



Wilsonville City Hall Development Review Board Panel A

Monday, July 8, 2019 - 6:30 P.M.

- I. Call to order:
- II. Chairman's Remarks:
- III. Roll Call:

Fred Ruby	Daniel McKay
Jennifer Willard	Angela Niggli
Joann Linville	
- IV. Citizens' Input:
- V. Consent Agenda:
 - A. Approval of minutes of May 13, 2019 DRB Panel A meeting
- VI. Public Hearing:
 - A. **Resolution No. 367. Industrial Focus: Gavin Russell, CIDA Architects & Engineers – Representative for David Nicoli, Nicoli Pacific LLC – Owner.** The applicant is requesting approval of a Stage II Final Plan, Site Design Review, Class III Sign Review and Type C Tree Removal Plan for development of Phase I of a new three-phase multi-tenant industrial complex. The subject site is located on Tax Lots 300 and 500 of Section 14A, Township 3 South, Range 1 West, Clackamas County, Oregon. Staff: Cindy Luxhoj

Case Files:	DB19-0013	Stage II Final Plan
	DB19-0014	Site Design Review
	DB19-0015	Class III Sign Review
	DB19-0016	Type C Tree Removal Plan
- VII. Board Member Communications:
 - A. Results of the May 30, 2019 DRB Panel B meeting
 - B. Results of the June 24, 2019 DRB Panel B meeting
 - C. Recent City Council Action Minutes

VIII. Staff Communications:

IX. Adjournment

Assistive Listening Devices (ALD) are available for persons with impaired hearing and can be scheduled for this meeting. The City will also endeavor to provide the following services, without cost, if requested at least 48 hours prior to the meeting.

- Qualified sign language interpreters for persons with speech or hearing impairments.
- Qualified bilingual interpreters.
- To obtain such services, please call the Planning Assistant at 503 682-4960

DEVELOPMENT REVIEW BOARD MEETING
JULY 8, 2019
6:30 PM

V. Consent Agenda:

- A. Approval of minutes of May 13, 2019 DRB Panel A meeting

**Wilsonville City Hall
29799 SW Town Center Loop East
Wilsonville, Oregon**

**Development Review Board – Panel A
Minutes– May 13, 2019 6:30 PM**

I. Call to Order

Chair **Joann Linville** called the meeting to order at 6:30 p.m.

II. Chair’s Remarks

The Conduct of Hearing and Statement of Public Notice were read into the record.

III. Roll Call

Present for roll call were: Fred Ruby, James Frinell, Joann Linville, Daniel McKay, and Angela Niggli

Staff present: Daniel Pauly, Barbara Jacobson, Kimberly Rybold, and Cindy Luxhoj

IV. Citizens’ Input This is an opportunity for visitors to address the Development Review Board on items not on the agenda. There were no comments.

V. Consent Agenda:

A. Approval of minutes of February 11, 2019 DRB Panel A meeting

Daniel McKay moved to approve the Consent Agenda. Fred Ruby seconded the motion, which passed unanimously.

VI. Public Hearing:

A. **Resolution No. 362. Industrial Focus: Gavin Russell, CIDA Architects & Engineers – Representative for David Nicoli, Nicoli Pacific LLC – Owner.** The applicant is requesting approval of a Zone Map Amendment from Residential Agricultural Holding (RA-H) Zone to Planned Development Industrial (PDI) Zone, and adopting findings and conditions approving a Stage I Master Plan for three industrial/flex buildings totaling approximately 96,000 square feet. The subject site is located on Tax Lots 300 and 500 of Section 14A, Township 3 South, Range 1 West, Clackamas County, Oregon. Staff: Cindy Luxhoj

Case Files: DB19-0004 Zone Map Amendment
 DB19-0005 Stage I Master Plan

The DRB action on the Zone Map Amendment is a recommendation to the City Council.

Chair Linville called the public hearing to order at 6:35 p.m. and read the conduct of hearing format into the record. All Board members declared for the record that they had visited the site.

No board member, however, declared a conflict of interest, bias, or conclusion from a site visit. No board member participation was challenged by any member of the audience.

Cindy Luxhoj, Associate Planner, announced that the criteria applicable to the application were stated on pages 1 and 2 of the Staff report, which was entered into the record. Copies of the report were made available to the side of the room.

Staff's memorandum dated May 9, 2019 regarding added language in Condition PDB1 and a revised Stage I Master Plan, was entered into the record as Exhibit A3.

Ms. Luxhoj presented the Staff report via PowerPoint, briefly noting the site's location and surrounding features, and reviewing the proposed applications with these key comments:

- The subject property was approximately 6.16 acres contained in two undeveloped parcels and located west of Interstate 5 and south of Boeckman Rd in Area of Special Concern E in the Comprehensive Plan.
- The Applicant, DP Nicoli Shoring Solutions, provided shoring equipment such as steel plates, trench shields, and slide rails to the construction industry. The company's current headquarters in Tualatin were inadequate for its business needs so the subject property would be developed as an industrial flex complex to attract local industry and house DP Shoring Solutions corporate headquarters.
 - The requested Stage 1 Master Plan would enable the Applicant to develop the subject site with flexible buildings to accommodate multiple industrial users. The development was not meant to be a campus for one user, but to provide three buildings that would function independently and house multiple tenants.
 - Due to its speculative nature, development was proposed to occur in three phases with each phase submitted separately for Stage II Final Plan, and Site Design Review.
- Proper noticing was followed for the application and no comments were received.
- Zone Map Amendment
 - The proposed Zone Map Amendment would change the zoning from RA-H to PDI, consistent with the Comprehensive Plan designation of Industrial, and proposed use for the site subject to considerations of Area of Special Concern E, which was planned for industrial uses; however, there were concerns related to continuity, design, and protection of the Walnut Mobile Home Park, which was zoned Residential Agricultural Holding.
 - The Comprehensive Plan stated that the life of the park could be prolonged through careful design considerations of surrounding development, and doing so would help retain one of the city's affordable housing opportunities. The subject property, located immediately north of and sharing the south property boundary with the mobile home park, was subject to specific design considerations.
 - There were two conditions of approval related to the Zone Map Amendment. First, the proposed project had to be carefully designed to promote design continuity with other development in Area E, and that adequate buffering be included in the site design to minimize disturbance for residents of the mobile home park. Second, the development

must be designed to minimize traffic conflicts, particularly from trucks, with residential activities and pedestrians.

- The Stage I Master Plan as initially submitted by the Applicant was more detailed than necessary for the scope of the current review, and specifically, included details that would not be reviewed with this application but would be reviewed in the future with the Stage II Final Plan and Site Design Review. Therefore, the Applicant had submitted a revised Stage I Master Plan more appropriate for the subject review that was conceptual and limited to defining the uses and general layout of the property.
 - The Stage I Master Plan included three speculative industrial flex buildings that would total approximately 96,000 sq ft and be developed in three phases.
 - Phase 1, expected to occur in 2019, included one approximately 50,000 sq ft multi-story building with industrial office, manufacturing, warehouse space, and associated access, loading, and landscaping areas on the southeast part of the site. A screened outdoor industrial storage area would also be included on the southwest part of the site.
 - Phase 2, expected to occur in 2024, included one approximately 24,000 sq ft building also for industrial office, manufacturing, and warehouse space, as well as associated access, loading, and landscaping areas, in the southwest area of the site.
 - Phase 3, on the north part of the site, was expected to occur in 2029 and included one approximately 19,000 sq ft building with industrial office use, manufacturing, and warehousing space, as well as associated access, loading, and landscaping area. A potential change of property lines might occur in Phase 3.
 - Subsection 4.137.5 of the Wilsonville Code defined and included standards for the Screening and Buffering Overlay Zone (SBOZ). The SBOZ specified appropriate screening and buffering for areas where residential and non-residential land uses abutted and was applied along the edge of a non-residential zone that abutted or was directly across the street from a residential zone.
 - For industrial properties, the SBOZ required a 10 ft to 20 ft deep buffer area with landscaping to the high screen or high wall standard. Restrictions on activity in the SBOZ area included limited access to motor vehicles through the SBOZ area. The DRB might impose additional landscape requirements to minimize visual impacts of any approved vehicle access points. No exterior manufacturing, storage, sales, or other similar work was allowed in the SBOZ area, nor were any signs, other than approved monument signs.
 - Because the subject property was proposed for a variety of non-residential uses consistent with the PDI Zone and abutted a residentially-zoned residential use, the mobile home park, it met the purpose for the applying the SBOZ. Staff recommended three conditions of approval for the Stage I Master Plan. First, the proposed project must provide appropriate screening and buffering to assure adequate separation of potentially conflicting land uses specifically related to the residentially-zoned residential use to the south. Second, the SBOZ be applied along the southern boundary of the subject property that abutted the mobile home park. And, third, no motor vehicle access would be allowed through the landscaped area required in the SBOZ.

- Staff recommended the DRB approve the Zone Map Amendment with conditions and recommend adoption to City Council, and also approve, with conditions, the Stage I Master Plan contingent upon City Council's approval of the proposed Zone Map Amendment request.

Jennifer Willard asked if Staff would decide whether the screening was appropriate or if it would be presented for DRB review once it was selected.

Ms. Luxhoj replied the screening would come before DRB as part of the Stage II application package, which would go into greater detail regarding site design.

Chair Linville noted the Master Plan submitted as an addendum to the packet defined Phase 1 and Phase 2 as having a review of associated access, loading, and landscaping areas, and in the Applicant's application included fairly detailed drawings of landscaped areas. She understood the landscape drawings would not be reviewed at this time.

Ms. Luxhoj confirmed that was correct and explained that the Zone Map Amendment was under review. The subject property would be developed as an industrial use with three buildings totaling roughly 96,000 sq ft. The details of how that would be laid out on the site, along with the landscaping, loading areas and access, would be reviewed during Stage II and the Site Design Review.

Chair Linville asked why the landscaping, loading areas, and access were listed in the Master Plan document.

Daniel Pauly, Planning Manager, explained that the bubble diagram area in red would include the building and all of those associated items.

Barbara Jacobson, City Attorney stated it was important to note for the record that the DRB was not approving any layout or landscaping tonight. Those items would need careful consideration, especially due to the language in the Comprehensive Plan about protecting the mobile home park.

Fred Ruby stated Page 29 of the Design Review submittal, which referenced the employee parking, noted that traffic circulation plans had been looked at and that the Applicant was currently in the process of obtaining a waiver to the Public Works Standards. He confirmed that would also be something that would be considered later during the next submittal.

Mr. Pauly elaborated that typically those items were not separated. The Zone Map Amendment requirement added 60 days to the timeline for approval; however, at that point, the Applicant did not have all of the designs solidified, but wanted to get this zone change component in front of City Council. Even if the DRB did not review the design until July, that approval would become final only five days after the Zone Map Amendment. Because the Zone Map

Amendment component added substantial time to the time line, the Applicant decided to split up the applications to get ahead of that.

Chair Linville agreed it was important to have that explanation on the record since two stages were involved. She confirmed that the land swap was not addressed in the Zoning Map Amendment either.

Mr. Pauly added the boundary of Phase 3 might change if the property owners came to an agreement over time.

Chair Linville called for the Applicant's presentation.

Gavin Russell, CIDA Architects, 15895 SW 72nd Avenue, Suite 200, Portland, OR introduced himself.

Tara Lund, CIDA Architects, 15895 SW 72nd Avenue, Suite 200, Portland, OR, thanked the Board for taking the time to review the application, especially since it had been split between two Board meetings. On behalf of Dave Nicoli, the Applicant, she requested approval of the Zoning Map Amendment to change from the RA-H to PDI and Stage I Master Plan as presented by Planning Staff. Mr. Nicoli had recently purchased the property and hoped to relocate his shoring company's operations from Tualatin to Wilsonville. He believed the subject property would be ideal because of its location, visibility, and because it was slated for industrial use in the Comprehensive Plan.

- The Applicant also wanted to develop a highly flexible industrial space to lease. For the first phase, they hoped it would be the Applicant and one other user, although it could go up to three other industrial users, and then similar for the second and third phases.
- The Applicant was also focused on making use of the highly visible site, and wanted it to be attractive and appealing to passersby. The Applicant hoped to come before the Board in two months for the more detailed approval.
- The Applicant planned to have a meeting with the neighbors onsite to explain their thoughts on the SBOZ and gather any input the neighbors might have on how the Applicant could address the buffer to satisfy the needs of both parties. The Applicant intended to meet the requirements outlined in the Area of Special Concern.

Ms. Niggli noted the application stated the outdoor storage was a necessity for the Applicant's operations, so she was curious about what would happen in Phase 2 when that building was developed and the outdoor storage planned for Phase 1 had to be removed.

Ms. Lund replied Industrial Focus was the tenant for the DP Nicoli use, and he would use that until retirement or until the company was no longer in operation. Alternatively, he could relocate his storage to Phase 3, while it was in waiting, but he would probably lease his space when the other space was developed.

Daniel McKay asked if the planned 2024 date for Phase 2 coincided with the Applicant's retirement.

Ms. Lund confirmed that it did, more or less, but that would depend upon the market also.

Ms. Niggli asked about the thought process behind the decision to build a three-story building in one corner and only one-story buildings in the other two sections.

Ms. Lund explained that the corner was the most prominent portion of the site, and the Applicant wanted to take advantage of that. The remaining two buildings were only one-story each due to the inability to meet parking needs for larger buildings. The Applicant wanted to downsize the usable square footage as they moved away from the prominent portion of the site.

Chair Linville confirmed the west portion of the site would be graveled with no building, and would be addressed during design review.

Chair Linville called for public testimony in favor of, opposed and neutral to the application. There was none.

Mr. McKay noted the Applicant's proposal was speculative in nature and asked if the subject property would revert back to residential zoning or remain PDI if Phase 2 and Phase 3 did not proceed as planned.

Mr. Pauly clarified that when a property was rezoned, that stayed in effect. Additionally, it was irrelevant as both the Comprehensive Plan and the zoning classified the subject property as industrial. If Phase 2 or 3 did not happen, there was the potential for the Applicant to return and change the Stage I Master Plan to something else that they desired to do at that point.

Chair Linville confirmed there was no further questions and closed the public hearing at 7:03 pm.

Jennifer Willard moved approval of Resolution No. 362 with the revisions presented in Exhibit A3. Angela Niggli seconded the motion, which passed unanimously.

Chair Linville read the rules of appeal into the record.

- B. Resolution No. 363. Cherbourg Lane Street Vacation: Stacy Connery, AICP, Pacific Community Design, Inc. – Representative for Polygon at Villebois III LLC and Allen and Victor Chang – Petitioners.** The applicant is requesting approval of a request for the City to vacate SW Cherbourg Lane right-of-way north of SW Berlin Avenue, Section 15AB, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon. Staff: Daniel Pauly

Case Files: DB19-0006 Street Vacation

The applicant has requested that this item be removed from the agenda to be heard at a future date.

Daniel Pauly, Planning Manager, confirmed the applicant asked the request be heard at some point in the future, noting the date was uncertain. He added that DRB Panel B would likely be reviewing the application since that panel had reviewed the related Clermont Subdivision previously. Public notice would be reissued when a new date was set.

- C. **Resolution No. 364. Morgan Farm TUP: Margaret Lowe, Pahlisch Homes – Owner/Applicant.** The applicant is requesting approval of a Five-Year Temporary Use Permit for a sales office, temporary parking lot and model home in the Morgan Farm Subdivision. The Subject Property Is Located At 7210 and 7218 SW Bay Lane on Tax Lots 100 and 200 Of Section 12DC, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon. Staff: Kimberly Rybold

Case File: DB19-0017 Five-Year Temporary Use Permit

Chair Linville called the public hearing to order at 7:08 p.m. and read the conduct of hearing format into the record. Chair Linville, Jennifer Willard, Angela Niggli, Daniel McKay declared for the record that they had visited the site. No board member, however, declared a conflict of interest, bias, or conclusion from a site visit. No board member participation was challenged by any member of the audience.

Kimberly Rybold, Associate Planner, announced that the criteria applicable to the application were stated on pages 1 and 2 of the Staff report, which was entered into the record. Copies of the report were made available to the side of the room.

Ms. Rybold presented the Staff report via PowerPoint, briefly noting the site's location and surrounding features, and reviewing the proposed application with these key comments:

- The proposal was a request for a five-year temporary use permit for a temporary sales office and model home in the Morgan Farm subdivision. The property was reviewed about a year ago by DRB Panel B and was currently zoned residential neighborhood along with other properties within Frog Pond.
- The model home was the one home currently under construction. The temporary sales office was approximately 462 sq ft and would be located within the garage of the model home. The Applicant proposed to use Lot 2, adjacent to the model home, for five, temporary parking spaces to serve the model home and sales office that would be constructed on a gravel lot accessed via the existing driveway cut on Bay Lane.
- At the conclusion of the temporary use, the sales office within the model home would be converted to a for-sale, residential unit and an additional home would be constructed on Lot 2.

- A showing of good cause was required for the DRB to grant a temporary use permit. The Good Cause Factors outlined within the Development Code that determined what was feasible as a temporary use were listed on Slide 4.
 - The application demonstrated good cause, as the Applicant owned the adjacent land next to the model home, as well as the entire subdivision on which they were developing single-family homes. The Applicant intended to market the homes and lots for sale at an onsite sales office along with a model home to illustrate how the homes would be laid out. The model home was intended to provide a service to customers in the area that would not be practical at an offsite location. An onsite, limited duration sales office as a part of a model home with temporary parking was a typical use within a larger residential development.
- Staff recommended approval of the Temporary Use Permit with the conditions outlined in the Staff report.

Daniel McKay asked for clarification on the drawing, as he believed an email had stated there was a requirement for two ADA spaces.

Ms. Rybold clarified that one condition in the Staff report required one ADA space; however, per State law, the access aisle had to be 8-ft wide on the passenger side. The site plan would go before the Building Division as a part of the Building Permit Review, and the Applicant would have to ensure that adequate space was provided.

Chair Linville stated that Condition PD5 stated the Applicant, "...shall convert the sales office model home to a for-sale single-family home within 5 years..." and asked if that included both of the lots.

Ms. Rybold explained the requirement was for the use itself, and the Temporary Use Permit pertained to that sales office being within that garage, which the condition was intended to address. It was not specifically tied to the parking; however, a home would be constructed on the second lot.

Chair Linville called for the Applicant's presentation.

Mike Morse, Regional Project Director, Pahlisch Homes, 15333 SW Sequoia Parkway, Suite 190, Portland, OR, 97224 stated Ms. Rybold had explained everything and that he was available to answer any questions. He did add that the site plan displayed was only Phase 1, which would consist of 36 lots. Phase 2, which would break ground this summer, would consist of 42 lots. The purpose of the model home, and the longevity of the Applicant's request, pertained to the entire project of 78 lots, not just the 36 in Phase 1.

Chair Linville asked for how long the Applicant anticipated needing the model home and temporary parking lot.

Mr. Morse responded that if the market remained the way it was currently, they anticipated two to three years.

Chair Linville noted there was no one in the audience to provide public testimony. She confirmed there were no further comments and closed the public hearing at 7:19 pm.

Fred Ruby moved to approve Resolution No. 364 with the Staff report as presented. The motion was seconded by Jennifer Willard and passed unanimously.

Chair Linville read the rules of appeal into the record.

VII. Board Member Communications

- A. Results of the February 25, 2019 DRB Panel B meeting
- B. Recent City Council Action Minutes

There were no comments.

VIII. Staff Communications

Daniel Pauly, Planning Manager, introduced a new Associate Planner, Cindy Luxhoj, and welcomed her to the Board.

Chair Linville congratulated and welcomed Ms. Luxhoj on behalf of the Board, adding that they looked forward to working with her. She also congratulated Mr. Pauly on his promotion and appreciated that he would still be working with the DRB as well.

Mr. Pauly confirmed the Board would be meeting more frequently, noting the current project would be seen again, as well as more applications expected in July or August, although he was not sure which DRB Panel would be reviewing them.

