



Type II Review

Code Adjustments

Fee: \$360.00 | File No. CA 24-22

Applicability: A Code adjustment application is used when the request would result in less than a 20 percent change to a quantifiable Code standard.

| | |
|---|-----------------------------------|
| Applicant: SKB, attn: John Olivier | |
| Address: 222 SW Columbia Street, Suite 700, Portland OR 97201 | |
| Email Address: JOlivier@skbcos.com | |
| Phone(s): (w) 503-220-2600, (m) 503-552-3594 | |
| Owner (if different from above): | |
| Owner Address: | |
| Engineer/Surveyor: GGLO, attn: Samantha Beadel | |
| Phone: 206-902-5734 | sbeadel@gglo.com |
| Engineer/Surveyor Address: 1301 5th Avenue, Suite 2200, Seattle WA 98101 | |
| Project Name: Dundee Hotel | |
| Project Location: 1232 OR-99W | |
| Map/Tax Lot No.: R3335AA 01301 and R3335AA 01401, R3335AA 01000, R3335AA 01200, | Zone: Community Commercial |
| Comp Plan Designation: | |
| Explanation of Adjustment Request: | |
| <hr/> <p>Provided off street parking = 116 spaces. Calculations per 17.304.040 show 132 spaces are required. A 20% increase over 116 spaces = 139, 7 parking spaces over the required count. The applicant seeks and adjustment to the total required parking spaces.</p> <hr/> | |

*Application must be accompanied by required submittals as noted in Dundee Municipal Code Chapter 17.406.030.

Submit the following information for review:

- Site plan showing:
 - Existing features of the site
 - Proposed new site features
 - The proposed adjustment details (where on the site, dimensions, etc)

- Written response to how the proposed code adjustment meets these criteria:
 - The adjustment is consistent with the purpose and intent of the code standard(s) to be adjusted
 - The adjustment would not create a conflict with or unreasonably impact adjacent uses
 - Approval of the adjustment does not create a violation of any other code standard or previous land use action

I attest that to the best of my knowledge the information provided herein and attached is accurate; and, certify that approval of the adjustment does not create a violation of any other code standard or previous land use approval.

All owners must sign the application or submit letters of consent.

SKB. DUNDEE PROJECT, LLC

SKB. DUNDEE PROJECT, LLC

[Signature] 9.13.24
 Applicant Signature Date

[Signature] 9.13.24
 Owner Signature Date

JOHN OLIVIER
 Print Name

JOHN OLIVIER
 Print Name

Process

A Code adjustment is a Type II application, which is an administrative decision and requires public notice to all properties within 100 feet of the project site. This application will go through the following process:

1. Applicant submits application form and all required materials for review.
2. City staff will do a completeness check and let you know whether more information is needed.
3. City staff will prepare and mail notice to all property owners within 100 feet of the project site, and will send the application materials for review and comments to internal and external departments and agencies. This is a two-week long comment period.
4. Once all comments are received, city staff will prepare a staff report and decision on the application.

Note: A Code adjustment application may be submitted concurrently with other applications for review on the same project (i.e. partition, site design review, etc.).

Type II Adjustment: Parking Count

Date: September 18, 2024
To: City of Dundee, Oregon
From: Samantha Beadel, GGLO on behalf of SKB (Owner) and the Embarcadero Hospitality Group

An adjustment is requested for the total amount of required parking under DMC 17.304.040 Automobile parking standards, C. Off-Street Automobile Parking Space Standards.

As shown in the Zoning Summary on sheet G-022:

| | | | |
|-------------------|--|---|---------------|
| CH 17.304 | PARKING AND LOADING | | |
| 17.304.040 | AUTOMOBILE PARKING STANDARDS | | |
| 17.304.040(C) | OFF-STREET AUTOMOBILE PARKING SPACE STANDARDS | 95 KEYS | |
| | HOTEL | | |
| | COMMERICAL - COFFEE SHOP/ BAKERY | | 2,000 |
| | COMMERICAL - RESTAURANT | | 4,765 |
| | COMMERCIAL - RETAIL | | 2,705 |
| | C. RETAIL STORE: 1 SPACE PER 300 SF OF GROSS FLOOR AREA (DAY) | | 9.02 |
| | I. MOTEL OR HOTEL: 1 SPACE PER GUEST ROOM | | 95.00 |
| | K. RESTAURANT: 1 SPACE PER 250 SF OF GROSS FLOOR AREA (MORNING/ DAY) | | 8.00 |
| | K. RESTAURANT: 1 SPACE PER 250 SF OF GROSS FLOOR AREA (EVENING) | | 19.06 |
| | REQUIRED | | 131.08 |
| | PROVIDED | | 116.00 |
| | | ADJUSTMENT REQUESTED: | |
| | | 116 * 20% = 23.2 = 139.2 SPACES > | |
| | | 131.08 SPACES | |

o The adjustment is consistent with the purpose and intent of the code standard(s) to be adjusted.

