, tracts or parcels of land adjacent to a public street will be required to construct curbs and sidewalks.

Response: Five foot wide sidewalks are proposed on Sheet 4 to be provided according to City and County standards.

16.150.010 General Provisions, continued

N. Street trees, where provided, shall not be of a species, which has a shallow spreading root system, which is likely to disturb sidewalk or street improvements.

Response: According to Sheet 7, street trees are proposed in front of each lot along the new streets, within the planter strips. Street trees are also proposed along the NW West Union and Jackson School Road frontages. Street trees will be installed at the time of development.

16.150.030 - General Provisions

The following general provisions shall apply to the dedication, construction, improvement or other development of all public streets in the City of North Plains:

A. The location, width, and grade of streets shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and to the proposed use of the land to be served by the streets.

Response: This application proposes five new streets tentatively named "A", "B", "C", "D" and "E" that are based on the design. The proposed streets include the following design elements: 54-foot-wide right-of-way; two 12-foot-wide paved travel lanes, a 5.5' wide planter strip and a 5' sidewalk. The street improvements to West Union and Jackson School Roads propose a 90' right-of-way, a 14-foot center lane, a 12-foot travel lane, a 6-foot bike lane, a 20-foot wide green way with a 5-foot wide meandering sidewalk in the center. These arterial road improvements will be a half-street improvement and will

include right-of-way dedication to provide 45' from centerline. The proposed new internal streets will intersect with NW West Union Road to the north and NW Jackson School Road to the east. Intersections will be constructed in accordance with the city and county standards for such, as illustrated on Sheet 3 Preliminary Plat and the county's conditions of approval. The proposed roadway design provides for adequate access by emergency vehicles and adequate pedestrian safety and access within the neighborhood. There are no cul-de-sacs or other specific turn around provisions at the dead ends. But these streets are less than 100 feet in length, thus adequate for fire access.

SAMPLE