IX. Adjournment

The meeting adjourned at 7:23 p.m.

Respectfully submitted,

Paula Pinyerd, ABC Transcription Services, Inc. for
Shelley White, Planning Administrative Assistant

**DEVELOPMENT REVIEW BOARD MEETING
JULY 8, 2019
6:30 PM**

VI. Public Hearing:

A. Resolution No. 367. Industrial Focus: Gavin Russell, CIDA Architects & Engineers – Representative for David Nicoli, Nicoli Pacific LLC – Owner. The applicant is requesting approval of a Stage II Final Plan, Site Design Review, Class III Sign Review and Type C Tree Removal Plan for development of Phase I of a new three-phase multi-tenant industrial complex. The subject site is located on Tax Lots 300 and 500 of Section 14A, Township 3 South, Range 1 West, Clackamas County, Oregon. Staff: Cindy Luxhoj

Case Files: DB19-0013 Stage II Final Plan
DB19-0014 Site Design Review
DB19-0015 Class III Sign Review
DB19-0016 Type C Tree Removal Plan

**DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 367**

A RESOLUTION ADOPTING FINDINGS AND CONDITIONS OF APPROVAL, APPROVING A STAGE II FINAL PLAN, SITE DESIGN REVIEW, CLASS III SIGN REVIEW AND TYPE C TREE REMOVAL PLAN FOR DEVELOPMENT OF PHASE 1 OF A NEW THREE-PHASE MULTI-TENANT INDUSTRIAL COMPLEX. THE SUBJECT SITE IS LOCATED ON TAX LOTS 300 AND 500 OF SECTION 14A, TOWNSHIP 3 SOUTH, RANGE 1 WEST, CLACKAMAS COUNTY, OREGON. GAVIN RUSSELL, CIDA ARCHITECTS & ENGINEERS – REPRESENTATIVE FOR DAVID NICOLI, NICOLI PACIFIC LLC – OWNER.

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code, and

WHEREAS, the Planning Staff has prepared the staff report on the above-captioned subject dated May 6, 2019, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel A at a scheduled meeting conducted on July 8, 2019, at which time exhibits, together with findings and public testimony were entered into the public record, and

WHEREAS, the Development Review Board considered the subject and the recommendations contained in the staff report, and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the Development Review Board of the City of Wilsonville does hereby adopt the staff report dated July 1, 2019, attached hereto as Exhibit A1, with findings and recommendations contained therein, and authorizes the Planning Director to issue permits consistent with said recommendations for:

DB19-0013 through DB19-0016; Stage II Final Plan, Site Design Review, Class III Sign Review, and Type C Tree Removal Plan.

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 8th day of July, 2019 and filed with the Planning Administrative Assistant on _____. This resolution is final on the 15th calendar day after the postmarked date of the written notice of decision per *WC Sec 4.022(.09)* unless appealed per *WC Sec 4.022(.02)* or called up for review by the council in accordance with *WC Sec 4.022(.03)*.

Joann Linville, Chair - Panel A
Wilsonville Development Review Board

Attest:

Shelley White, Planning Administrative Assistant

Exhibit A1
Staff Report
Wilsonville Planning Division
Industrial Focus – Phase 1

Development Review Board Panel 'A'
Quasi-Judicial Public Hearing

Hearing Date:	July 8, 2019
Date of Report:	July 1, 2019
Application Nos.:	DB19-0013 Stage II Final Plan DB19-0014 Site Design Review DB19-0015 Class III Master Sign Plan Review DB19-0016 Type C Tree Removal Plan
Request/Summary:	The requests before the Development Review Board include a Stage II Final Plan, Site Design Review, Class III Master Sign Plan Review, and Type C Tree Removal Plan for Phase 1 of Industrial Focus, a new three-phase multi-tenant industrial complex with a 53,000-square-foot three-story industrial building and 40,000-square-foot outdoor storage yard.
Location:	The property is approximately 6.16 acres in two undeveloped parcels located south of SW Boeckman Road between SW Boberg Road and SW Boones Ferry Road/Interstate 5 (I-5). The property is specifically known as Tax Lots 300 and 500, Section 14A, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon
Owner:	Nicoli Pacific, LLC (Contact: David Nicoli)
Applicant:	CIDA Architects & Engineers (Contact: Gavin Russell)
Comprehensive Plan Designation:	Industrial
Zone Map Classification:	PDI (Planned Development Industrial) – Approved by City Council Ordinance No. 836, Zoning Order DB19-0004, effective July 17, 2019.
Staff Reviewers:	Cindy Luxhoj AICP, Associate Planner Dominique Huffman PE, Civil Engineer Kerry Rappold, Natural Resources Program Manager

Staff Recommendation: Approve with conditions the requested Stage II Final Plan, Site Design Review, Class III Master Sign Plan Review, and Type C Tree Removal Plan (DB19-0013 through DB19-0016).

A requested Zone Map Amendment (Ordinance No. 836; Zoning Order DB19-0004) for the subject property was adopted by City Council on June 17, 2019. Development Review Board approval, with conditions, of the Stage II Final Plan, Site Design Review, Class III Master Sign Plan Review, and Type C Tree Removal Plan (DB19-0013 through DB19-0016) is contingent on Ordinance No. 836 being effective July 17, 2019, following a 30-day appeal period.

Applicable Review Criteria:

<u>Development Code:</u>	
Section 4.008	Application Procedures-In General
Section 4.009	Who May Initiate Application
Section 4.010	How to Apply
Section 4.011	How Applications are Processed
Section 4.014	Burden of Proof
Section 4.031	Authority of the Development Review Board
Section 4.034	Application Requirements
Subsection 4.035 (.04)	Site Development Permit Application
Subsection 4.035 (.05)	Complete Submittal Requirement
Section 4.110	Zones
Section 4.117	Standards Applying to Industrial Development in All Zones
Section 4.118	Standards Applying to Planned Development Zones
Section 4.135	Planned Development Industrial (PDI) Zone
Section 4.137.5	Screening and Buffering (SB) Overlay Zone
Section 4.140	Planned Development Regulations
Section 4.154	On-site Pedestrian Access and Circulation
Section 4.155	Parking, Loading, and Bicycle Parking
Section 4.156.01 through 4.156.11 as applicable	Sign Code Regulations
Section 4.167	Access, Ingress, and Egress
Section 4.169	Double-Frontage Lots
Section 4.171	Protection of Natural Features and Other Resources
Section 4.175	Public Safety and Crime Prevention
Section 4.176	Landscaping, Screening, and Buffering
Section 4.177	Street Improvement Standards
Section 4.179	Mixed Solid Waste and Recyclables Storage
Section 4.199	Outdoor Lighting
Sections 4.300 through 4.320	Underground Utilities

Sections 4.400 through 4.450 as applicable	Site Design Review
Sections 4.600 through 4.640 as applicable	Tree Preservation and Protection
Other Planning Documents:	
Wilsonville Comprehensive Plan	

Vicinity Map



Background:

The property owner, Nicoli Pacific, LLC, provides shoring equipment, such as steel plates, trench shields and slide rails, to the construction industry. Their current headquarters in Tualatin are inadequate for their business needs and they plan to develop the subject property as a multi-tenant industrial complex to attract local industry as well as house DP Nicoli Shoring Solution’s corporate headquarters. Due to its speculative nature, development is proposed to occur in three phases with each phase submitted separately for Stage II Final Plan and Site Design Review.

Application for this project was split into two submittals so that the Zone Map Amendment, which involves City Council approval and requires a longer timeframe to accomplish, could proceed while components of the second set of submittals were being finalized. Following their May 13, 2019 review, Development Review Board (DRB) Panel ‘A’ recommended approval with conditions by City Council of the Zone Map Amendment to rezone the property from Residential Agricultural Holding (RA-H) to Planned Development Industrial (PDI), with consideration of Design Objectives of Area of Special Concern E in which the property is located. On May 13, 2019, the DRB also approved with conditions a Stage I Master Plan for development of three speculative

industrial/flex buildings totaling approximately 96,000 square feet proposed to be developed in three separate phases on the property subject to separate Stage II Final Plan and Site Design Review.

The applicant submitted for Stage II Final Plan, Site Design Review, Class III Master Sign Plan Review, and Type C Tree Removal Plan (DB19-0013 through DB19-0016) for Phase 1 of the proposed development on April 5, 2019. The application was deemed complete on June 18, 2019. This application is the subject of the Development Review Board's current review.

Summary:

Stage II Final Plan (DB19-0013)

The Stage II Final Plan reviews the function and design of Phase 1 of the proposed development, including assuring the proposal meets all the performance standards of the PDI Zone.

Phase 1 is expected to occur in 2019. It includes one 53,000-square-foot, three-story industrial concrete tilt-up building on the east side of the subject property (Tax Lot 500), fronting on SW Boones Ferry Road and I-5. The property owner/applicant's headquarters will occupy 24,000 square feet (45.3%) of this building and the other 29,000 square feet (54.7%) will be made available as speculative industrial space for lease to other tenants. A 1,000-square-foot wash bay and self-contained pump equipment will be located at the northwest corner of the building. Phase 1 also includes a 40,000-square-foot fenced and screened gravel storage yard on the west side of subject property fronting on SW Boberg Road that will be used to store DP Nicoli's equipment. Two driveways off SW Boberg Road and one driveway off SW Boones Ferry Road provide access to the site and public improvements along SW Boones Ferry and SW Boberg Roads will be constructed under Phase 1.

Traffic

The Level of Service (LOS) D standard will continue to be met by existing street improvements at the studied intersections with existing, planned, and this proposed development as follows (see Transportation Impact Analysis in Exhibit B1):

- Boeckman Road/Boberg Road: LOS A/D (Major Street/Minor Street) with Volume-to-Capacity Ratio 0.56
- Boones Ferry Road/Barber Street: LOS A/C (Major Street/Minor Street) with Volume-to-Capacity Ratio 0.40

Industrial Performance Standards

The PDI zone prohibits development that does not meet an exhaustive list of performance standards including: wholly enclosed operations, no off-site vibrations, no off-site odors, screened outdoor storage, no heat or glare, no dangerous substances, no waste storage attracting pests, sewer conveyance meeting City standards, no noise violating the City's noise ordinance,

no electrical disturbances, limits on air pollution, and no open burning. The proposed development can meet all the performance standards or will meet the standards with Conditions of Approval.

Pedestrian Access and Circulation

Pedestrian access to the site will be provided by a private walkway a minimum of five (5) feet wide from the proposed sidewalk along SW Boones Ferry Road to the building entrances and extending along most of the front elevation. Pedestrian walkways will be separated from parking and maneuvering areas by a change in material and/or elevation to ensure separation of pedestrian and vehicular movement.

Parking

The proposed development requires a minimum of 101 parking spaces and is allowed a maximum of 125 spaces. The applicant proposes 110 spaces, with 35 spaces in the primary parking area along SW Boones Ferry Road and the remainder of spaces provided on the north (18 spaces), west (19 spaces), and south (38 spaces) sides of the building. Calculation of parking spaces is as follows:

Use	Square feet	Minimum spaces required	Maximum spaces allowed
Office/Flex Space	29,000 sf		
Minimum - 2.7 per 1,000 sf		78.3	
Maximum - 4.1 per 1,000 sf			118.9
Manufacturing	12,000 sf		
Minimum - 1.6 per 1,000 sf		19.2	
Maximum - No maximum			---
Storage warehouse	12,000 sf		
Minimum - 0.3 per 1,000 sf		3.6	
Maximum - 0.5 per 1,000 sf			6.0
Total (rounded to nearest whole number)	53,000 sf	101.0	125.0

Waivers

No waivers to development standards have been requested by the applicant.

Site Design Review (DB19-0014)

The proposed building is professionally designed in a manner that is consistent with newer development in Wilsonville’s industrial districts. This includes the use of building colors and materials to provide a defined base, middle, and top of the building, particularly along the east elevation which has the highest site visibility. Two circulation towers of differing material highlight the building entries and provide visual interest. Variation in materials and paint color,

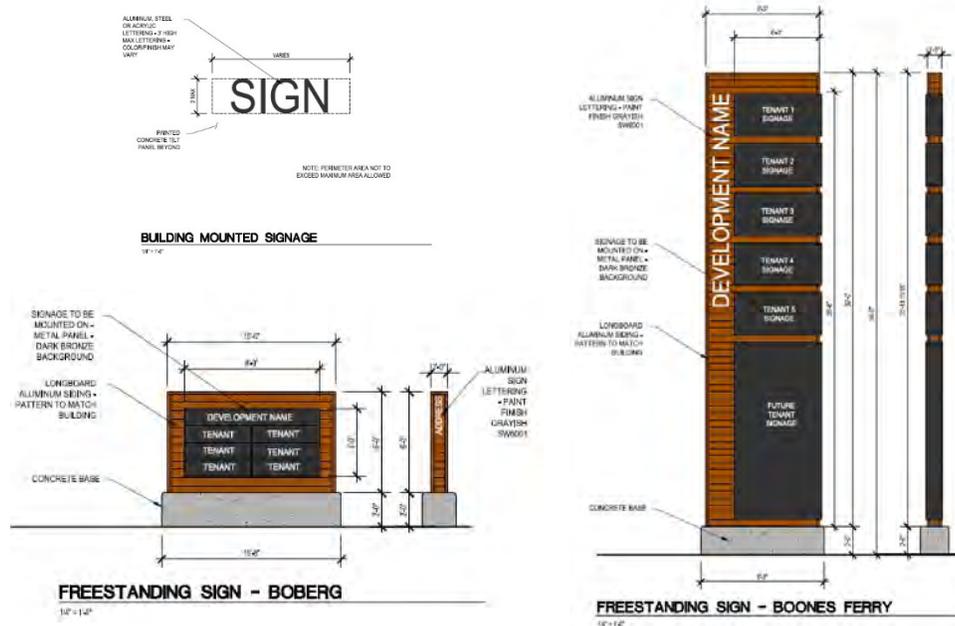
reveals, and large windows and areas of glazing offset the simplistic geometry of the standard tilt building.



The landscaping is professionally designed using a variety of materials throughout the site. Landscaping in parking areas, around the outdoor storage area, and along the south property boundary shared with the Walnut Mobile Home Park provide the required screening and buffering.

Class III Master Sign Plan Review (DB19-0015)

The subject property has frontage on SW Boones Ferry Road and Interstate 5, and SW Boberg Road and building signs are proposed on the east and west sign-eligible elevations. No signs are proposed on the north and south sides of the building. Proposed signs are appropriately located on the building and are within the sign area allowed for each elevation. Freestanding signs are proposed along both SW Boones Ferry Road and SW Boberg Road and meet the standards for allowed sign height and area.



Type C Tree Removal Plan (DB19-0016)

The area proposed for the Industrial Focus development is open field with 2 trees roughly in the center and 23 trees along the south boundary of subject property, for a total of 25 trees. No part of the site is protected as part of the City's Significant Resource Overlay Zone (SROZ). The primary code language regarding the level of tree removal as part of development states, "no development application shall be denied solely because trees grow on the site. Nevertheless, tree preservation and conservation as a design principle shall be equal in concern and importance to other design principles." Wilsonville Code Subsection 4.610.10 (.01) B.

The arborist's report identifies 25 trees on the subject site ranging in diameter at breast height (dbh) from 6" to 27". Species include red oak, big leaf maple, hazelnut, hawthorn and black locust. All are in fair or poor condition and have fair or poor structure. Most, except for the red oaks, are tree stump sprouts or have been topped for utility line clearance. The applicant proposes removing all of the trees and mitigating their removal by planting in excess of 25 trees on the site, exceeding the mitigation requirements.

The arborist's report makes special note of one tree, a Douglas fir with 33 dbh, which is located south of the subject property on the east part of the Walnut Mobile Home Park. It recommends that all intended construction within 15 feet of this tree be reviewed by an arborist and that all construction activities be supervised within the same distance. The Tree Maintenance and Protection Plan includes tree protection fencing along the south property boundary at the drip line of this tree.

Neighborhood and Public Comments:

Ms. Shirley Keith

Ms. Shirley Keith is a resident of the Walnut Mobile Home Park. Her May 14, 2019 letter, Exhibit D1, raises the following issues about the proposal:

- Ms. Keith requests that entry and exit from any driveway in the southwest part of the development be clearly visible from her parking space on SW Boberg Road, at the northwest corner the mobile home park, so that she can safely enter the driving lane when leaving her parking location. Ms. Keith expresses a similar concern for northbound traffic on SW Boberg Road and potential vision clearance issues.
- Ms. Keith objects to any driveways being located near her residence at the northwest corner of the mobile home park for noise and privacy reasons and expresses similar concern for other residents with houses located in the north part of the park.
- Ms. Keith is concerned that vehicles making left turns from the driveway onto SW Boberg Road could hit her parked vehicle.
- Ms. Keith notes that above-ground utility lines along the north edge of the park need to be taken into account.

Discussion Points:

Phasing

The current application is for development of Phase 1 of the proposed project, expected to occur in the second half of 2019. Timing of development of Phases 2 and 3 of the project, although anticipated in 2024 and 2029, respectively, is less certain and could occur earlier or later depending on market demand. The 40,000-square-foot outdoor storage yard located on the west half of the Phase 1 development area (Tax Lot 500) will remain until construction of the Phase 2 building occurs.

Comprehensive Plan Area of Special Concern E

The subject property is located in Area of Special Concern E in the Comprehensive Plan. This is an area planned for industrial use between SW Boeckman Road and SW Barber Street, from SW Boones Ferry Road to the railroad tracks. Primary concerns for this area relate to continuity in design and protection of the Walnut Mobile Home Park, which is zoned Residential Agricultural Holding (RA-H). The Plan states that “the life of the park can be prolonged through careful design considerations of surrounding development and doing so will help retain one of the City’s affordable housing opportunities”. The subject property is located immediately north of and shares its south property boundary with the mobile home park and, therefore, is subject to these specific design considerations.

Screening and Buffering Overlay Zone (SBOZ)

Subsection 4.137.5 of the Wilsonville Code defines and includes standards for the Screening and Buffering Overlay Zone or SBOZ. The SBOZ specifies appropriate screening and buffering for areas where residential and nonresidential land uses abut. It is applied along the edge of a nonresidential zone abutting, or directly across the street from, a residential zone. For industrial properties, the SBOZ requires a 10- to 20-foot-deep buffer area with landscaping to the High Screen or High Wall standard. In addition, there are restrictions on activities in the SBOZ area:

- Motor vehicle access is limited through the SBOZ area
- The Development Review Board (DRB) may impose additional landscape requirements to minimize visual impacts of any approved vehicle access points
- No exterior manufacturing, storage, sales or other similar work is allowed in the SBOZ area
- No signs, other than approved monument signs, are allowed in the SBOZ area

Following their May 13, 2019 review, Development Review Board (DRB) Panel ‘A’ recommended approval with conditions by City Council of the applicant’s request for a Zone Map Amendment to rezone the subject property from Residential Agricultural Holding (RA-H) to Planned Development Industrial (PDI). The rezone is consistent with the Comprehensive Plan, with consideration of Design Objectives of Area of Special Concern E in which the property is located. The Zone Map Amendment was conditioned to these specific concerns, specifically that:

Development Review Board Panel ‘A’ Staff Report, July 1, 2019
Industrial Focus – Phase 1
DB19-0013 through DB19-0016

Exhibit A1

Page 8 of 58

- The Industrial Focus development be carefully designed to promote continuity in design with other development in Area E and adequate buffering be included in the site design to minimize disturbance for residents of the Walnut Mobile Home Park; and
- The proposed development be designed to minimize traffic conflicts, in particular from trucks, with residential activities and pedestrians.

On May 13, 2019, the DRB also approved with conditions a Stage I Master Plan for the proposed project. Conditions specific to the SBOZ include that:

- The proposed project provide appropriate screening and buffering to assure adequate separation of potentially conflicting land uses specifically related to the residentially zoned residential use to the south.
- The SBOZ be applied along the southern boundary of the subject property abutting the Walnut Mobile Home Park property.
- No motor vehicle access be allowed through the landscaped area required in the SBOZ.