As noted above, the parking requirements are a result of 4 different types of uses that will have parking demands at different times of the day. The Owner is committed to a diversified mix of tenants that support and energize the area throughout the day. The informal parking assessment above and in the Zoning Summary show that intended

TYPE II REVIEW

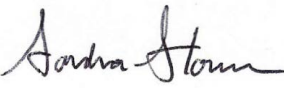
Supplemental Signature Page for Owner

RE: Type II Review: Code Adjustments (Parking Count)

I attest that to the best of my knowledge the information provided herein and attached is accurate; and, certify that the approval of the adjustment does not create a violation of any other code standard or previous land use approval.

Signed:

DUNDEE HILLS, LLC

By: 

Sondra Storm

Dated: 10.16.24

(As to Tax Lots R3335AA 01401 and R3335AA 01301)

dedicated day use and dedicated evening use in effect cancel each other out, bringing the tally into compliance when factored individually.

Additionally, the quantifiable different between the required and the provided parking quantity falls within the 20% required by this application.

o The adjustment would not create a conflict with or unreasonably impact adjacent uses

As noted above, the proposed count is within the intent of the code. Overflow parking that would impact the adjacent residential zone is not expected to be an issue.

o Approval of the adjustment does not create a violation of any other code standard or previous land use action

Approval of the adjustment would not create a violation of any other code standard or previous land use action.

Copies:

John Olivier, SKB
Tyler Kepler, SKB
Mark Keller, Embarcadero Hospitality Group
Sondra Storm, Embarcadero Hospitality Group
James Bradley, GGLO
Marissa Tan-Gatue, GGLO
Samantha Beadel, GGLO

GENERAL SITE PLAN NOTES

1. SITE INFORMATION CONTAINED HEREIN, INCLUDING BUT NOT LIMITED TO, DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES, IS BASED ON THE SURVEY ON SHEET V-001 AND IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE ARCHITECT TAKES NO RESPONSIBILITY FOR ITS ACCURACY.
2. VERIFY LOCATION OF ALL EXISTING UTILITIES. DO NOT DAMAGE OR DISTURB EXISTING UTILITIES.
3. FOR EXISTING INFORMATION SEE SHEET G-035.