Consistent with the High Wall landscape standard and SBOZ requirements, the applicant proposes a 10-foot-wide landscaped buffer between the proposed development and the north property boundary of the Walnut Mobile Home Park. A 6-foot-tall wall, composed of smooth and split-face concrete masonry blocks (CMUs) with a sloped cap and one solid metal gate for maintenance access, is proposed along the north side of the buffer area. On the south side of the wall, the buffer area includes trees, shrubs, and groundcover of wildflowers and legumes designed for low maintenance while providing an attractive area of usable space for residents of the mobile home park.

Public Improvements and Dedications

The proposed development will require public improvements, to be coordinated with the City, on SW Boberg and SW Boones Ferry Roads. The Engineering Division Conditions included below, under Conclusion and Conditions of Approval, and in the Public Works Plan Submittal Requirements and Other Engineering Requirements (Exhibit C1), address these required improvements.

Access Driveways and Drive Aisle

The subject property is vacant with no existing access driveways from either SW Boones Ferry or SW Boberg Roads. Three new access driveways are proposed in the Phase 1 application, two on SW Boberg Road and one on SW Boones Ferry Road. The applicant has been granted a waiver to the Public Works Standards for the northern access driveway on SW Boberg Road (spacing reduced to 20 feet) and for a reduced clear drive aisle length on four driveways (see Exhibit C2).

Land Exchange

The unique triangular shape of the north half of Tax Lot 300, the northern part of the subject site, creates potential design difficulties for Phase 3 development of the subject property. The City of

Wilsonville owns the adjacent triangular parcel to the east (Tax Lot 2300) where one of the City's well houses is located. The applicant has expressed interest to work with the City of Wilsonville to change the boundary configuration of Tax Lot 300 and the City-owned Tax Lot 2300 from triangular to rectangular through a land exchange process. This is not part of the current application, but could impact the configuration of development in Phase 3 of the project.

Flag Pole

Flag poles in the City of Wilsonville are limited to a height of 30 feet (per Wilsonville Code 4.156.06 (.01) C.). In the Stage I Master Plan application (DB19-0005), the applicant expressed interest in erecting a flagpole of at least 100 feet in height, which would require a waiver to the height restriction. However, the applicant is no longer interested in applying for a waiver and a flag pole is not proposed as part of the current submittal.

Conclusion and Conditions of Approval:

Staff has reviewed the applicant's analysis of compliance with the applicable criteria. The Staff Report adopts the applicant's responses as Findings of Fact except as noted in the Findings. Staff notes numerous inconsistencies between the application narrative, including the response to code criteria, and the submitted plan set during Planning review. Therefore, in preparing this report, staff relied on the plan set as the basis for determining code compliance, referring to the narrative/code response when needed for additional clarifying information. Exhibit A3 of this report includes a list of needed plan set corrections that were noted by staff during application review. Based on the Findings of Fact and information included in this Staff Report, and information received from a duly advertised public hearing, staff recommends that the Development Review Board Panel 'A' approve, with the conditions below, the proposed Stage II Final Plan, Site Design Review, Class III Master Sign Plan Review, and Type C Tree Plan (DB19-0013 through DB19-0016) for Phase 1 of the Industrial Focus development.

Planning Division Conditions:

Request A: DB19-0013 Stage II Final Plan

PDA 1.	The approved final plan and staged development schedule shall control the issuance of all building permits and shall restrict the nature, location and design of all uses. Minor changes in an approved preliminary or final development plan may be approved by the Planning Director through the Class I Administrative Review Process if such changes are consistent with the purposes and general character of the development plan. All other modifications, including extension or revision of the stage development schedule, shall be processed in the same manner as the original application and shall be subject to the same procedural requirements. See Finding A15.
PDA 2.	Within 100 feet of the south property boundary adjacent to the Walnut Mobile Home Park, loading and unloading operations and truck maneuvering is prohibited between the hours of 10:00 pm and 7:00 am so long as the property to the south is

	used for residential purposes. The areas of the proposed outdoor storage yard and circulation area within 100 feet of the south property boundary shall be clearly marked with signs or by other means indicating this limitation. Noises produced in violation of the Noise Ordinance shall be subject to the enforcement procedures established in Wilsonville Code (WC) 6.204 for such violations. See Finding A26.
PDA 3.	The north part of the subject property to be developed in Phase 3 (Tax Lot 300) shall be maintained in undisturbed field grass and mowed as necessary to prevent fire hazards and unsightly conditions. See Finding A26.
PDA 4.	Where pedestrian walkways cross the drive aisle in front of the proposed building, the crossing shall be clearly marked with contrasting paint or paving materials (e.g. pavers, light color concrete inlay between asphalt, or similar contrast). See Finding A37.
PDA 5.	Parking lot landscaping along the SW Boones Ferry Road frontage shall meet the Low Screen standard so as to effectively screen the parking area from the public right-of-way. See Finding A54.
PDA 6.	The 8 long-term bicycle parking spaces proposed to be located inside the building shall be placed inside lobby areas or individual tenant. Prior to certificate of occupancy, the location of these spaces shall be shown on final tenant improvement submittals. See Finding A64.
PDA 7.	One (1) additional parking space shall be designated for exclusive carpool and vanpool parking in close proximity to the main entrances of the proposed building to provide the required 6 spaces. See Finding A71.
PDA 8.	Vanpool/carpool spaces shall be clearly marked "Reserved Carpool/Vanpool Only". See Finding A73.
PDA 9.	The outdoor storage area shall not begin operation until the fence is installed and landscape plantings are in place and approved by the City. A temporary occupancy permit may be issued upon a posting of a bond or other security equal to one hundred ten percent (110%) of the cost of such fence or planting and its installation. See Finding A86.
PDA 10.	All travel lanes shall be constructed to be capable of carrying a twenty-three (23) ton load. See Finding A88.

Request B: DB19-0014 Site Design Review

PDB 1.	Construction, site development, and landscaping shall be carried out in substantial accord with the Development Review Board approved plans, drawings, sketches, and other documents. Minor revisions may be approved by the Planning Director through administrative review pursuant to Section 4.030. See Finding B3.
PDB 2.	All landscaping required and approved by the Board shall be installed prior to occupancy of the proposed development unless security equal to one hundred and ten percent (110%) of the cost of the landscaping as determined by the Planning Director is filed with the City assuring such installation within six (6) months of occupancy. "Security" is cash, certified check, time certificates of deposit,

	<p>assignment of a savings account or such other assurance of completion as shall meet with the approval of the City Attorney. In such cases the developer shall also provide written authorization, to the satisfaction of the City Attorney, for the City or its designees to enter the property and complete the landscaping as approved. If the installation of the landscaping is not completed within the six-month period, or within an extension of time authorized by the Board, the security may be used by the City to complete the installation. Upon completion of the installation, any portion of the remaining security deposited with the City will be returned to the applicant. See Finding B15.</p>
PDB 3.	<p>The approved landscape plan is binding upon the applicant/owner. Substitution of plant materials, irrigation systems, or other aspects of an approved landscape plan shall not be made without official action of the Planning Director or Development Review Board, pursuant to the applicable sections of Wilsonville’s Development Code. See Finding B16.</p>
PDB 4.	<p>All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the Board, unless altered as allowed by Wilsonville’s Development Code. See Finding B17.</p>
PDB 5.	<p>The following requirements for planting of shrubs and ground cover shall be met:</p> <ul style="list-style-type: none"> • Non-horticultural plastic sheeting or other impermeable surface shall not be placed under landscaping mulch. • Native topsoil shall be preserved and reused to the extent feasible. • Surface mulch or bark dust shall be fully raked into soil of appropriate depth, sufficient to control erosion, and shall be confined to areas around plantings. • All shrubs shall be well branched and typical of their type as described in current AAN Standards and shall be equal to or better than 2-gallon containers and 10 to 12 inch spread. • Shrubs shall reach their designed size for screening within 3 years of planting. • Ground cover shall be equal to or better than the following depending on the type of plant materials used: gallon containers spaced at 4 feet on center minimum, 4 inch pot spaced 2 feet on center minimum, 2-1/4 inch pots spaced at 18 inches on center minimum. • No bare root planting shall be permitted. • Ground cover shall be sufficient to cover at least 80 percent of the bare soil in required landscape areas within 3 years of planting. • Appropriate plant materials shall be installed beneath the canopies of trees and large shrubs to avoid the appearance of bare ground in those locations. • Compost-amended topsoil shall be integrated in all areas to be landscaped, including lawns. See Finding B25.
PDB 6.	<p>All trees shall be balled and burlapped and conform in grade to “American Standards for Nursery Stock” current edition. Tree size shall be a minimum of 2 inch caliper. See Finding B26.</p>

PDB 7.	Plant materials shall be installed and irrigated to current industry standards and be properly staked to ensure survival. Plants that die shall be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City. See Finding B32.
PDB 8.	Final review of the proposed building lighting's conformance with the Outdoor Lighting Ordinance will be determined at the time of Building Permit issuance. See Findings B38 through B41.
PDB 9.	Lighting shall be reduced one hour after close, but in no case later than 10 p.m., to 50% of the requirements set forth in the Oregon Energy Efficiency Specialty Code. See Finding B42.

Request C: DB19-0015 Class III Master Sign Plan Review

PDC 1.	The approved signs shall be installed in a manner substantially similar to the plans approved by the Development Review Board and stamped approved by the Planning Division.
PDC 2.	Modifications of the Master Sign Plan, other than Minor and Major Adjustments, shall be reviewed the same as a new Master Sign Plan. See Finding C9.
PDC 3.	Prior to sign installation the Applicant/Owner shall coordinate with the City's Engineering Division to ensure the proposed freestanding meets the City's placement standards. See Finding C22.
PDC 4.	The Applicant/Owner of the property shall obtain all necessary building and electrical permits for the approved signs, prior to their installation, and shall ensure that the signs are maintained in a commonly-accepted, professional manner.
PDC 5.	The proposed freestanding signs shall include the address number of the proposed building unless otherwise approved in writing by Tualatin Valley Fire and Rescue (TVF&R). See Finding C23.

Request D: DB19-0016 Type C Tree Removal Plan

PDD 1.	This approval for removal applies only to the 25 trees identified in the applicant's submitted materials. All other trees on the property shall be maintained unless removal is approved through separate application.
PDD 2.	The Applicant shall submit an application for a Type 'C' Tree Removal Permit on the Planning Division's Development Permit Application form, together with the applicable fee. In addition to the application form and fee, the applicant shall provide the City's Planning Division an accounting of trees to be removed within the project site, corresponding to the approval of the Development Review Board. The applicant shall not remove any trees from the project site until the tree removal permit, including the final tree removal plan, have been approved by the Planning Division staff.
PDD 3.	The permit grantee or the grantee's successors-in-interest shall cause the replacement trees to be staked, fertilized and mulched, and shall guarantee the trees

	for two (2) years after the planting date. A “guaranteed” tree that dies or becomes diseased during the two (2) years after planting shall be replaced.
PDD 4.	Prior to site grading or other site work that could damage trees, the applicant/owner shall install 6-foot-tall chain-link fencing around the drip line of preserved trees. Removal of the fencing around the identified trees shall only occur if it is determined the trees are not feasible to retain. The fencing shall comply with Wilsonville Public Works Standards Detail Drawing RD-1230. See Finding D6.

The following Conditions of Approval are provided by the Engineering, Natural Resources, or Building Divisions of the City’s Community Development Department or Tualatin Valley Fire and Rescue, all of which have authority over development approval. A number of these Conditions of Approval are not related to land use regulations under the authority of the Development Review Board or Planning Director. Only those Conditions of Approval related to criteria in Chapter 4 of Wilsonville Code and the Comprehensive Plan, including but not limited to those related to traffic level of service, site vision clearance, recording of plats, performance standards, and concurrency, are subject to the Land Use review and appeal process defined in Wilsonville Code and Oregon Revised Statutes and Administrative Rules. Other Conditions of Approval are based on City Code chapters other than Chapter 4, state law, federal law, or other agency rules and regulations. Questions or requests about the applicability, appeal, exemption or non-compliance related to these other Conditions of Approval should be directed to the City Department, Division, or non-City agency with authority over the relevant portion of the development approval.

Engineering Division Findings and Conditions:

PFA 1.	Public Works Plans and Public Improvements shall conform to the “Public Works Plan Submittal Requirements and Other Engineering Requirements” in Exhibit C1.
PFA 2.	Adjacent to the proposed development Boones Ferry Road has not been fully improved to City Standards. Applicant shall dedicate sufficient right-of-way to accommodate full street improvements. Applicant shall complete half-street improvements to their frontage along Boones Ferry Road in conformance with the Public Works Standards and detail RD-1025. Applicant shall coordinate work with the City of Wilsonville’s street maintenance project scheduled for construction in 2019.
PFA 3.	Applicant shall provide an 8-ft PUE along frontage to Boones Ferry Road.
PFA 4.	With the half-street improvements to Boones Ferry Road Applicant shall be required to extend the City’s 8-inch water main under Boones Ferry Road from the southern property limits tying into existing City water system just south of Boeckman Road.
PFA 5.	With the half-street improvements to Boones Ferry Road Applicant shall be required to manage stormwater per Public Works Standards. The connection to the existing storm system shall be made on Boberg Road. A public storm line will connect stormwater from Boones Ferry Road to the existing storm line in Boberg Road. Applicant shall provide a 20’ wide easement over the public storm line and water line that cross the project site.

PFA 6.	Adjacent to the proposed development Boberg Road has not been fully improved to City Standards. Applicant shall dedicate sufficient right-of-way to accommodate full street improvements. Applicant shall complete remaining improvements needed to their frontage along Boberg Road in conformance with the Public Works Standards and detail RD-1025.
PFA 7.	Applicant shall provide an 8-ft PUE along frontage to Boberg Road.
PFA 8.	Applicant shall obtain sanitary sewer service by constructing a lateral service line to the existing sanitary sewer line in Boberg Rd. The connection to the existing line shall be through the installation of a manhole per Public Works Standards.
PFA 9.	Applicant shall install an 8-inch water main from Boberg Road to Boones Ferry Road. Applicant shall provide a 20' wide easement over the public water line and storm line that cross the project site.
PFA 10.	City Engineering accepts the clear drive aisle length of 27 feet from back of sidewalk as shown on plans dated 5-23-2019 even though this length does not conform to Public Works Standards Detail RD-1105 due to the conflicts between passenger vehicle traffic and truck traffic, as described in the waiver request.
PFA 11.	City Engineering accepts the 20 foot driveway spacing between the northern driveway on Boberg Road and the adjacent property driveway to provide adequate site circulation with truck traffic.
PFA 12.	Applicant shall enter into a development agreement with the City of Wilsonville describing construction responsibilities and City SDC credits available with this project.

Natural Resources Conditions:

NR 1.	Natural Resource Division Requirements and Advisories listed in the “Public Works Plan Submittal Requirements and Other Engineering Requirements”, Exhibit C1, apply to the proposed development.
--------------	---

Master Exhibit List:

Entry of the following exhibits into the public record by the Development Review Board confirms its consideration of the application as submitted. The exhibit list below includes exhibits for Planning Case Files DB19-0013 through DB19-0016 and reflects the electronic record posted on the City’s website and retained as part of the City’s permanent electronic record. Any inconsistencies between printed or other electronic versions of the same Exhibits are inadvertent and the version on the City’s website and retained as part of the City’s permanent electronic record shall be controlling for all purposes.

Planning Staff Materials

- A1.** Staff report and findings (this document)

- A2. Staff's Presentation Slides for Public Hearing (to be presented at Public Hearing)
- A3. Staff's list of needed plan set corrections

Materials from Applicant

- B1.** Applicant's Narrative and Submitted Materials
 - Table of Contents
 - Application
 - Narrative including Project Summary, Phased Development Schedule, Key Issues, and Anticipated Waivers
 - Response to Applicable Review Criteria
 - Transportation Impact Analysis
 - Stormwater Report
 - Report of Geotechnical Engineering Services
 - Arborist Report
 - Letter from Franchise Hauler
 - Materials Board
 - Master Sign Plan
 - Lighting Information
 - Reduced Scale Drawings (same as Exhibit B2)
 - Supplemental Information
 - Response to Incompleteness Notice
 - Response to Comments on 2nd Submittal Plan Set
 - Neighborhood Meeting Minutes
 - Mechanical Equipment Screening Diagram
 - Engineered Wash Water Recovery System Information
- B2.** Drawing Package
 - CS1 – Cover Sheet
 - C0.1 – General Notes
 - C0.2 – Existing Conditions
 - C0.3 – Demolition Plan
 - C1.0 – Hardscape Plan
 - C2.0 – Grading Plan
 - C3.0 – Storm Plan
 - C4.0 – Utility Plan
 - L1.1 and L1.2 – Tree Maintenance and Protection Plan
 - L1.3 and L1.4– Planting Plan
 - L1.3A – Planting Legend
 - L1.3B – Water Usage Exhibit
 - L2.0 – Landscape Details
 - L2.1 – Irrigation Details
 - L3.0 – Landscape and IR Specs
 - A0.1 – Site Plan

- A0.2 through A0.4 – Site Details
- A0.5 – Site Lighting Plan
- A0.6 - Circulation
- A0.X1 and A0.X2 – Programmed Spaces
- A1.1 – Lower and First Floor Plan
- A1.2 – Second and Third Floor Plan
- A2.1 and A2.2 – Elevations
- A7.2 – Exterior Details and Washdown Bay

Development Review Team Correspondence

- C1. Public Works Plan Submittal Requirements and Other Engineering Requirements
- C2. Public Works Waiver Request and Response
- C3. Email from Clackamas County Department of Transportation and Development, dated June 11, 2019

Other Correspondence

- D1. Letter from Shirley Keith, Walnut Mobile Home Park resident, dated May 14, 2019

Procedural Statements and Background Information:

1. The statutory 120-day time limit applies to this application. The application was received on April 5, 2019. Staff conducted a completeness review within the statutorily allowed 30-day review period and found the application incomplete on April 29, 2019. The applicant submitted additional materials on May 23, and June 14 and 17, 2019. Planning Staff deemed the application complete on June 18, 2019. The City must render a final decision for the request, including any appeals, by October 16, 2019.
2. Surrounding land uses are as follows:

Compass Direction	Zone	Existing Use
North:	PDI	City of Wilsonville Boeckman Well House, Wilsonville Toyota (north of SW Boeckman Road)
East:	I-5/PDR4	Terrene at the Grove (apartments; east of SW Boones Ferry Road and I-5)
South:	RA-H	Walnut Mobile Home Park
West:	PDI	Industrial Development

3. Previous Planning Approvals:

Case File DB19-0004 – Zone Map Amendment – Effective July 17, 2019
Case File DB19-0005 – Stage I Master Plan

4. The applicant has complied with Sections 4.008 through 4.011, 4.013-4.031, 4.034 and 4.035 of the Wilsonville Code, said sections pertaining to review procedures and submittal requirements. The required public notices have been sent and all proper notification procedures have been satisfied.

Findings:

NOTE: Pursuant to Section 4.014 the burden of proving that the necessary findings of fact can be made for approval of any land use or development application rests with the applicant in the case.

General Information

Application Procedures - In General

Section 4.008

The application is being processed in accordance with the applicable general procedures of this Section.

Initiating Application

Section 4.009

The application has the signatures of David Nicoli, Nicoli Pacific LLC (property owner) and Gavin Russell, CIDA Architects & Engineers, an authorized signer for the property owner.

Pre-Application Conference

Subsection 4.010 (.02)

The City held a Pre-application conference (PA18-0007) on August 16, 2018, in accordance with this subsection.

Lien Payment before Approval

Subsection 4.011 (.02) B.

No applicable liens exist for the subject property. The application can thus move forward.

General Submission Requirements

Subsections 4.035 (.04) A. and 4.035 (.05)

The applicant has provided all of the applicable general submissions and the application was deemed complete on June 18, 2019.

Zoning - Generally

Section 4.110

The proposed development is in conformity with the applicable proposed zoning district (Planned Development Industrial (PDI), effective July 17, 2019) and general development regulations listed in Sections 4.140 through 4.199.

Request A: DB19-0005 Stage II Final Plan

Planned Development Regulations

Planned Development Purpose

Subsection 4.140 (.01)

- A1.** The proposed Stage II Final Plan for development of the site is consistent with the Planned Development Regulations purpose statement.

Planned Development Lot Qualifications

Subsection 4.140 (.02)

- A2.** The property is of sufficient size (6.16 acres in two Tax Lots) to be developed in a manner consistent with the purposes and objectives of Section 4.140.

Ownership Requirements

Subsection 4.140 (.03)

- A3.** The subject property is in a single ownership as required by this subsection.

Professional Design Team

Subsection 4.140 (.04)

- A4.** As can be found in the applicant's submitted materials, the design team is composed of appropriate professionals, including survey, geotechnical engineering, civil and landscape, architectural, planning and structural design, and a commercial general contractor. Lead team members include: Tara Lund, Principal Architect, and Gavin Russell, Project Manager, with CIDA Architects & Engineers; and Teresa Long, Landscape Architect, and Craig Harris, Civil Engineer, with AAI.

Planned Development Permit Process

Subsection 4.140 (.05)

- A5.** The subject property is greater than 2 acres, designated for industrial development in the Comprehensive Plan, and zoned Planned Development Industrial (effective July 17, 2019; Ordinance No. 836 and Zoning Order DB19-0004). The property will be developed as a planned development in accordance with this subsection.

Consistency with Comprehensive Plan and Other Applicable Plans

Subsections 4.140 (.06) and 4.140 (.09) J. 1.

- A6.** On June 17, 2019, City Council approved Ordinance No. 836 (Zoning Order DB19-0004; effective July 17, 2019), which changed the zoning designation of the subject property from Residential Agricultural Holding (RA-H) to Planned Development Industrial (PDI),

consistent with the Comprehensive Plan designation of Industrial, with consideration of Design Objectives of Area of Special Concern E in the Comprehensive Plan. The Zone Map Amendment was conditioned to these specific concerns, specifically that:

- The Industrial Focus development be carefully designed to promote continuity in design with other development in Area E and adequate buffering be included in the site design to minimize disturbance for residents of the Walnut Mobile Home Park; and
- The proposed development be designed to minimize traffic conflicts, in particular from trucks, with residential activities and pedestrians.

The Stage I Master Plan for the proposed project, approved with conditions by the Development Review Board on May 13, 2019, includes conditions specific to Area of Special Concern E in the Comprehensive Plan and the Screening and Buffering Overlay Zone (SBOZ; Section 4.137.5). Conditions specific to the SBOZ included that:

- The proposed project provide appropriate screening and buffering to assure adequate separation of potentially conflicting land uses specifically related to the residentially zoned residential use to the south.
- The SBOZ be applied along the southern boundary of the subject property abutting the Walnut Mobile Home Park property.
- No motor vehicle access be allowed through the landscaped area required in the SBOZ.

Review of the Stage II Final Plan and Site Design Review submitted by the applicant shows that, consistent with the High Wall landscape standard and SBOZ requirements, a 10-foot-wide landscaped buffer is proposed between the development and the north property boundary of the Walnut Mobile Home Park. A 6-foot-tall wall, composed of smooth and split-face concrete masonry blocks (CMUs) with a sloped cap and one solid metal gate for maintenance access, is proposed along the north side of the buffer area. On the south side of the wall, the buffer area includes trees, shrubs, and groundcover of wildflowers and legumes designed for low maintenance while providing an attractive area of usable space for residents of the mobile home park.

Stage II Final Plan Submission Requirements and Process

Timing of Submission

Subsection 4.140 (.09) A.

- A7. The applicant is submitting this Stage II Final Plan within two (2) years of approval of a preliminary development plan (Stage I) and, as authorized pursuant to Section 4.035, has submitted for Phase 1, the first unit of development.

Development Review Board Role

Subsection 4.140 (.09) B.

A8. The Development Review Board is considering all applicable permit criteria set forth in the Planning and Land Development Code and staff is recommending the Development Review Board approve the application with conditions of approval.

Stage I Conformance and Submission Requirements

Subsection 4.140 (.09) C.

A9. The Stage II Final Plan substantially conforms to the Stage I Master Plan, which was approved with conditions by the Development Review Board on May 13, 2019. The applicant has provided the required drawings and other documents showing all the information required by this subsection.

Stage II Final Plan Detail

Subsection 4.140 (.09) D.

A10. The applicant has provided sufficiently detailed information to indicate fully the ultimate operation and appearance of Phase 1 of the development, including a detailed site plan, landscape plans, and elevation drawings.

Submission of Legal Documents

Subsection 4.140 (.09) E.

A11. No additional legal documentation is required for dedication or reservation of public facilities.

Expiration of Approval

Subsection 4.140 (.09) I. and Section 4.023

A12. The Stage II Final Plan approval and other associated applications will expire two (2) years after approval, unless an extension is approved in accordance with these subsections.

Traffic Concurrency

Subsection 4.140 (.09) J. 2.

A13. Transportation Impact Analysis (in Exhibit B1), the LOS D standard will continue to be met by existing street improvements at the studied intersections with existing, planned, and this proposed development (at full development of 96,000 square feet) as follows:

- SW Boeckman Road/SW Boberg Road – LOS A/D, Volume to Capacity: 0.56
- SW Boones Ferry Road/SW Baber Street – LOS A/C, Volume to Capacity 0.40

It should be noted that the operations shown above for the intersection of SW Boeckman Road/SW Boberg Road do not include the operations for the north leg, which is the private driveway to the Wilsonville Toyota development. This approach operates as LOS F in future scenarios, but since the approach is privately owner, it is not required to meet the City's operational standards.

Facilities and Services Concurrency

Subsection 4.140 (.09) J. 3.

A14. Facilities and services, including utilities, are available or will be built with the development sufficient to serve the proposed development.

Adherence to Approved Plans

Subsection 4.140 (.09) L.

A15. Condition of Approval PDA 1 ensures adherence to approved plans except for minor revisions approved by the Planning Director through the Class I Administrative Review Process is such changes are consistent with the purposes and general character of the development plan.

Standards Applying to All Planned Development Zones

Additional Height Guidelines

Subsection 4.118 (.01)

A16. Staff does not recommend the Development Review Board require a height less than the applicant proposes as the proposed height (56.5 feet to the roof line) provides for fire protection access and does not impact scenic views of Mt. Hood or the Willamette River. In addition, the proposed Phase 1 building, which is three stories tall, is setback more than 60 feet from the property line that abuts the Walnut Mobile Home Park to the south.

Underground Utilities

Subsection 4.118 (.02)

A17. All additional utilities on the property are required to be underground.

Waivers

Subsection 4.118 (.03) A. through D.

A18. The applicant has not requested any waivers to the standards applying to all planned development zones.

Other Requirements or Restrictions

Subsection 4.118 (.03) E.

A19. No additional requirements or restrictions are recommended pursuant to this subsection. Performance standards and requirements of the PDI Zone address potential impacts from noise, odor, glare, etc.

Impact on Development Cost

Subsection 4.118 (.04)

A20. In staff's professional opinion, the determination of compliance or attached conditions do not unnecessarily increase the cost of development and no evidence has been submitted to the contrary.

Requiring Tract Dedications or Easements for Recreation Facilities, Open Space, Public Utilities

Subsection 4.118 (.05)

A21. No additional tracts are being required for recreational facilities, open space area, or easements.

Habitat Friendly Development Practices

Subsection 4.118 (.09)

A22. Grading will be limited to that needed for the proposed improvements, no significant native vegetation would be retained by an alternative site design, the City's stormwater standards will be met thus limiting adverse hydrological impacts on water resources, and no impacts on wildlife corridors or fish passages have been identified.

Planned Development Industrial (PDI) Zone

Purpose of Planned Development Industrial (PDI) Zone

Subsection 4.135 (.01)

A23. The proposed development includes a variety of industrial operations and associated uses consistent with the purpose stated in this subsection.

Typically Permitted Uses

Subsection 4.135 (.03)

A24. The uses proposed in the Stage II Final Plan are consistent with the Stage I Master Plan (approved by Development Review Board Panel 'A' on May 13, 2019) as well as with the purpose of the PDI zone, including office-technology, corporate headquarters, manufacturing, warehousing, and associated uses.

Block and Access Standards

Subsections 4.135 (.04) and 4.131 (.03)

A25. Preliminary drawings show development on the properties can provide adequate pedestrian and vehicle connectivity along SW Boberg and SW Boones Ferry Roads. No changes to blocks or access spacing are proposed, however, the applicant has been granted a waiver to the Public Works Standards for reduced driveway separation between the north driveway on SW Boberg Road and the driveway on the adjacent property to the north and for reduced clear drive aisle length (see Conditions of Approval PFA 10 and PFA 11).

PDI Performance Standards

Industrial Performance Standards

Subsections 4.135 (.05) A. through N.

A26. The proposed project meets the performance standards of this subsection as follows:

- **Pursuant to Standard A** (enclosure of uses and activities), all non-parking/loading activities and uses are required to be completely enclosed in buildings, unless outdoor

activities have been approved as part of Stage II, Site Design or Administrative Review. The proposed development includes two activities that will not be completely enclosed in a building: a 40,000-square-foot outdoor storage yard and a 1,000-square-foot covered wash bay with self-contained pump equipment. The storage yard is surrounded with a fence and sight-obscuring landscaping. The wash bay is enclosed on three sides and open on the fourth (north) side which is not visible off-site.

- **Pursuant to Standard B** (vibrations), there is no indication that the proposed development will produce vibrations detectable off site without instruments.
- **Pursuant to Standard C** (emissions), there is no indication that odorous gas or other odorous matter will be produced by the proposed use.
- **Pursuant to Standard D** (open storage), a 40,000-square-foot storage yard is proposed, which is required to comply with the provisions of Section 4.176 (see Finding A85 and A86).
- **Pursuant to Standard E** (night operations and residential areas), part of the outdoor storage area and truck circulation and maneuvering area within the proposed development is located within 100 feet of the north property boundary of the Walnut Mobile Home Park, which is in a residential district (RA-H). Therefore, Condition of Approval PDA 2 has been included to prohibit loading and unloading operations and truck maneuvering within 100 feet of the south property boundary between the hours of 10:00 pm and 7:00 am so long as the property to the south is used for residential purposes. In addition, the condition requires that the portion of the subject site within 100 feet of the south property boundary must be clearly marked with signs or by other means indicating this limitation.
- **Pursuant to Standard F** (heat and glare), no exterior operations are proposed creating heat and glare.
- **Pursuant to Standard G** (dangerous substances), there are no prohibited dangerous substances expected on the development site.
- **Pursuant to Standard H** (liquid and solid wastes), staff has no evidence that the standards defined for liquid and solid waste in this subsection would be violated.
- **Pursuant to Standard I** (noise), staff has no evidence that noise generated from the proposed operations would violate the City's Noise Ordinance, however, as discussed under Standard E, above, the site is located within 100 feet of and shares a property boundary with a residential district and is, therefore, subject to certain noise limitations. Noises produced in violation of the Noise Ordinance would be subject to the enforcement procedures established in Wilsonville Code (WC) 6.204 for such violations.
- **Pursuant to Standard J** (electrical disturbances), staff has no evidence that any prohibited electrical disturbances would be produced by the proposed project's operations.
- **Pursuant to Standard K** (discharge of air pollutants), staff has no evidence that any prohibited discharge would be produced by the proposed project.
- **Pursuant to Standard L** (open burning), no open burning is proposed on the development site.

- **Pursuant to Standard M** (outdoor storage), there is no evidence that outdoor storage will not be maintained in an orderly manner at all times. The proposed outdoor storage area will be of gravel surface or better and suitable for the materials being handled and stored. The storage area is proposed to be concealed from view at the abutting property lines by a partially sight-obscuring fence (chain link with privacy slats) and plantings not less than six (6) feet in height. (see Findings A85 and A86).
- **Pursuant to Standard N** (unused area landscaping), the north part of the subject property to be developed in Phase 3 will be maintained in undisturbed field grass and mowed as necessary to prevent fire hazards and unsightly conditions (see Condition of Approval PDA 3). The rest of the subject property will be completely developed with Phase 1 and all areas disturbed during construction will be appropriately landscaped as required.

Other Standards for PDI Zone

Lot Size and Maximum Lot Coverage

Subsections 4.135 (.06) A. and B.

A27. The lots are of sufficient size to allow for the required amount of landscaping, parking, and other applicable site requirements along with lot coverage of the proposed development.

Setbacks

Subsections 4.135 (.06) C. through E.

A28. Building setbacks are proposed as follows: east side of building (front yard) with 66-foot setback to SW Boones Ferry Road; north side of building (side yard) with 57-foot setback to north boundary of the Phase 1 development area (Tax Lot 500); west side of building (rear yard; second frontage on through lot) with 312-foot setback to SW Boberg Road; and south side of building (side yard) with 75-foot setback to south boundary of the subject property and the Walnut Mobile Home Park property. All proposed setbacks meet or exceed the required setback of 30 feet.

Screening and Buffering (SB) Overlay Zone

Purpose and Application of SBOZ

Subsection 4.137.5 (.01) and (.02)

A29. The subject property is proposed for a variety of nonresidential uses consistent with the PDI zone and abuts a residentially zoned (RA-H) residential use (Walnut Mobile Home Park) to the south, which meets the purpose for applying the SBOZ and requiring appropriate screening and buffering to assure adequate separation of potentially conflicting land uses. The SBOZ is applied along the southern boundary of the subject property, which abuts the Walnut Mobile Home Park property.

Landscaped Areas-Industrial Properties

Subsection 4.137.5 (.03) B.

A30. For land zoned PDI, the SBOZ requires either a 20-foot-deep area landscaped to at least the L-3 standard (High Screen Landscaping Standard), or a 10-foot-deep area landscaped to at least the L-4 standard (High Wall Standard) along all property lines where the SBOZ is applied. To provide buffering and screening from the Walnut Mobile Home Park to the south and consistent with the High Wall Standard, the applicant is proposing a 10-foot-wide landscaped buffer area along the south property boundary shared with the mobile home park. A 6-foot-high wall, composed of smooth and split-face concrete masonry blocks (CMUs) with a sloped cap is provided along the north side of the buffer area.

Ingress and Egress

Subsection 4.137.5 (.04)

A31. No motor vehicle access is allowed, and none is proposed, within the 10-foot-wide landscaped area required in the SBOZ, consistent with this subsection.

Exterior Work

Subsection 4.137.5 (.05)

A32. No exterior manufacturing, storage, sales, or other similar work is allowed, and none is proposed, in the SBOZ, consistent with this subsection. However, there are stricter standards that apply to truck loading and unloading activities as discussed in Finding A26 related to Industrial Performance Standards.

Signs

Subsection 4.137.5 (.06)

A33. No signs other than approved monument signs are allowed, and none are proposed, in the SBOZ, consistent with this subsection.

Performance Standards and Off-Site Impacts

Subsection 4.137.5 (.07)

A34. As shown in Finding A26, the proposed development complies with, or will with Conditions of Approval, performance standards of the PDI zone to limit impacts on surrounding properties and the overall community.

On-site Pedestrian Access and Circulation

Continuous Pathway System

Section 4.154 (.01) B. 1.

A35. There is a continuous pedestrian pathway system throughout the center and east parts of the site, where the building and parking/loading areas are located, that connects all of the building entrances and exits and parking areas to the sidewalk on SW Boones Ferry Road

at the front of the proposed building. No pedestrian pathways are provided on the west part of the site where the outdoor storage area is located, except to provide connectivity with the parking area along the east side of the yard. Future phased buildings will be connected with pedestrian pathways to SW Boones Ferry and SW Boberg Roads.

Safe, Direct, Convenient Pathways

Section 4.154 (.01) B. 2.

A36. The proposed site plan shows safe, reasonably direct, and convenient connections between primary entrances on the front of the building and adjacent parking areas and the public right-of-way on SW Boones Ferry Road. The pathway from the SW Boones Ferry Road sidewalk travels south approximately 70 feet, then turns west, crossing the drive aisle to connect with the walkway in front of the proposed building, providing a connection to the building's main entrances. There is no unnecessary out of direction travel. ADA parking spaces are provided in front of the building and are connected by pathways meeting ADA standards.

Vehicle/Pathway Separation - Vertical or Horizontal

Section 4.154 (.01) B. 3.

A37. Pedestrian walkways as proposed in the Stage II Final Plan are separated from parking and maneuvering areas by a change in material (concrete versus asphalt) and elevation. Curbing and/or wheel stops ensure separation of pedestrian and vehicular movement. Where pedestrian walkways cross the drive aisle in front of the building, the crossing is proposed to be clearly marked with contrasting materials, however, this is not shown on the submitted plan set. Condition of Approval PDA 4 will ensure compliance with this section.

Crosswalks Clearly Marked

Section 4.154 (.01) B. 4.

A38. As discussed above, where pedestrian walkways cross the drive aisle in front of the building and between the building and storage yard, the crossings are proposed to be clearly marked with contrasting paint or paving materials (e.g., pavers, light-color concrete inlay between asphalt, or similar contrast) to identify the crossing.

Pathway Width and Surface – 5 Foot Wide, Durable Surface

Section 4.154 (.01) B. 5.

A39. All proposed pathways are 5 feet or wider and will be constructed of concrete in front of the building and of paint-striped asphalt on the south and west sides of the building.

Pathway Signs

Section 4.154 (.01) B. 6.

A40. No pathways needing directional signage are proposed.

Parking Area Design Standards

Minimum and Maximum Parking
Section 4.155 (.03) G.

A41. The proposed Industrial Focus development requires a minimum of 101 parking spaces and is allowed a maximum of 125 spaces per Table 5, Parking Standards, as shown below. The applicant proposes 110 spaces, with 35 spaces in the primary parking area along SW Boones Ferry Road and the remainder of spaces provided on the north (18 spaces), west (19 spaces), and south (38 spaces) sides of the building. Calculation of parking spaces is as follows:

Use	Square feet	Minimum parking spaces required	Maximum parking spaces allowed
Office/Flex Space	29,000 sf		
Minimum - 2.7 per 1,000 sf		78.3	
Maximum - 4.1 per 1,000 sf			118.9
Manufacturing	12,000 sf		
Minimum - 1.6 per 1,000 sf		19.2	
Maximum - No maximum			---
Storage warehouse	12,000 sf		
Minimum - 0.3 per 1,000 sf		3.6	
Maximum - 0.5 per 1,000 sf			6.0
Total (rounded to nearest whole number)	53,000 sf	101.0	125.0

Other Parking Design Standards
Subsections 4.155 (.02) and (.03)

A42. The applicable standards are met as follows:

Standard	Met	Explanation
Subsection 4.155 (.02) General Standards		
B. All spaces accessible and usable for parking	<input checked="" type="checkbox"/>	Standard parking lot design is proposed.
J. Sturdy bumper guards of at least 6 inches to prevent parked vehicles crossing property line or interfering with screening or sidewalks.	<input checked="" type="checkbox"/>	Parking lot will be surrounded by a six-inch curb.
K. Surfaced with asphalt, concrete or other approved material.	<input checked="" type="checkbox"/>	Parking lot will be surfaced with asphalt.
Drainage meeting City standards	<input checked="" type="checkbox"/>	Drainage is professionally designed and being reviewed to meet City standards.
L. Lighting that does not shine into adjoining structures or into the eyes of passersby.	<input checked="" type="checkbox"/>	Lighting is proposed to be fully shielded and subject to the City's Outdoor Lighting Ordinance.