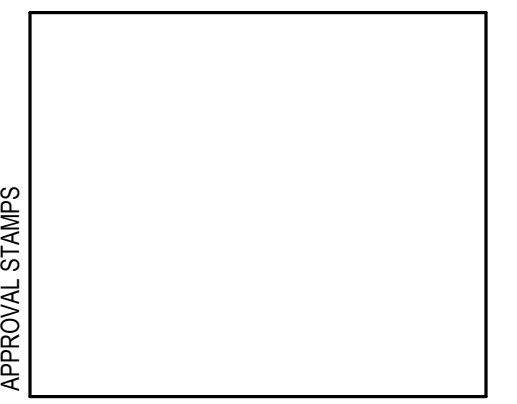
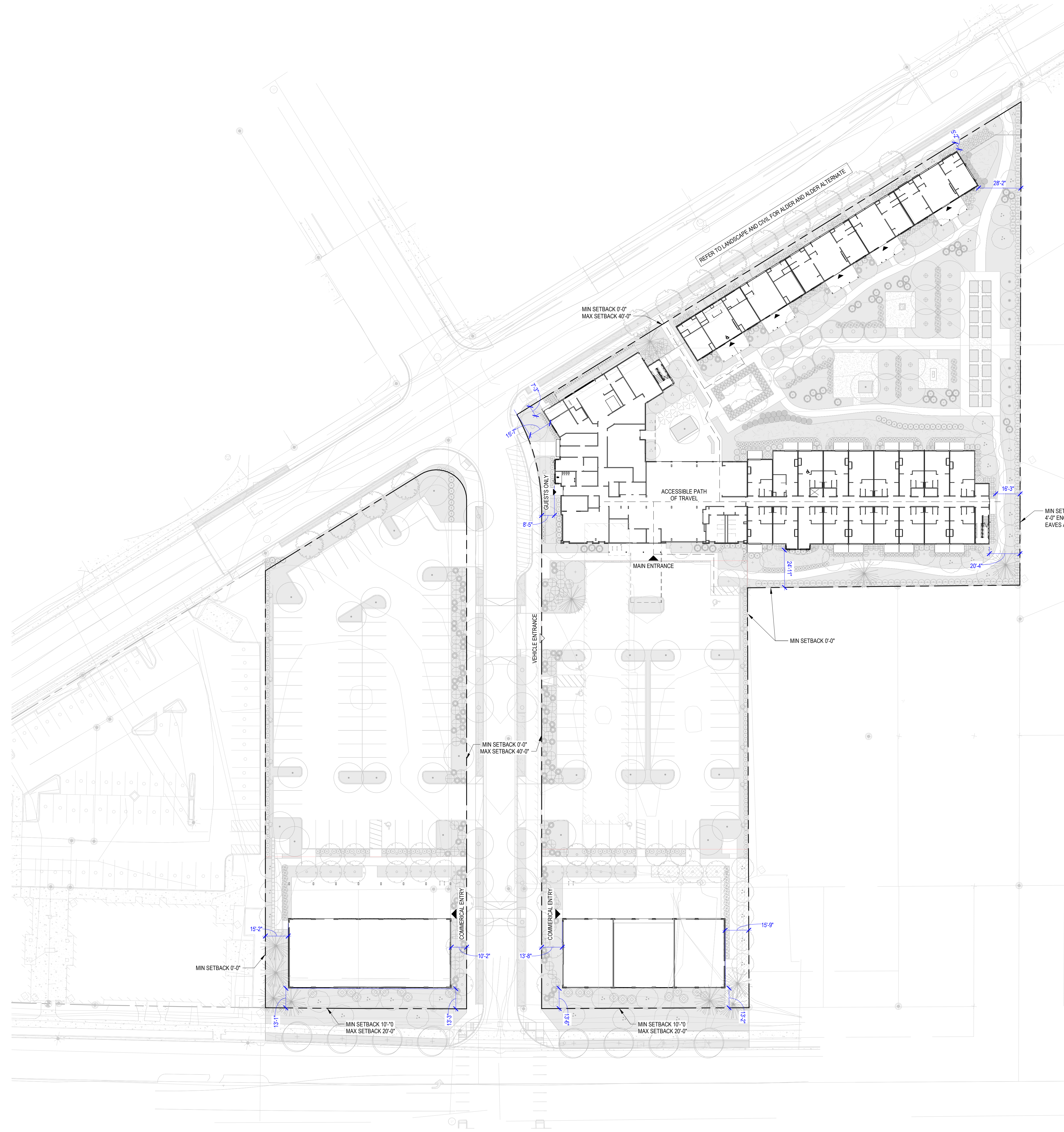
GGLO

SEATTLE | LOS ANGELES | BOISE
gglo.com

PROJECT:
DUNDEE HOTEL

PROJECT ADDRESS:
**1232 OR-99W
DUNDEE OR 97115**

OWNER:
**SKB
222 SW COLUMBIA ST
SUITE 700
PORTLAND, OR 97201**



MARK DATE DESCRIPTION

REVISIONS

B 10/02/2024 TYPE II SITE DESIGN REVIEW

A 03/22/2024 SCHEMATIC DESIGN

MARK DATE DESCRIPTION

ISSUE INFORMATION

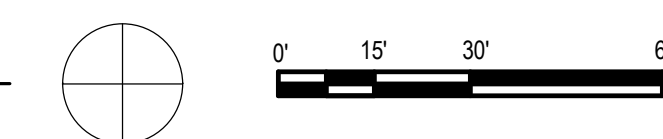
PROJECT NO.: **2024005**
GGLO PRINCIPAL IN CHARGE: **JAMES BRADLEY**
GGLO PROJECT MANAGER: **MARISSA TAN-GATUE**
OWNER APPROVAL:

SHEET TITLE
SITE PLAN

SHEET NO.
A-100

COPYRIGHT GGLO. ALL RIGHTS RESERVED.
ORIGINAL SHEET SIZE IS 30"X42"

A1 SITE PLAN
1" = 30'-0"



TYPE II SITE DESIGN REVIEW - 10.02.2024

E

D

C

B

A

E

D

C

B

A

1

2

3

4

5

6

1

2

3

4

5

6

PROJECT DATE: 03/22/2024 12:51:39 PM