N. No more than 40% of parking compact spaces.	<input checked="" type="checkbox"/>	Proposed parking spaces include 79 standard and 31 compact spaces (28% of 110 total spaces).
O. Planting areas increased to 7 feet deep when vehicles overhang beyond curb	<input checked="" type="checkbox"/>	Planting areas are increased to at least 7 feet deep where needed.
Subsection 4.155 (.03) Minimum and Maximum Off-Street Parking Requirements		
A. Access and maneuvering areas adequate.	<input checked="" type="checkbox"/>	Access and maneuvering area is adequate to serve functional needs of site.
A.1. Loading and delivery areas and circulation separate from customer/employee parking and pedestrian areas.	<input checked="" type="checkbox"/>	Loading and delivery area at back of building is 105 feet wide by 200 feet long and separated from main parking at the front and sides of building.
Circulation patterns clearly marked.	<input checked="" type="checkbox"/>	Truck circulation and loading located on west side of building separate from passenger vehicle circulation on east side of building.
A.2. To the greatest extent possible, vehicle and pedestrian traffic separated.	<input checked="" type="checkbox"/>	Vehicle and pedestrian traffic is clearly delineated and separated to the greatest extent possible, however, some mixing of these traffic modes cannot be avoided in the truck circulation area.
C. Safe and Convenient Access, meet ADA and ODOT Standards. For parking areas with more than 10 spaces, 1 ADA space for every 50 spaces.	<input checked="" type="checkbox"/>	The proposed parking and access allow ADA and ODOT standards to be met. The applicant proposes 110 parking spaces, 4 of which are designated ADA accessible spaces.
D. Efficient on-site parking and circulation.	<input checked="" type="checkbox"/>	On-site parking is designed for efficient and convenient circulation.

Parking Variances and Waivers

Subsection 4.155 (.02) A. 1. and 2.

A43. The applicant has not requested variances or waivers to the parking, loading, or bicycle parking standards pursuant to this subsection.

Multiple Use Parking Calculations

Subsection 4.155 (.02) D.

A44. As shown in Finding A41, each proposed use was factored into the overall calculation of the required number of parking spaces.

Shared Parking

Subsection 4.155 (.02) E.

A45. No shared parking with adjacent uses is proposed.

Off-Site Parking Allowance
Subsection 4.155 (.02) G.

A46. No off-site parking was used for calculating the parking spaces provided.

Non-Parking Use of Parking Areas
Subsection 4.155 (.02) H.

A47. All parking areas are expected to be maintained and kept clear for parking unless a temporary use permit is granted or the Stage II Final Plan approval is revised. No container or other storage is permitted in the parking areas.

Screening to Residential Areas
Subsection 4.155 (.02) I.

A48. The south boundary of the subject property adjoins the Walnut Mobile Home Park, which is in a residential district, and parking lot screening with a sight-obscuring fence or planting continuous along the boundary and at least 6 feet in height is required. The parking lot on this part of the subject site is screened by a 6-foot-tall wall along the property boundary, which meets the requirement of this section.

Parking for Uses Not Listed
Subsection 4.155 (.02) M.

A49. The parking calculation is based on the listed uses of office/flex space, manufacturing, and storage warehouse.

On-Street Parking for Parking Calculations
Subsection 4.155 (.03) F.

A50. The parking calculations do not include any on-street parking.

Electrical Vehicle Charging Stations
Subsection 4.155 (.03) H.

A51. The applicant does not propose electrical charging stations.

Substituting Motorcycle Parking for Vehicle Parking
Subsection 4.155 (.03) I.

A52. The applicant does not propose motorcycle parking.

Parking Area Landscaping

Minimizing Visual Dominance of Parking
Subsection 4.155 (.03) B.

A53. Landscaping of trees and shrubs proposed in parking and loading or delivery areas minimizes visual dominance of these areas.

Parking Area Landscape Requirement – 10%

Subsection 4.155 (.03) B. 1.

A54. The total area of the proposed parking landscaping is 10,437 square feet (29% of the parking area), which is 6,833 square feet greater than the 3,604 square feet required. An 8-foot-wide landscaping area is proposed along SW Boones Ferry Road and additional landscaping is included in parking islands, swales, and rain gardens throughout the parking area to screen these areas from the public right-of-way and adjacent properties. It is difficult to determine based on submitted plans whether the proposed plantings will effectively screen the parking area from the public right-of-way in SW Boones Ferry Road. Condition of Approval PDA 5 requires the parking area landscaping to meet the Low Screen standard.

Parking Area Tree Requirement

Subsection 4.155 (.03) B. 2. and 2. a.

A55. All tree planting areas meet or exceed the 8 foot minimum width and length. Trees are shown in a ratio of one (1) tree per eight (8) parking spaces or fraction thereof with 14 required and in excess of 14 trees provided.

Parking Area Tree Clearance

Subsection 4.155 (.03) B. 2. b.

A56. All trees in the parking area and along the walkways will be maintained to provide a 7-foot clearance.

Bicycle Parking - General Provisions

Determining Minimum Bicycle Parking

Subsection 4.155 (.04) A. 1.

A57. The applicant proposes 14 bicycle parking spaces and 14 are required per Table 5, Parking Standards, as shown below.

Use	Square feet	Minimum bicycle spaces required
Office/Flex Space	29,000 sf	
Minimum - 1 per 5,000 sf (Minimum 2)		6.0
Manufacturing	12,000 sf	
Minimum - 1 per 10,000 sf (Minimum 6)		6.0
Storage warehouse	12,000 sf	
Minimum - 1 per 20,000 sf (Minimum 2)		2.0
Total (rounded to nearest whole number)	53,000 sf	14.0

Bicycle Parking for Multiple Uses

Subsection 4.155 (.04) A. 3.

A58. The minimum required bicycle parking has been provided for each use as described in Finding A57.

Bicycle Parking Waivers
Subsection 4.155 (.04) A. 4.

A59. The applicant proposes no waivers to bicycle parking.

Bicycle Parking Standards

Bicycle Parking Space Dimensions
Subsection 4.155 (.04) B. 1.

A60. The proposed bicycle parking spaces outside the building are 2 feet by 6 feet in size with adequate spacing provided to be accessible without moving another bicycle.

Bicycle Maneuvering Area
Subsection 4.155 (.04) B. 2.

A61. The bicycle racks for exterior parking are proposed to be located at the front of the building near the main entrances. The walkway is widened to 10 feet between the bicycle spaces and curb, allowing ample room for bicycle maneuvering.

Spacing of Bicycle Racks
Subsection 4.155 (.04) B. 3.

A62. The proposed bicycle racks are spaced appropriately for use.

Bicycle Racks and Lockers Anchoring
Subsection 4.155 (.04) B. 4.

A63. The bike racks will be securely anchored as shown on page A0.2 of Exhibit B2.

Bicycle Parking Location
Subsection 4.155 (.04) B. 5.

A64. Six (6) bicycle parking spaces are proposed to be located less than 10 feet from the building's main entrances and adjacent to the building's primary walkway, providing convenient direct access to the building entrance from SW Boones Ferry Road. An additional 8 bicycle parking spaces will be placed inside lobby areas or individual tenant spaces and are not shown on the submitted plans. Condition of Approval PDA 6 requires that the location of these spaces be shown on final tenant improvement submittals prior to certificate of occupancy.

Long-term Bicycle Parking

Required Long-term Bicycle Parking
Subsection 4.155 (.04) C. 1. and 2.

A65. The proposed project requires 14 bicycle parking spaces and 50% or 7 must be long-term, secure spaces inside buildings, under roof overhangs or permanent awnings, in bicycle lockers, or within or under other structures. Eight (8) spaces are proposed using wall-mounted racks, inside the building lobby areas or individual tenant spaces (also see Finding A64).

Minimum Off-Street Loading Requirements

Determining Required Loading Berths

Subsection 4.155 (.05) A. 1. and 2.

A66. The proposed building, which is 53,000 square feet in floor area, requires 2 truck loading or unloading berths for receipt or distribution of materials or merchandise. Four (4) loading berths are proposed on the west side and one on the north side of the building, which exceeds the requirements of this section.

Loading Berth Dimensions

Subsection 4.155 (.05) A. 3.

A67. On the west side of the building, 2 proposed loading berths have doors 22 feet wide by 16 feet tall and 2 have doors 14 feet wide by 16 feet tall. Dimensions of the loading berth door for the wash bay on the north side of the building are 12 feet wide by 14 feet tall. Loading berth areas are not marked on the site plan for the west side of the building, however, there is ample room in this area for truck maneuvering and clearance, which exceeds the minimum dimension requirements. The loading berth area for the wash bay on the north side of the building is approximately 40 feet wide by 25 feet deep and opens to the drive aisle, which is 26 feet wide, providing a combined 50-foot-deep area for truck maneuvering.

Existing Loading Berths

Subsection 4.155 (.05) A. 4.

A68. There are no existing uses on the subject property that require loading.

Use of Off-Street Parking Areas for Loading

Subsection 4.155 (.05) A. 5.

A69. Off-street parking areas are not proposed to be used for loading and unloading operations.

Exception for On-Street Loading

Subsection 4.155 (.05) B.

A70. No loading area adjacent to or within a street right-of-way is proposed.

Carpool and Vanpool Parking

Required Carpool and Vanpool Parking

Subsection 4.155 (.06) A. 1. and B.

A71. The proposed development includes 110 parking spaces available for general parking, which may include employee, student and commuter parking, and must provide at least 5%, but not fewer than 2 spaces, for exclusive carpool and vanpool parking. The site plan identifies 5 parking spaces, as vanpool/carpool spaces, which is 1 fewer than the required 6 spaces. Condition of Approval PDA 7 requires that 1 additional parking space be designated for vanpool/carpool parking.

Carpool and Vanpool Parking Location Subsection 4.155 (.06) C.

A72. Vanpool/carpool parking spaces identified on the proposed site plan are located closer to the main entrances of the building than all other parking spaces with the exception of ADA parking spaces.

Identification of Carpool and Vanpool Parking Subsection 4.155 (.06) D.

A73. Vanpool/carpool spaces are identified on the site plan, however, there is no note stating that the spaces will be clearly marked "Reserved Carpool/Vanpool Only". Condition of Approval PDA 8 will ensure that the site plan notes include a statement to this effect.

Other Development Standards

Access, Ingress, and Egress Section 4.167

A74. Access to SW Boones Ferry Road (1 driveway) and SW Boberg Road (2 driveways) are proposed to be located at defined points approved by the City.

Double-Frontage Lots Sections 4.169 (.01) and (.02)

A75. The subject property is a double frontage lot. Building setbacks proposed on frontages include: east side of building (front yard) with 66-foot setback to SW Boones Ferry Road; west side of building (rear yard; second frontage on through lot) with 312-foot setback to SW Boberg Road. These setbacks meet or exceed the required setback of 30 feet. The front of the proposed building faces SW Boones Ferry Road and the west side of the outdoor storage yard faces SW Boberg Road. As required, the storage yard frontage will be fully landscaped and maintained by the applicant and no special maintenance conditions are proposed to apply to this area.

Natural Features and Other Resources Section 4.171

A76. The arborist's report identifies 25 trees on the subject site ranging in diameter at breast height (dbh) from 6" to 27". Species include red oak, big leaf maple, hazelnut, hawthorn

and black locust. All are in fair or poor condition and have fair or poor structure. Most, except for the red oaks, are tree stump sprouts or have been topped for utility line clearance. The applicant proposes removing all of the trees and mitigating their removal by planting in excess of 25 trees on the site. There are no structures of any historic or cultural designation on the subject site and no hillsides, trees or wooded areas, or hazard areas needing protection on the site. An overhead powerline runs along the south property boundary and caution will need to be taken when construction activities occur in this area. There are no high voltage powerline easements or rights of way or petroleum pipeline easements on the site.

Public Safety and Crime Prevention

Design for Public Safety, Surveillance and Access

Subsection 4.175 (.01)

A77. The large expanse of windows and glazing on the front of the proposed building allows for visual connection between the interior and the street, helping to deter crime and ensure public safety. A fencing and security gate system on SW Bobeg Road, as well as fencing that encloses the outdoor storage yard and extends along the property boundary to the north and south sides of the building provide additional security.

Addressing and Directional Signing

Subsection 4.175 (.02)

A78. The building will be properly addressed and identified, and address numbers will be placed on the building frontage on SW Boones Ferry Road as required to assure identification by emergency response personnel and the general public.

Surveillance and Access

Subsection 4.175 (.03)

A79. The proposed building includes windows on all sides, providing visual connection from internal program areas to parking areas for occupants. Entries and other key areas of the site will be monitored with exterior cameras, and parking and loading areas are designed for access or observation by police in the course of routine patrol duties.

Lighting to Discourage Crime

Subsection 4.175 (.04)

A80. Site areas will be illuminated with building- mounted and pole-mounted lights in parking areas. Building entries and exit doors will be illuminated with wall-mounted or canopy lights to discourage crime and ensure public safety.

Landscaping Standards

Landscaping Standards Purpose

Subsection 4.176 (.01)

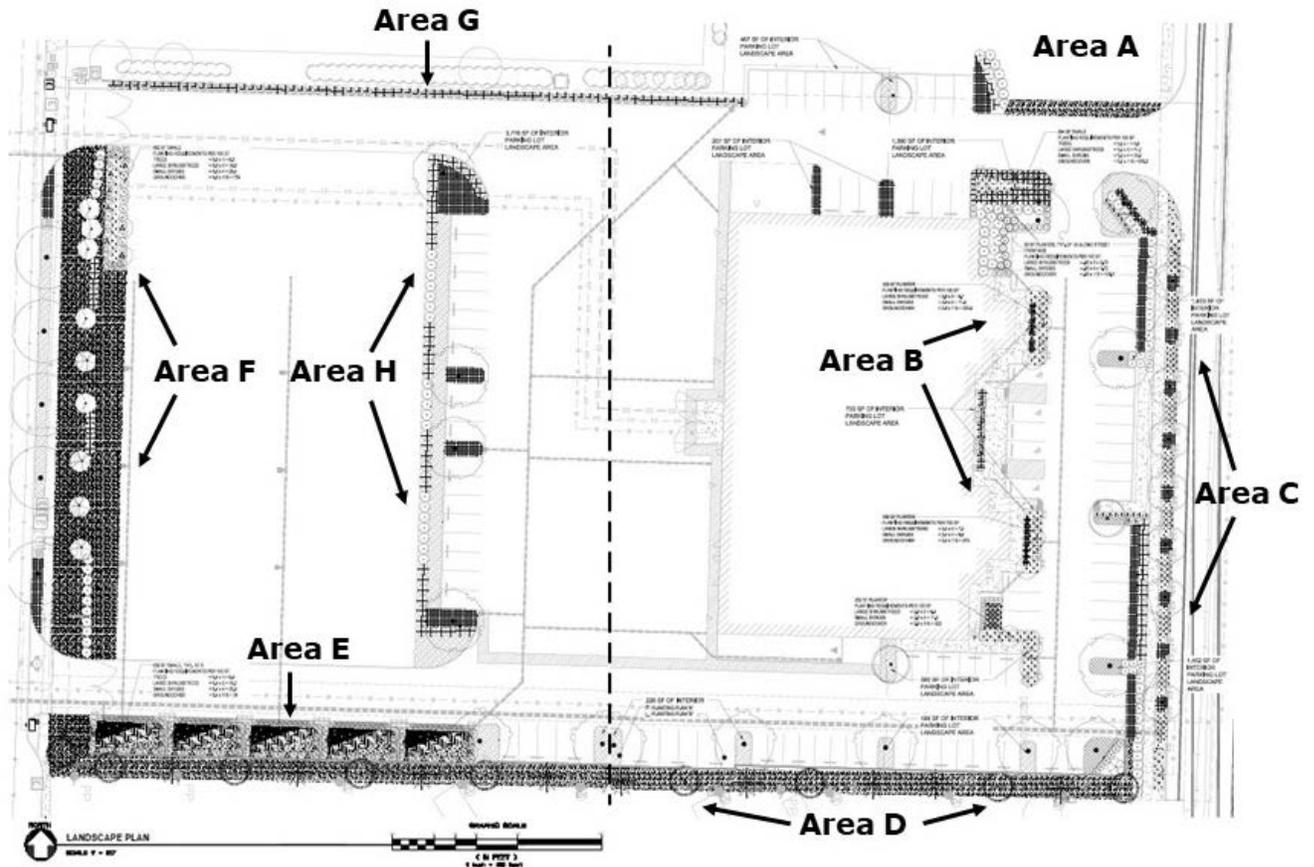
A81. In complying with the various landscape standards in Section 4.176 the applicant has demonstrated the Stage II Final Plan is in compliance with the landscaping and screening purpose statement.

Landscape Code Compliance
 Subsection 4.176 (.02) B.

A82. No waivers or variances to landscape standards have been requested. Thus all landscaping and screening must comply with the standards of this section.

Intent and Required Materials
 Subsections 4.176 (.02) C. through I.

A83. As shown on sheets L1.3 and L1.4 of Exhibit B2 required materials for each landscaping standard are provided as follows. Appropriate groundcover is provided in areas not otherwise occupied by shrubs and trees:



Landscape Area A

Area Description: Northeast part of site, along north side of drive aisle and in

parking area on north side of building

Landscaping Standard: General

Comments on Intent: No screening required

Required Materials: Fully cover, less than 30 feet deep, tree every 30 feet (may be grouped), 30 feet or deeper, one tree every 800 sf and 3 shrubs every 400 sf

Materials Provided: Adequate shrubs and groundcover. No trees provided and none required as this area will be developed in Phase 3 of the proposed project and will be appropriately landscaped at that time.

Landscape Area B

Area Description: East part of site, along building frontage on SW Boones Ferry Road

Landscaping Standard: General

Comments on Intent: No screening required

Required Materials: Fully cover, less than 30 feet deep, tree every 30 feet (may be grouped), 30 feet or deeper, one tree every 800 sf and 3 shrubs every 400 sf

Materials Provided: Adequate shrubs and groundcover. Trees include 1 Red Sunset Maple and 8 New World Red Maples.

Landscape Area C

Area Description: East part of site, parking area along SW Boones Ferry Road frontage

Landscaping Standard: Low Screen

Comments on Intent: Low Screen required.

Required Materials: Fully cover, 3-foot hedge 95% opaque year round, trees every 30 feet or as required to provide canopy over landscape area

Materials Provided: Combination of Heavenly Bamboo, Inkberry, Bicolor Rock Rose, Boxleaf Honeysuckle, Pipa's Red Loropetalum, Warty Barberry, President Roosevelt Rhododendron, and Royal Purple Smoke Tree creates the low screen. Tree canopy provided by 3 Pioneer Elms and 1 Persian Spire Parrotia in the parking area and 7 Red Bowhall Maples in the landscape area along the SW Boones Ferry Road frontage (street trees).

Landscape Area D

Area Description: South part of site, along property line shared with Walnut Mobile Home Park

Landscaping Standard: General in parking area and along south side of drive aisle, north of wall

High Screen or High Wall south of wall along mobile home park property line – Screening and Buffering Overlay Zone applies

	(see Findings A29 through A36)
Comments on Intent:	Screening and buffering required between development and mobile home park to south
Required Materials:	General: Fully cover, less than 30 feet deep, tree every 30 feet (may be grouped), 30 feet or deeper, one tree every 800 sf and 3 shrubs every 400 sf High Screen: Fully cover. 6-foot hedge 95% opaque year round, trees every 30 feet or as required to provide canopy over landscape area. High Wall: 6-foot masonry wall, trees every 30 feet or as required to provide canopy over landscape area. SBOZ: 20-foot buffer area with High Screen or 10-foot buffer area with High Wall.
Materials Provided:	North side of wall: Adequate shrubs and groundcover. Trees include 6 Hornless Honey Locust and 1 Persian Spire Parrotia in parking area. Wall and south of wall: Masonry wall on north side of 10-foot buffer area adjacent to Walnut Mobile Home Park. Adequate shrubs and groundcover. Trees include 10 Vanderwolf's Pyramid Pine, and 9 Hogan Cedar.

Landscape Area E

Area Description:	Southwest part of site, north of wall along south side of drive aisle and outdoor storage area
Landscaping Standard:	High screen
Comments on Intent:	Screens outdoor storage yard from adjacent property (residential use) and public right-of-way
Required Materials:	Fully cover. 6-foot hedge 95% opaque year round, trees every 30 feet or as required to provide canopy over landscape area.
Materials Provided:	Stormwater facilities occupy south side of drive aisle, north of wall. No trees provided in these facilities. Masonry wall 6 feet tall provided south of stormwater facilities on north side of 10-foot buffer area adjacent to Walnut Mobile Home Park. Trees south of wall (see Landscape Area D, Wall and south of wall).

Landscape Area F

Area Description:	West part of site, along west side of outdoor storage area along frontage on SW Boberg Road
Landscaping Standard:	High Screen
Comments on Intent:	Screens outdoor storage area from sidewalk and street right-of-way
Required Materials:	Fully cover. 6-foot hedge 95% opaque year round, trees every 30 feet or as required to provide canopy over landscape area.
Materials Provided:	Combination of Inkberry, Warty Barberry and Vine Maple create

the hedge, and tree canopy provided by 8 Weeping Nootka False Cypress along the outside of the fence, which is chain link with black privacy slats. Additional trees include 5 Red Sunset Maples in the landscape area along the SW Boberg Road frontage (street trees).

Landscape Area G

Area Description:	Northwest part of site, along north side of outdoor storage area and drive aisle
Landscaping Standard:	High Screen
Comments on Intent:	Screens outdoor storage area from adjacent property
Required Materials:	Fully cover. 6-foot hedge 95% opaque year round, trees every 30 feet or as required to provide canopy over landscape area.
Materials Provided:	Landscape area varies between 4 feet and 6 feet wide, with no room for trees that require at least 8 feet width. Degroot's Spire Arborvitae along inside of the fence, which is chain link with black privacy slats. No trees proposed in this area, however, trees and landscaping in planting area on adjacent property provide some canopy over landscape area.

Landscape Area H

Area Description:	Center part of site, along east side of outdoor storage area and west of parking and loading areas
Landscaping Standard:	General
Comments on Intent:	Screens outdoor storage area from parking and loading area to east, not visible from sidewalk, street right-of-way or adjacent property
Required Materials:	Fully cover, less than 30 feet deep, tree every 30 feet (may be grouped), 30 feet or deeper, one tree every 800 sf and 3 shrubs every 400 sf
Materials Provided:	Adequate shrubs and groundcover. Trees include 4 Pioneer Elms.

Landscape Area and Locations Subsection 4.176 (.03)

A84. The applicant indicates that 29,621 square feet (17.3%) of the site will be landscaped, which exceeds the required 15% of total lot area. Landscaping is proposed throughout the site as described in Finding A85 above. Materials achieve a balance between various plant forms, textures, and heights, and native plant materials are used where practicable.

Buffering and Screening Subsection 4.176 (.04) A. through F.

A85. Additional to the standards of this subsection, the requirements of the Section 4.137.5 (Screening and Buffering Overlay Zone; SBOZ) are applied to the proposed development (also see Findings A29 through A34):

- **Pursuant to Standard A** (screening between intensive and less intensive developments), the proposed development will be screened and buffered from the adjacent Walnut Mobile Home Park consistent with requirements of the SBOZ.
- **Pursuant to Standard B** (buffering and screening of activity areas on commercial and industrial sites from adjacent residential areas), buffering and screening to the High Wall Standard, as required by the SBOZ, is provided along the south property boundary adjacent to the Walnut Mobile Home Park.
- **Pursuant to Standard C** (mechanical and utility equipment screening), all exterior, roof and ground mounted, mechanical and utility equipment must be screened from ground level off-site view from adjacent streets or properties. As shown in the Mechanical Equipment Screening Diagram in Exhibit B1 (Supplemental Information), roof-top mechanical will be screened by a parapet and building elements, and set back 20 feet from the edge of parapet on the west side of the proposed building, and will not be visible from ground-level off-site view from adjacent street or properties. No ground-mounted mechanical equipment is shown on the submitted plans.
- **Pursuant to Standard D** (screening of outdoor storages areas), all outdoor storage areas will be screened from public view.
- **Pursuant to Standard E** (screening of loading areas and truck parking not in industrial zones), the proposed development is industrial use in the PDI Zone and, therefore, is not required to screen loading areas and docks, and truck parking.
- **Pursuant to Standard F** (fences over six (6) feet high), a fence over six (6) feet high is proposed around the perimeter of the outdoor storage area on the west side of the site, requiring Development Review Board review and approval (see Finding 88).

Installation of Sight-Obscuring Fence or Planting

Subsection 4.176 (.05)

A86. A sight-obscuring fence and plantings will enclose the proposed outdoor storage area on the west side of the development site. Condition of Approval PDA 9 will ensure that the outdoor storage area will not begin operation until the fence or planting is erected or in place and approved by the City. A temporary occupancy permit may be issued upon a posting of a bond or other security equal to one hundred ten percent (110%) of the cost of such fence or planting and its installation.

Landscape Plan Requirements

Subsection 4.176 (.09)

A87. The plan sheets L1.3, L1.3A, L1.3B, L1.4, L2.0, L2.1 and L3.0 provide the required information including proposed landscape areas, type, installation size, number and placement of materials, plant material list and proposed method of irrigation.

Other Development Standards

Access Drives and Travel Lanes

Subsection 4.177 (.01) E.

A88. All access drives are designed to provide a clear travel lane, free from obstructions. All travel lanes will be asphalt. Condition of Approval PDA 10 will ensure they are capable of carrying a 23-ton load. Emergency access lanes are improved to a minimum of 12 feet and the development is being reviewed and approved by the Fire District.

Outdoor Lighting

Sections 4.199.20 through 4.199.60

A89. The proposal is required to meet the Outdoor Lighting Standards. See Request B, Findings B35 through B43.

Underground Installation

Sections 4.300 through 4.320

A90. All utility lines will be underground.

Request B: DB19-0014 Site Design Review

As described in the Findings below, the applicable criteria for this request are met or will be met by Conditions of Approval.

Site Design Review

Excessive Uniformity, Inappropriateness Design

Subsection 4.400 (.01) and Subsection 4.421 (.03)

B1. Staff summarizes compliance with this subsection as follows:

- **Excessive Uniformity:** The proposed development is unique to the particular development context and does not create excessive uniformity.
- **Inappropriate or Poor Design of the Exterior Appearance of Structures:** The proposed building is designed in a manner that is consistent with newer industrial development in the PDI zone.
- **Inappropriate or Poor Design of Signs:** Signs are typical of the type of development proposed on the subject property and found to be appropriate throughout the City.
- **Lack of Proper Attention to Site Development:** The appropriate professional services have been used to design the site, demonstrating appropriate attention being given to site development.
- **Lack of Proper Attention to Landscaping:** Landscaping is provided exceeding the area requirements, has been professionally designed by a landscape designer, and includes a variety of plant materials, all demonstrating appropriate attention being given to landscaping.

Purposes and Objectives

Development Review Board Panel 'A' Staff Report, July 1, 2019

Exhibit A1

Industrial Focus – Phase 1

DB19-0013 through DB19-0016

Page 41 of 58

B2. The applicant has provided sufficient information demonstrating compliance with the objectives of this subsection as follows:

- **Pursuant to Objective A** (assure proper functioning of the site and high quality visual environment), the proposed building location and site layout allow for landscaping and parking requirements to be met on the site and create a high quality visual environment that is compatible with other surrounding industrial uses.
- **Pursuant to Objective B** (encourage originality, flexibility, and innovation), the project design uses variation in materials and reveals to offset the simplistic geometry of a standard tilt-up concrete building and two circulation towers of differing material highlight building entries, while landscaping design enhances the overall building expression and connectivity.
- **Pursuant to Objective C** (discourage inharmonious development), the professional design of the proposed building and landscaping supports a high quality visual environment and thus prevents monotonous, drab, unsightly, and dreary development.
- **Pursuant to Objective D** (conserve natural beauty and visual character), design of the proposed building and site layout address the public at the street while maintaining flexibility for future development phases, and landscaping and paving features complement the building program and design while improving the general aesthetic of the site and harmonizing with the visual character of the PDI zone.
- **Pursuant to Objective E** (protect and enhance City's appeal), development of the site with a well-designed industrial building and high-quality landscaping will enhance the City's appeal and help attract and promote industrial business.
- **Pursuant to Objective F** (stabilize property values/prevent blight), developing the site, which is currently undeveloped and at a visible location along Interstate 5, will enhance the site and surrounding industrial area, preventing future blight.
- **Pursuant to Objective G** (insure adequate public facilities), the proposal does not impact the availability or orderly, efficient and economic provision of public services and facilities, which are available and adequate for the subject property.
- **Pursuant to Objective H** (achieve pleasing environments and behavior), the design of the building is such that the public area is clearly defined as being in the front of the proposed building along SW Boones Ferry Road, and transparency on the east side of the building afforded by windows and extensive glazing connects the interior and exterior to provide eyes on the street. Design the building at a visible location along Interstate 5 will create a more pleasing and safe environment than currently exists.
- **Pursuant to Objective I** (foster civic pride and community spirit), development of a high-quality industrial building at a visible location along Interstate 5 will contribute to civic pride and community spirit by adding aesthetic value and attracting new businesses to the City.
- **Pursuant to Objective J** (sustain favorable environment for residents), the proposed development includes a 10-foot-wide landscaped buffer area and 6-foot-tall masonry wall along the south property boundary adjacent to the Walnut Mobile Home Park as

required by the SBOZ (see Findings A29 through A36), which will ensure the comfort, health, tranquility, and contentment of residents, and public improvements along SW Boones Ferry and SW Boberg Roads will create a more favorable environment for residents.

Development Review Board Jurisdiction

Section 4.420

- B3.** Condition of Approval PDB 1 will ensure construction, site development, and landscaping are carried out in substantial accord with the Development Review Board approved plans, drawings, sketches, and other documents. No building permits will be granted prior to Development Review Board approval. No variances are requested from site development requirements.

Design Standards

Subsection 4.421 (.01)

- B4.** The applicant has provided sufficient information demonstrating compliance with the standards of this subsection as follows:
- **Pursuant to Standard A** (Preservation of Landscape), proposed grading and layout of the site were adjusted as much as possible to minimize tree and soil removal and to integrate grade changes with the general appearance and topography of neighboring developed areas.
 - **Pursuant to Standard B** (Relation of Proposed Buildings to Environment), the site slopes gently from northeast to southwest and does not have extensive topographical change or other naturally sensitive areas. Surrounding use in the general area or the subject property are of similar intensity and landscaping and screening at the site perimeter provides appropriate buffering to these adjacent property including the Walnut Mobile Home Park as required by Sections 4.137.5 and 4.176.
 - **Pursuant to Standard C** (Drives, Parking, and Circulation), the proposed site layout separates primary parking on the east side of the building from industrial truck loading/unloading area on the west side, new access driveways are proposed on SW Boones Ferry Road and SW Boberg Road, and there is clear pedestrian routing from the sidewalk to building entries, providing efficient, safe and convenient circulation for vehicles and pedestrians throughout the site.
 - **Pursuant to Standard D** (Surface Water Drainage), no adverse impacts to surface water drainage will result from the proposal.
 - **Pursuant to Standard E** (Utility Service), no above ground utility installations are proposed. Stormwater and sanitary sewage disposal facilities are indicated on the applicant's grading and utility plan, shown in Exhibit B2.
 - **Pursuant to Standard F** (Advertising Features), the applicant has provided sufficient information on signs, and a sign permit is being reviewed concurrently with this request. See Request C.
 - **Pursuant to Standard G** (Special Features), the proposed 40,000-square-foot outdoor

storage area will be appropriately screened. The proposed truck loading area is central to the site, between the outdoor storage yard (west) and the proposed building (east), is appropriately landscaped, and will not be visible to the public from adjacent streets or properties.

Applicability of Design Standards

Subsection 4.421 (.02)

B5. Design standards have been applied to all buildings, structures, and other site features.

Conditions of Approval

Subsection 4.421 (.05)

B6. No additional conditions of approval are recommended to ensure the proper and efficient functioning of the development.

Color or Materials Requirements

Subsection 4.421 (.06)

B7. No specific paints or colors are being required. The applicant proposes the use of colors that are consistent with those of surrounding industrial development. Proposed building colors include a primary finish of Grayish, a light gray tone, with a secondary finish to be used in horizontal striping, of Peppercorn, a dark gray tone. Corrugated metal siding in medium gray, storefront frames in blackish gray, metal accent paneling with a brown, woodgrain finish, and gray-tinted windows and glazing complement the primary finishes and add architectural and visual interest.

Standards for Mixed Solid Waste and Recycling Areas

Mixed Solid Waste and Recycling Areas Colocation

Subsection 4.430 (.02) A.

B8. The proposal provides an exterior storage area for both solid waste and recyclables located on the west side (back) of the proposed building.

Exterior vs Interior Storage, Fire Code, Number of Locations

Subsections 4.430 (.02) C.-F.

B9. The applicant proposes a single exterior location in a central visible location, is not located in a parking area, and is appropriately screened. Review of the Building Permit will ensure meeting of building and fire code.

Collection Vehicle Access, Not Obstruct Traffic or Pedestrians

Subsections 4.430 (.02) G.

B10. The letter from Republic Services, included in the applicant's materials in Exhibit B1, indicates the location and arrangement is accessible to collection vehicles. The location of the storage area does not impede sidewalks, parking area aisles, or public street right-of-way.

Dimensions Adequate to Accommodate Planned Containers
Subsections 4.430 (.03) A.

B11. Pursuant to a letter from Republic Services, included in the applicant's materials in Exhibit B1, the dimensions are adequate to accommodate the planned containers.

6-Foot Screen, 10-Foot Wide Gate
Subsections 4.430 (.03) C.

B12. The applicant provides the required screening and gate width.

Site Design Review Submission Requirements

Submission Requirements
Section 4.440

B13. The applicant has submitted materials in addition to requirements of Section 4.035, as applicable.

Time Limit on Site Design Review Approvals

Time Limit on Approval
Section 4.442

B14. The applicant has indicated that they will pursue development within two (2) years of receiving approval. It is understood that the approval will expire after 2 years if a building permit has not been issued, unless an extension has been granted by the Development Review Board.

Installation of Landscaping

Landscape Installation or Bonding
Subsection 4.450 (.01)

B15. Condition of Approval PDB 2 will assure installation or appropriate security equal to one hundred and ten percent (110%) of the cost of the landscaping as determined by the Planning Director is filed with the City assuring such installation within six (6) months of occupancy.

Approved Landscape Plan
Subsection 4.450 (.02)

B16. Condition of Approval PDB 3 provides ongoing assurance this criterion is met.

Landscape Maintenance and Watering
Subsection 4.450 (.03)

B17. Condition of Approval PDB 4 will ensure landscaping is continually maintained in accordance with this subsection.

Modifications of Landscaping
Subsection 4.450 (.04)

B18. Condition of Approval PDB 4 provides ongoing assurance that this criterion is met by preventing modification or removal of landscaping without the appropriate City review.

Natural Features and Other Resources

Protection
Section 4.171

B19. The proposed design of the site provides for protection of natural features and other resources consistent with the proposed Stage II Final Plan for the site as well as the purpose and objectives of site design review.

Landscaping Standards

Landscape Standards Code Compliance
Subsection 4.176 (.02) B.

B20. No waivers or variances to landscape standards have been requested, thus all landscaping and screening must comply with standards of this section.

Intent and Required Materials
Subsections 4.176 (.02) C. through I.

B21. The minimum or higher standard has been applied throughout different landscape areas of the site and landscape materials are proposed to meet each standard in the different areas. Site Design Review is being reviewed concurrently with the Stage II Final Plan which includes a thorough analysis of the functional application of the landscaping standards.

Landscape Area and Locations
Subsection 4.176 (.03)

B22. The proposed Stage II Final Plan for the site shows that 29,621 square feet (17.3%) of the site will be landscaped, which exceeds the required 15% of total lot area. Landscaping is proposed throughout the site. Materials achieve a balance between various plant forms, textures, and heights, and native plant materials are used where practicable.

Buffering and Screening
Subsection 4.176 (.04)

B23. Consistent with the proposed Stage II Final Plan, adequate screening is proposed.

Sight-Obscuring Fence or Planting
Subsection 4.176 (.05)

B24. A sight-obscuring fence and landscaping is proposed around the perimeter of the outdoor storage area fronting on SW Boberg Road. Adequate screening of this area is proposed.

Shrubs and Groundcover Materials

Subsection 4.176 (.06) A.

B25. This subsection indicates that shrubs should be equal to or better than 2-gallon containers. Some of the proposed shrubs on the applicant's planting plans (plan sheets L1.3, L1.3A, and L1.4, Exhibit B2) are proposed to be 1-gallon containers. Condition of Approval PDB 5 requires that the detailed requirements of this subsection are met.

Plant Materials-Trees

Subsection 4.176 (.06) B.

B26. All trees in the applicant's planting plans (plan sheets L1.3, L1.3A, and L1.4, Exhibit B2) are proposed to be 2" caliper (deciduous) or 6-feet in height (coniferous) consistent with the requirements of this subsection. Condition of Approval PDB 6 requires all trees to be balled and burlapped (B&B), well-branched and typical of their type as described in Current American Association of Nurserymen (AAN) Standards.

Plant Materials-Buildings Larger than 24 Feet in Height or Greater than 50,000 Square Feet in Footprint Area

Subsection 4.176 (.06) C.

B27. The proposed building, as shown on sheets A2.1 and A2.2 (Exhibit B2) is 56.5 feet tall to the top of the roof parapet and over 50 feet long on all sides, which meets the threshold for requiring larger or more mature plant materials as defined by this subsection. However, the proposed building design provides visual relief and architectural interest by using a variety of materials as well as articulation of the facades and roof line. In addition, the applicant's planting plans (plan sheets L1.3, L1.3A, and L1.4, Exhibit B2) propose to include numerous trees in close proximity to building walls and in parking landscape islands adjacent to the building. It is staff's professional opinion that larger or more mature plant materials are not needed to achieve the intent of this subsection.

Plant Materials-Street Trees

Subsection 4.176 (.06) D.

B28. Both SW Boones Ferry Road and SW Boberg Road are classified as collector streets, requiring 2" minimum caliper street trees. The applicant's planting plans (plan sheets L1.3, L1.3A, and L1.4, Exhibit B2) show Bowhall Red Maple at 2" caliper as street trees on SW Boones Ferry Road and Red Sunset Maple at 2" caliper as street trees on SW Boberg Road, which are satisfactory trees under 50 feet mature height in accord with this subsection.

Types of Plant Species

Subsection 4.176 (.06) E.

B29. The applicant has provided sufficient information in their landscape plans (plan sheets L1.3, L1.3A, and L1.4, Exhibit B2) showing the proposed landscape design meets the standards of this subsection.

Tree Credit

Subsection 4.176 (.06) F.

B30. The applicant is not proposing to preserve any trees to be counted as tree credits pursuant to this subsection.

Exceeding Plant Standards

Subsection 4.176 (.06) G.

B31. The selected landscape materials do not violate any height or vision clearance requirements.

Landscape Installation and Maintenance

Subsection 4.176 (.07)

B32. Condition of Approval PDB 7 ensures that the installation and maintenance standards are or will be met including that plant materials be installed to current industry standards and properly staked to ensure survival, and that plants that die are required to be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City. Notes on the applicant's sheets L1.3 and L1.4 of Exhibit B2 provide for an irrigation system and sheets L2.1 and 3.0 provide irrigation system specifications.

Landscape Plans

Subsection 4.176 (.09)

B33. Applicant's sheet L1.3, L1.3A, and L1.4 of Exhibit B2 provide the required information, and sheet L1.3B identifies water usage area for site landscaping.

Completion of Landscaping

Subsection 4.176 (.10)

B34. The applicant has not requested to defer installation of plant materials.

Outdoor Lighting

Applicability

Sections 4.199.20 and 4.199.60

B35. An exterior lighting system is being installed for the proposed new development. The Outdoor Lighting standards thus apply.

Outdoor Lighting Zones

Section 4.199.30

B36. The project site is within LZ 2 and the proposed outdoor lighting systems will be reviewed under the standards of this lighting zone.

Optional Lighting Compliance Methods

Subsection 4.199.40 (.01) A.

B37. The applicant has elected to comply with the Prescriptive Option.

Wattage and Shielding

Subsection 4.199.40 (.01) B. 1.

B38. The maximum luminaire lamp wattage and shielding as proposed in the applicant’s lighting plans and corresponding cut sheets is below the maximum allowed wattage. Condition of Approval PDB 8 will ensure that the requirements of the Outdoor Lighting Ordinance are met at the time of building permit issuance.

Table 7: Maximum Wattage And Required Shielding				
Lighting Zone	Fully Shielded	Shielded	Partly Shielded	Unshielded
LZ 2	100	35	39	Low voltage landscape lighting 50 watts or less

Compliance with Oregon Energy Efficiency Specialty Code

Subsection 4.199.40 (.01) B. 2.

B39. The applicant is complying with the Oregon Energy Efficiency Specialty Code.

Mounting Height

Subsection 4.199.40 (.01) B. 3.

B40. All exterior mounted lighting on the building’s front (east) elevation is mounted less than 40 feet high as shown on sheet A2.1 and 2.2 of Exhibit B2. The maximum pole or mounting height complies with Table 8. Condition of Approval PDA 8 will ensure that the requirements of the Outdoor Lighting Ordinance are met at the time of building permit issuance.

Table 8: Maximum Lighting Mounting Height In Feet			
Lighting Zone	Lighting for private drives, driveways, parking, bus stops and other transit facilities	Lighting for walkways, bikeways, plazas and other pedestrian areas	All other lighting
LZ 2	40	18	8

Luminaire Setback

Subsection 4.199.40 (.01) B. 4.

B41. The subject property will be bordered by the same base PDI zoning (effective July 17, 2019) on the west, north and east sides. It is bordered by the Residential Agricultural Holding (RA-H) zone on the south. The property is bordered by the same lighting zone, LZ 2, on all sides. The three times mounting height setback applies where the property abuts a property that is zoned (base and lighting) other than the subject property and is applicable to the subject site. The applicant proposes to locate parking lot lighting 20 feet from the mobile home park property boundary and provide house side shields on all luminaires that face away from the property lines to protect adjoining property from effects of spillover lighting. Condition of Approval PDA 8 will ensure that the requirements of the Outdoor Lighting Ordinance are met at the time of building permit issuance.

Lighting Curfew

Subsection 4.199.40 (.02) D.

B42. The applicant proposes to route all lighting branch circuits through automatic lighting control and to dim luminaires to 50% after dusk. Integral photocells on each luminaire will activate the luminaires to 100% lumen output upon activation by motion. Condition of Approval PDA 9 will ensure that the lighting curfew requirements are met.

Standards and Submittal Requirements

Sections 4.199.40 and 4.199.50

B43. All required materials have been submitted.

Request C: DB19-0015 Class III Master Sign Plan Review

Sign Review and Submission

Review Process

Subsection 4.031 (.01) M. and Subsection 4.156.02 (.03)

C1. The application qualifies as a Class III Sign Permit, requires a Master Sign Plan, and is being reviewed by the Development Review Board.

Class III Sign Permits Generally and Master Sign Plans

Subsection 4.156.02 (.06) and (.07)

C2. As the application involves signs associated with new development with 3 or more tenants requiring Development Review Board review, the application qualifies as a Class III Sign Permit and requires a Master Sign Plan.

Class III Master Sign Plan Permit Submission Requirements

Subsection 4.156.02 (.06) A. and (.07) A.

C3. As indicated in the table below the applicant has satisfied the submission requirements:

Requirement	Submitted	Waiver Granted		Condition of Approval	Not Applicable	Additional findings/notes
		Info Already Available to City	Info Not Necessary for Review			
<u>Class III Sign Plan:</u>						
Completed Application Form	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sign Drawings or Descriptions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Documentation of Tenant Spaces Used in Calculating Maximum Sign Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Drawings of Sign Placement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Project Narrative	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Information on Any Requested Waivers or Variances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<u>Master Sign Plan:</u>						
Explanation of flexibility for different tenant configurations over time	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Explanation of allowance for different sign designs over time	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Explanation of consistent and compatible design throughout development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Class III Sign Permit Review Criteria

Class II Sign Permit Review Criteria: Generally and Site Design Review
Subsection 4.156.02 (.05) E.

- C4. As indicated in the Findings in this section, the proposed signs satisfy the sign regulations for the applicable zoning district and the Site Design Review Criteria in Sections 4.400 through 4.421.

Class II Sign Permit Review Criteria: Compatibility with Zone

Subsection 4.156.02 (.05) E. 1.

- C5.** The proposed signs are typical of and compatible with development within the PDI zone. This includes a design and colors reflecting corporate identity, placement of the wall signs in recognizable sign bands, and proportionality to the building facades. No evidence exists nor has testimony been received that the subject signs would detract from the visual appearance of the surrounding development.

Class II Sign Permit Review Criteria: Nuisance and Impact on Surrounding Properties
Subsection 4.156.02 (.05) E. 2.

- C6.** There is no evidence, and no testimony has been received suggesting the subject signs would create a nuisance or negatively impact the value of surrounding properties.

Class II Sign Permit Review Criteria: Items for Special Attention
Subsection 4.156.02 (.05) E. 3.

- C7.** Two (2) freestanding monument signs are proposed, 1 in the landscape area along SW Boones Ferry Road in the northeast part of the subject property and 1 in the landscape area along SW Boberg Road in the southwest part of the site. No landscaping, including trees, will be altered as a result of these signs. Wall mounted signs are proposed on the east (5 signs) and west (4 signs) facades of the building in defined sign bands. No signs will be located on the north and south elevations. The freestanding monument and wall mounted signs will be compatible with the building's color scheme and architecture

Master Sign Plans

Master Sign Plan Review Criteria
Subsection 4.156.02 (.07) B.

- C8.** The proposed Master Sign Plan provides for consistent and compatible design of signs throughout the development and considers future needs, including potential different configurations of tenant spaces and different sign designs, if allowed.

Master Sign Plan Modifications
Subsection 4.156.02 (.07) C.

- C9.** Condition of Approval PDC 2 ensures that modifications of Master Sign Plan, other than Minor and Major Adjustments, will be reviewed the same as a new Master Sign Plan.

Sign Measurement

Measurement of Cabinet Signs and Similar
Subsection 4.156.03 (.01) A.

- C10.** The proposed freestanding signs have been measured consistent with this subsection.

Measurement of Individual Element Signs
Subsection 4.156.03 (.01) B.

C11. The proposed wall signs have been measured consistent with this subsection.

Measurement of Sign Height Above Ground

Subsection 4.156.03 (.02) A.

C12. The proposed signs have been measured consistent with this subsection.

Measurement of Sign Height and Length

Subsection 4.156.03 (.03) A.-B.

C13. The proposed signs have been measured consistent with this subsection.

Freestanding and Ground Mounted Signs in the PDC, PDI, and PF Zones

General Allowance

Subsection 4.156.08 (.01) A.

C14. The subject site is a through lot with over 200 feet of frontage on SW Boones Ferry and SW Boberg Roads and is eligible for one freestanding or ground mounted sign on each frontage. Therefore, the Applicant's request meets the requirements of this subsection.

Allowed Height

Subsection 4.156.08 (.01) B.

C15. The proposed freestanding sign on SW Boones Ferry Road is located within the PDI Zone (effective July 17, 2019) and is on property along Interstate 5 frontage as identified in Figure S-4 of Section 4.156. The proposed Phase 1 Building will have multiple tenants, 4 of which are expected to occupy spaces over 10,000 square feet in area. Phases 2 and 3 of the development (not under review with the current application) also are expected to have multiple tenants occupying spaces over 10,000 square feet in area. Therefore, the freestanding sign on this frontage is allowed to be a maximum of 35 feet in height. The applicant proposes a ground-mounted freestanding sign that is 34 feet tall. The proposed freestanding sign on SW Boberg Road also is located within the PDI zone (effective July 17, 2019) but does not have Interstate 5 frontage. The maximum allowed height for this sign is 8 feet and the applicant is proposing a freestanding sign that is ground-mounted and 8 feet tall. Both proposed freestanding signs meet the requirements of this subsection.

Allowed Area

Subsection 4.156.08 (.01) C.

C16. As discussed above, the proposed building is expected to have 4 tenant spaces over 10,000 square feet in Phase 1 with additional tenants in Phases 2 and 3 (not under review with the current application) occupying multiple spaces of the same size. The maximum allowed sign area for multi-tenant buildings is 80 square feet on SW Boberg Road in the PDI zone with no frontage on Interstate 5 (I-5) and 300 square feet on SW Boones Ferry Road with frontage on I-5. The applicant proposes a 60-square-foot sign (6' x 10') on SW Boberg Road

and a 256-square-foot sign (8' x 32') on SW Boones Ferry Road, which meets the requirements of this subsection.

Pole or Sign Support Placement

Subsection 4.156.08 (.01) D.

C17. The proposed freestanding monument sign and its foundation are proposed to be constructed in a full vertical position.

Extending Over Right-of-Way, Parking, and Maneuvering Areas

Subsection 4.156.08 (.01) E.

C18. The subject freestanding signs are not proposed to extend into or above the public rights-of-way, parking areas, or vehicle maneuvering areas.

Sight Distance Clearance

Subsection 4.156.08 (.01) F.

C19. The proposed freestanding signs are position 20 feet from the nearest driveway approach and outside the 30' by 30' vision clearance triangle.

Design of Freestanding Signs to Match or Complement Design of Buildings

Subsection 4.156.08 (.01) G.

C20. The freestanding signs will be placed on a concrete base similar to the building and the sign cabinet will be constructed of metal siding to match the profile and color of the building.

Width vs. Height of Signs Over 8 Feet

Subsection 4.156.08 (.01) H.

C21. The proposed freestanding sign on SW Boberg Road is 8 feet tall and 10 feet wide, and the sign on SW Boones Ferry Road is 34 feet tall and 8 feet wide, which meets the requirements of this subsection.

Sign Setback

Subsection 4.156.08 (.01) J.

C22. The freestanding signs are proposed to be adjacent to the east and west property lines. Both signs are proposed to be located approximately 8 feet from the property, which is less than the maximum allowed distance of 15 feet from the property line and 2 feet from a sidewalk or other hard surface in the public right of way. Condition of Approval PDC 3 ensures that the location of the subject sign will be coordinated with the City's Engineering Division so that placement requirements are met.

Address Requirement

Subsection 4.156.08 (.01) K.

C23. The address number of the building is depicted on the sides of the sign cabinet and clearly visible from the public right-of-way on SW Boberg Road. Address numbers are not required

on sign fronting Interstate 5 and none are proposed on the freestanding sign on the frontage on SW Boones Ferry Road.

Design of Sign Based on Initial Tenant Configuration and Size
 Subsection 4.156.08 (.01) L.

C24. The freestanding signs are designed to accommodate multiple tenants and will remain conforming regardless of a change in tenant spaces.

Building Signs in the PDC, PDI, and PF Zones

Establishing whether Building Facades are Eligible for Signs
 Subsection 4.156.08 (.02) A.

C25. The east and west facades are sign eligible while the north and south are not as follows:

Façade	Sign Eligible	Criteria making sign eligible
North	No	
East	Yes	Entrance open to general public, faces a lot line with frontage on a street, adjacent to primary parking area.
South	No	
West	Yes	Faces a lot line with frontage on a street.

Building Sign Area Allowed
 Subsection 4.156.08 (.02) B.

C26. There are a 5 proposed building signs on the east façade and 4 on the west façade as follows:

Façade	Tenant	Linear Length (Feet)	Sign Area Allowed	Sign Area Proposed
East	1 through 4	50	36	36
	5	120	60	60
West	1 through 4	50	36	36

Calculating Linear Length to Determine Sign Area Allowed.
 Subsection 4.156.08 (.02) B. 6.

C27. As a roughly rectangular existing building with multiple tenant spaces, each rectangular in shape, the width of the façade for each tenant space has been measured from the centerline of the party walls or the outer extent of the exterior wall at the building line.

Building Sign Length Not to Exceed 75 Percent of Façade Length
 Subsection 4.156.08 (.02) C.

C28. None of the proposed signs exceed 75% of the length of the façade of the tenant spaces.

Building Sign Height Allowed
 Subsection 4.156.08 (.02) D.

C29. All of the proposed building signs are within a definable sign band, fascia, or architectural feature and have a definable space between the sign and the top and bottom of the architectural feature. It is notable that the sign for Tenant 5 is outside the defined sign band for the other 4 tenants on the east building façade; however, because this tenant is proposed to be the only occupant of the top floor of the building and does not have space on any other floor, it is appropriate that the sign be located outside the sign band in the location shown in the Master Sign Plan and plans (sheet A2.1 of Exhibit B2).

Building Sign Types Allowed
Subsection 4.156.08 (.02) E.

C30. All the proposed building signs are wall flat, which is an allowable type.

Request D: DB19-0016 Type C Tree Removal Plan

Type C Tree Removal-General

Tree Related Site Access
Subsection 4.600.50 (.03) A.

D1. It is understood the City has access to the property to verify information regarding trees.

Review Authority
Subsection 4.610.00 (.03) B.

D2. The requested removal is connected to site plan review by the Development Review Board for new development. The tree removal is thus being reviewed by the Development Review Board.

Conditions of Approval
Subsection 4.610.00 (.06) A.

D3. No additional conditions are recommended pursuant to this subsection.

Completion of Operation
Subsection 4.610.00 (.06) B.

D4. It is understood the tree removal will be completed prior to construction of the proposed building, which is a reasonable time frame for tree removal.

Security for Permit Compliance
Subsection 4.610.00 (.06) C.

D5. No bond is anticipated to be required to ensure compliance with the tree removal plan as a bond is required for overall landscaping.

Tree Removal Standards
Subsection 4.610.10 (.01)

D6. The standards of this subsection are met as follows:

- Standard for the Significant Resource Overlay Zone: The proposed tree removal is not within the Significant Resource Overlay Zone.
- Preservation and Conservation: The applicant has taken tree preservation into consideration. The arborist's report identifies 25 trees on the subject site ranging in diameter at breast height (dbh) from 6" to 27". Species include red oak, big leaf maple, hazelnut, hawthorn and black locust. All are in fair or poor condition and have fair or poor structure. Most, except for the red oaks, are tree stump sprouts or have been topped for utility line clearance. Per the arborist's report, preservation and conservation of the trees is not warranted and the applicant proposes removing all of the trees and mitigating their removal by planting in excess of 25 trees on the site. Staff notes that 4 trees on adjacent properties are to be preserved and protected with during construction as shown on the Tree Maintenance and Protection Plan (plan sheets L1.1 and L1.2). Condition of approval PDD 4 will ensure that protective fencing is placed around the drip line of these trees prior to site grading or other site work that could damage the trees.
- Development Alternatives: No significant wooded areas or trees would be preserved by design alternatives.
- Land Clearing: Land clearing and grading is proposed and will be limited to areas necessary for construction of the proposed building, structures, and other site improvements.
- Residential Development: The proposed activity does not involve residential development, therefore this criteria does not apply.
- Compliance with Statutes and Ordinances: The necessary tree replacement and protection is planned according to the requirements of the tree preservation and protection ordinance.
- Relocation or Replacement: The applicant proposes to plant in excess of 25 trees as replacement for the 25 proposed for removal.
- Limitation: Tree removal is limited to where it is necessary for construction or to address nuisances or where the health of the trees warrants removal.
- Additional Standards: A tree survey has been provided, and no utilities are proposed to be located where they would cause adverse environmental consequences.

Review Process

Subsection 4.610.40 (.01)

D7. The plan is being reviewed concurrently with the Stage II Final Plan.

Tree Maintenance and Protection Plan

Section 4.610.40 (.02)

D8. The applicant has submitted the necessary copies of a Tree Maintenance and Protection Plan as shown in sheets L1.1 and L1.2, Exhibit B2.

Replacement and Mitigation

Development Review Board Panel 'A' Staff Report, July 1, 2019

Exhibit A1

Industrial Focus – Phase 1

DB19-0013 through DB19-0016

Page 57 of 58

Tree Replacement Requirement
Subsection 4.620.00 (.01)

D9. Twenty five (25) trees are proposed for removal and in excess of 25 trees are proposed to be planted on the project site, exceeding a one-to-one ratio and the requirements of this subsection.

Basis for Determining Replacement and Replacement Tree Requirements
Subsection 4.620.00 (.02) and (.03)

D10. Replacement trees will meet, or will meet with Conditions of Approval PDB 5 and PDD 3, the minimum caliper and other replacement requirements.

Replacement Tree Stock Requirements
Subsection 4.620.00 (.04)

D11. The planting notes on the applicant's sheet L1.1 and L1.2 in Exhibit B2 indicate the appropriate quality.

Replacement Trees Locations
Subsection 4.620.00 (.05) A.

D12. The applicant proposes to mitigate for all removed trees on site and in the appropriate locations for the proposed development.

Protection of Preserved Trees

Tree Protection During Construction
Section 4.620.10

D13. Condition of Approval PDD 4 ensures the applicable requirements of this section will be met.

Exhibit A3

Staff's List of Needed Plan Set Corrections

1. CS1: Cover Sheet. Correct all summary information in Project Summary and Zoning Code Information sections to be consistent with all other plan sheets, as applicable.
2. C1.0: Hardscape Plan and all Other Plan Sheets, as applicable. Remove pedestrian crossing stripping behind building.
3. L1.1 and L1.2: Tree Maintenance and Protection Plan.
 - a. Add note pointing to tree protection fencing near trees #19-21 as follows:
"Existing offsite tree to be preserved & protected. See tree protection fence detail, this sheet."
4. L1.3, L1.3A, L1.4: Planting Plan.
 - a. Correct number of Pioneer Elm in Planting Schedule from 9 to 7.
 - b. Use consistent symbol for Vine Maple; 2 symbols are used.
5. A0.1: Site Plan.
 - a. Change number of short term bicycle parking spaces from 7 to 6; adjust long term bicycle parking from 7 to 8 to be consistent with plan.
 - b. A0.3: Site Details. Change detail sheet for Freestanding Sign – Boberg to match detail in Master Sign Plan.
6. A2.1: Elevations – Building Elevation – East. Indicate paint color to be used on wash bay wall facing SW Boones Ferry Road.
7. A2.2: Elevations – Building Elevation – West. Indicate paint color to be used on wash bay wall facing SW Boberg Road.

Exhibit C1
Public Works Plan Submittal Requirements
and Other Engineering Requirements

1. All construction or improvements to public works facilities shall be in conformance to the City of Wilsonville Public Works Standards - 2015.
2. Applicant shall submit insurance requirements to the City of Wilsonville in the following amounts:

Coverage (<i>Aggregate, accept where noted</i>)	Limit
<u>Commercial General Liability:</u>	
▪ General Aggregate (per project)	\$3,000,000
▪ General Aggregate (per occurrence)	\$2,000,000
▪ Fire Damage (any one fire)	\$50,000
▪ Medical Expense (any one person)	\$10,000
<u>Business Automobile Liability Insurance:</u>	
▪ Each Occurrence	\$1,000,000
▪ Aggregate	\$2,000,000
<u>Workers Compensation Insurance</u>	\$500,000

3. No construction of, or connection to, any existing or proposed public utility/improvements will be permitted until all plans are approved by Staff, all fees have been paid, all necessary permits, right-of-way and easements have been obtained and Staff is notified a minimum of 24 hours in advance.
4. All public utility/improvement plans submitted for review shall be based upon a 22" x 34" format and shall be prepared in accordance with the City of Wilsonville Public Work's Standards.
5. Plans submitted for review shall meet the following general criteria:
 - a. Utility improvements that shall be maintained by the public and are not contained within a public right-of-way shall be provided a maintenance access acceptable to the City. The public utility improvements shall be centered in a minimum 15-ft. wide public easement for single utilities and a minimum 20-ft wide public easement for two parallel utilities and shall be conveyed to the City on its dedication forms.
 - b. Design of any public utility improvements shall be approved at the time of the issuance of a Public Works Permit. Private utility improvements are subject to review and approval by the City Building Department.
 - c. In the plan set for the PW Permit, existing utilities and features, and proposed new private utilities shall be shown in a lighter, grey print. Proposed public improvements shall be shown in bolder, black print.

- d. All elevations on design plans and record drawings shall be based on NAVD 88 Datum.
 - e. All proposed on and off-site public/private utility improvements shall comply with the State of Oregon and the City of Wilsonville requirements and any other applicable codes.
 - f. Design plans shall identify locations for street lighting, gas service, power lines, telephone poles, cable television, mailboxes and any other public or private utility within the general construction area.
 - g. As per City of Wilsonville Ordinance No. 615, all new gas, telephone, cable, fiber-optic and electric improvements etc. shall be installed underground. Existing overhead utilities shall be undergrounded wherever reasonably possible.
 - h. Any final site landscaping and signing shall not impede any proposed or existing driveway or interior maneuvering sight distance.
 - i. Erosion Control Plan that conforms to City of Wilsonville Ordinance No. 482.
 - j. Existing/proposed right-of-way, easements and adjacent driveways shall be identified.
 - k. All engineering plans shall be printed to PDF, combined to a single file, stamped and digitally signed by a Professional Engineer registered in the State of Oregon.
 - l. All plans submitted for review shall be in sets of a digitally signed PDF and three printed sets.
6. Submit plans in the following general format and order for all public works construction to be maintained by the City:
- a. Cover sheet
 - b. City of Wilsonville construction note sheet
 - c. General construction note sheet
 - d. Existing conditions plan.
 - e. Erosion control and tree protection plan.
 - f. Site plan. Include property line boundaries, water quality pond boundaries, sidewalk improvements, right-of-way (existing/proposed), easements (existing/proposed), and sidewalk and road connections to adjoining properties.
 - g. Grading plan, with 1-foot contours.
 - h. Composite utility plan; identify storm, sanitary, and water lines; identify storm and sanitary manholes.
 - i. Detailed plans; show plan view and either profile view or provide i.e.'s at all utility crossings; include laterals in profile view or provide table with i.e.'s at crossings; vertical scale 1"= 5', horizontal scale 1"= 20' or 1"= 30'.
 - j. Street plans.
 - k. Storm sewer/drainage plans; number all lines, manholes, catch basins, and cleanouts for easier reference
 - l. Water and sanitary sewer plans; plan; number all lines, manholes, and cleanouts for easier reference.
 - m. Detailed plan for storm water detention facility (both plan and profile views), including water quality orifice diameter and manhole rim elevations. Provide detail of inlet structure and energy dissipation device. Provide details of drain inlets, structures, and piping for outfall structure. Note that although storm water detention facilities are

- typically privately maintained they will be inspected by engineering, and the plans must be part of the Public Works Permit set.
- n. Detailed plan for water quality facility (both plan and profile views). Note that although storm water quality facilities are typically privately maintained they will be inspected by Natural Resources, and the plans must be part of the Public Works Permit set.
 - o. Composite franchise utility plan.
 - p. City of Wilsonville detail drawings.
 - q. Illumination plan.
 - r. Striping and signage plan.
 - s. Landscape plan.
7. Design engineer shall coordinate with the City in numbering the sanitary and stormwater sewer systems to reflect the City's numbering system. Video testing and sanitary manhole testing will refer to City's numbering system.
 8. The applicant shall install, operate and maintain adequate erosion control measures in conformance with the standards adopted by the City of Wilsonville Ordinance No. 482 during the construction of any public/private utility and building improvements until such time as approved permanent vegetative materials have been installed.
 9. Applicant shall work with City Engineering before disturbing any soil on the respective site. If 5 or more acres of the site will be disturbed applicant shall obtain a 1200-C permit from the Oregon Department of Environmental Quality. If 1 to less than 5 acres of the site will be disturbed a 1200-CN permit from the City of Wilsonville is required.
 10. The applicant shall be in conformance with all stormwater and flow control requirements for the proposed development per the Public Works Standards.
 11. A storm water analysis prepared by a Professional Engineer registered in the State of Oregon shall be submitted for review and approval by the City.
 12. The applicant shall be in conformance with all water quality requirements for the proposed development per the Public Works Standards. If a mechanical water quality system is used, prior to City acceptance of the project the applicant shall provide a letter from the system manufacturer stating that the system was installed per specifications and is functioning as designed.
 13. Storm water quality facilities shall have approved landscape planted and/or some other erosion control method installed and approved by the City of Wilsonville prior to streets and/or alleys being paved.
 14. The applicant shall contact the Oregon Water Resources Department and inform them of any existing wells located on the subject site. Any existing well shall be limited to irrigation purposes only. Proper separation, in conformance with applicable State standards, shall be maintained between irrigation systems, public water systems, and public sanitary systems.

Should the project abandon any existing wells, they shall be properly abandoned in conformance with State standards.

15. All survey monuments on the subject site, or that may be subject to disturbance within the construction area, or the construction of any off-site improvements shall be adequately referenced and protected prior to commencement of any construction activity. If the survey monuments are disturbed, moved, relocated or destroyed as a result of any construction, the project shall, at its cost, retain the services of a registered professional land surveyor in the State of Oregon to restore the monument to its original condition and file the necessary surveys as required by Oregon State law. A copy of any recorded survey shall be submitted to Staff.
16. Sidewalks, crosswalks and pedestrian linkages in the public right-of-way shall be in compliance with the requirements of the U.S. Access Board.
17. No surcharging of sanitary or storm water manholes is allowed.
18. The project shall connect to an existing manhole or install a manhole at each connection point to the public storm system and sanitary sewer system.
19. A City approved energy dissipation device shall be installed at all proposed storm system outfalls. Storm outfall facilities shall be designed and constructed in conformance with the Public Works Standards.
20. The applicant shall provide a 'stamped' engineering plan and supporting information that shows the proposed street light locations meet the appropriate AASHTO lighting standards for all proposed streets and pedestrian alleyways.
21. All required pavement markings, in conformance with the Transportation Systems Plan and the Bike and Pedestrian Master Plan, shall be completed in conjunction with any conditioned street improvements.
22. Street and traffic signs shall have a hi-intensity prismatic finish meeting ASTM 4956 Spec Type 4 standards.
23. The applicant shall provide adequate sight distance at all project driveways by driveway placement or vegetation control. Specific designs to be submitted and approved by the City Engineer. Coordinate and align proposed driveways with driveways on the opposite side of the proposed project site.
24. The applicant shall provide adequate sight distance at all project street intersections, alley intersections and commercial driveways by properly designing intersection alignments, establishing set-backs, driveway placement and/or vegetation control. Coordinate and align proposed streets, alleys and commercial driveways with existing streets, alleys and commercial driveways located on the opposite side of the proposed project site existing

roadways. Specific designs shall be approved by a Professional Engineer registered in the State of Oregon. As part of project acceptance by the City the Applicant shall have the sight distance at all project intersections, alley intersections and commercial driveways verified and approved by a Professional Engineer registered in the State of Oregon, with the approval(s) submitted to the City (on City approved forms).

25. Access requirements, including sight distance, shall conform to the City's Transportation Systems Plan (TSP) or as approved by the City Engineer. Landscaping plantings shall be low enough to provide adequate sight distance at all street intersections and alley/street intersections.
26. Applicant shall design interior streets and alleys to meet specifications of Tualatin Valley Fire & Rescue and Allied Waste Management (United Disposal) for access and use of their vehicles.
27. The applicant shall provide the City with a Stormwater Maintenance and Access Easement (on City approved forms) for City inspection of those portions of the storm system to be privately maintained. Stormwater or rainwater LID facilities may be located within the public right-of-way upon approval of the City Engineer. Applicant shall maintain all LID storm water components and private conventional storm water facilities; maintenance shall transfer to the respective homeowners association when it is formed.
28. The applicant shall "loop" proposed waterlines by connecting to the existing City waterlines where applicable.
29. Applicant shall provide a minimum 6-foot Public Utility Easement on lot frontages to all public right-of-ways. An 8-foot PUE shall be provided along Collectors. A 10-ft PUE shall be provided along Minor and Major Arterials.
30. For any new public easements created with the project the Applicant shall be required to produce the specific survey exhibits establishing the easement and shall provide the City with the appropriate Easement document (on City approved forms).
31. Mylar Record Drawings:

At the completion of the installation of any required public improvements, and before a 'punch list' inspection is scheduled, the Engineer shall perform a record survey. Said survey shall be the basis for the preparation of 'record drawings' which will serve as the physical record of those changes made to the plans and/or specifications, originally approved by Staff, that occurred during construction. Using the record survey as a guide, the appropriate changes will be made to the construction plans and/or specifications and a complete revised 'set' shall be submitted. The 'set' shall consist of drawings on 3 mil. Mylar and an electronic copy in AutoCAD, current version, and a digitally signed PDF.



April 17, 2019

Attn: Gavin Russell, Project Manager
CIDA / Architecture / Engineering / Planning / Interiors
15895 SW 72nd Ave, Suite 200
Portland, Oregon 97224

RE: ***Industrial Focus
Access Driveways
Request for Waiver***

Dear Mr. Russell,

This letter is in response to your request for approval of a waiver of the requirements for driveway spacing and drive aisle access length with the proposed 96,000 S.F. Industrial Focus project fronting both Boones Ferry Road and Boberg Street.

In the information provided in your attached letter, revised March 27, 2019, and in the attached revised site plan, you have requested waivers to both driveway spacing (Public Works Standards Section 201.2.23.g) on one driveway, and drive aisle length (Public Works Standards Section 201.2.23.m) on four driveways.

After reviewing the information provided, engineering is in agreement with the recommendation to grant waivers for both driveway spacing to 20-feet and drive aisle length as indicated on the attached Master Plan – Industrial Focus site plan. This waiver recommendation will be forwarded to the Development Review Board (DRB). Irrespective of the Staff recommendation to waive these requirements, the DRB may determine that these standards be met and make a recommendation or decision independent of this recommendation. A copy of this letter is being forwarded to the Planning Division and will be entered into the development application.

Sincerely,

Patty Nelson, PE
City Engineer

cc: Miranda Bateschell, Planning Director
Steve Adams, Development Engineer Manager



City of Wilsonville
Exhibit C2 DB19-0013 et seq



15895 SW 72ND AVE
 SUITE 200
 PORTLAND, OR 97224
 PHONE: 503.226.1285
 FAX: 503.226.1670
 INFO@CIDAINC.COM
 WWW.CIDAINC.COM

Waiver Request:

Driveway Distance to Adjacent Driveway & Drive Aisles Placed Within 50 Feet of ROW

Project No:	180146.01	Date:	February 18, 2019
Project Name:	Industrial Focus		Revised March 27, 2019
Subject:	Access Driveway Waivers		
By:	Gavin Russell		
To:	City of Wilsonville		

The DKS Transportation Impact Analysis dated January 25, 2019 for the proposed Industrial Focus development indicates conflicts with City of Wilsonville Public Work Standards (driveway spacing and clear drive aisle length). Based on further investigation of recommended alterations and subsequent discussions with the City of Wilsonville we have modified drive aisles and parking stalls as shown on the revised Site Master Plan (attached), and we are requesting waivers for the following:

Variance Request 1: A variance is requested from Public Works Standards Section 201.2.23.g that stipulates minimum 100-foot spacing between nearest edge of driveway drops for driveways with more than 100 average daily trips. The requested variance is for the spacing to be reduced to 20.0-foot between the proposed north Boberg Road driveway and the existing driveway on the adjacent property.

The Transportation Impact Analysis notes that the proposed northern driveway on Boberg Road does not meet access spacing standards (201.2.23. g). Boberg Road is designated a collector and a minimum of 100-foot driveway separation is recommended, with 300-foot separation desired. The proposed driveway is approximately 20 feet from edge of driveway to edge of the existing adjacent driveway.

This standard cannot be met due to the proximity of the existing adjacent driveway relative to the shared property line and the need to provide for proper truck maneuvering on the subject site. The site has approximately 330' of frontage along Boberg Road. Flow through circulation is required for safe truck traffic on the site, which requires the two driveways along the Boberg Road frontage. The two proposed driveways are approximately 270 feet apart, which are as close to the desired 300-foot standard as possible. Positioning the north driveway farther south would force truck traffic through the future passenger vehicle parking area, creating a safety issue. This layout would also provide inadequate maneuverability for the larger vehicles, disrupt internal traffic flow and increase the potential for accidents.

We believe that approval of the variance will not result in additional traffic issues. Although SW Boberg Road is designated as a collector street, it has relatively light industrial traffic for a collector. This will minimize the potential for conflicts along this street frontage as a result of the reduced access spacing. Moreover, precedent has already been established for driveways located closer than the prescribed 100 feet along this stretch of SW Boberg Road. For example, adjacent lots 31W14A00402, 31W14A00400, 31W14A00403 and 31W14A00401 all have driveways approximately 20 feet apart.

ARCHITECTURE
 ENGINEERING
 PLANNING
 INTERIORS



15895 SW 72ND AVE
SUITE 200
PORTLAND, OR 97224
PHONE: 503.226.1285
FAX: 503.226.1670
INFO@CIDAINC.COM
WWW.CIDAINC.COM

The proposed driveway locations will also align, to the greatest extent practical, with the existing driveways for the property on the west side of Boberg opposite this lot.

Variance Request 2: A variance is requested from Public Works Standards Section 201.2.23.m from 50 to 100-foot spacing (edge of right-of-way to edge of drive aisle, depending on ADT) to 27 feet as allowed in Public Works Standards Sec. 201.2.23.m.4.

The Transportation Impact Analysis notes the minimum clear drive aisle length shall be 100 feet for projects with Average Daily Trips (ADT) over 100 (201.2.23.m). There are 224 ADT anticipated on Table 4 of the traffic analysis report for Phase (1).

The standard cannot be met as it would force passenger traffic into the truck maneuvering areas of the site, creating an impractical and unsafe circulation condition. The proposed site layout includes passenger vehicle parking lots, positioned in front of the buildings along the street frontages and adjacent to the building entries, while the industrial loading areas are located at the back of the buildings, to allow separation of these modalities. The proposed driveway aisles submitted for the traffic study have both intersecting aisles and parking stalls within the 100-foot parking lot driveway aisles. If the access aisle were eliminated along the 100' length, the proposed parking circulation would be cut off from a direct route to site access driveways and the adjoining lot. This would force internal circulation around the back of the building and though potentially dangerous traffic at loading areas.

In response to the recommendations brought up in the traffic study, the parking stall adjacent to the main drive aisles and intersection drive aisle have been pulled back or eliminated. On the revised site plan, no parking spaces are located within 60' of the back of sidewalk or right of way line, whichever is greater.

The proposed variance does not present an issue, since the site plan provides for various options for both truck and passenger car queuing and clear circulation routes for both. The revised plan maintains at least a 20' length of queue area at all sides of each of the drive aisle intersections. The plan also does not create any dead end situations, even if there is a queue that exceeds the parking lot drive aisle. Additionally, although not addressed in the code, the three proposed driveways for Phase (1) would provide options for vehicle access and in theory disperse the ADT. If split equally between driveways the ADT per driveway would be under 100, requiring only a 50-foot clear aisle. Logically, more driveways will reduce queuing.

ARCHITECTURE
ENGINEERING
PLANNING
INTERIORS

From: [White, Shelley](#)
To: [Luxhoj, Cindy](#)
Subject: FW: Wilsonville Development Review Team Mailing: Industrial Focus (DB19-0013 et seq)
Date: Tuesday, June 11, 2019 7:55:46 AM
Attachments: [image001.png](#)

FYI

Shelley White

Administrative Assistant
City of Wilsonville

503.570.1575

Disclosure Notice: Messages to and from this e-mail address may be subject to the Oregon Public Records Law.

From: Gish, Jonathan <JGish@clackamas.us>
Sent: Tuesday, June 11, 2019 6:35 AM
To: White, Shelley <swhite@ci.wilsonville.or.us>
Subject: RE: Wilsonville Development Review Team Mailing: Industrial Focus (DB19-0013 et seq)

Good morning Shelly,

Clackamas County has no frontage for this development, therefore Engineering has no comments.

Thanks

Jonny Gish | Engineering Tech 4

Clackamas County Department of Transportation and Development
150 BeaverCreek Rd
Oregon City, OR 97045
Offic Hours: M-TH 6am-4:30pm
Direct: 503-742-4707 | Jgish@clackamas.us

From: White, Shelley [<mailto:swhite@ci.wilsonville.or.us>]
Sent: Monday, June 10, 2019 9:55 AM
To: Stone, Andy <astone@ci.wilsonville.or.us>; Riederer, Anthony <ARiederer@clackamas.us>; Jacobson, Barbara <jacobson@ci.wilsonville.or.us>; Ben Baldwin (DevelopmentReview@trimet.org) <DevelopmentReview@trimet.org>; Evans, Bill <evans@ci.wilsonville.or.us>; Brian Kelley (Brian.Kelley@nwnatural.com) <Brian.Kelley@nwnatural.com>; Stevenson, Brian <stevenson@ci.wilsonville.or.us>; Cosgrove, Bryan <cosgrove@ci.wilsonville.or.us>; Neamtzu, Chris <neamtzu@ci.wilsonville.or.us>; Carlson, Dan <carlson@ci.wilsonville.or.us>; Stark, Dan <stark@ci.wilsonville.or.us>; Pauly, Daniel <pauly@ci.wilsonville.or.us>; Darrell McNeal (Darrell_McNeal@comcast.com) <Darrell_McNeal@comcast.com>; Hickson, Dawn - DTD <DHickson@clackamas.us>; Mulder, Deana - DTD <Deanam@co.clackamas.or.us>; Kerber, Delora



<kerber@ci.wilsonville.or.us>; Huffman, Dominique <huffman@ci.wilsonville.or.us>; Brashear, Dwight <brashear@ridesmart.com>; Loomis, Eric <loomis@ridesmart.com>; Parent, Gail <parent@ci.wilsonville.or.us>; Hannah Chow (chowh@wlwv.k12.or.us) <chowh@wlwv.k12.or.us>; Heather Peck (heather.peck@aviation.state.or.us) <heather.peck@aviation.state.or.us>; Rhodes, James <jimrho@co.clackamas.or.us>; Fire Dist TualatinValley <jason.arn@tvfr.com>; LaBrie, Jason <labrie@ci.wilsonville.or.us>; John Olivares (jolivares@republicservices.com) <jolivares@republicservices.com>; Gish, Jonathan <JGish@clackamas.us>; Stoller, Kate <Katherine.Stoller@tvfr.com>; Dr. Kathy Ludwig (ludwigk@wlwv.k12.or.us) <ludwigk@wlwv.k12.or.us>; Kent, Ken <KenKen@clackamas.us>; Rappold, Kerry <rappold@ci.wilsonville.or.us>; Lance Cheeley (Lance.Cheeley@nwnatural.com) <Lance.Cheeley@nwnatural.com>; Mark Lindley (mark.lindley@pgn.com) <mark.lindley@pgn.com>; Ottenad, Mark <ottenad@ci.wilsonville.or.us>; Montalvo, Martin <montalvo@ci.wilsonville.or.us>; Baker, Matt <mbaker@ci.wilsonville.or.us>; Palmer, Matt <palmer@ci.wilsonville.or.us>; Gitt, Melissa <gitt@ci.wilsonville.or.us>; Metro Land Use Notifications (landusenotifications@oregonmetro.gov) <landusenotifications@oregonmetro.gov>; McCarty, Mike <mccarty@ci.wilsonville.or.us>; Bateschell, Miranda <bateschell@ci.wilsonville.or.us>; Nina Carlson (nina.carlson@nwnatural.com) <nina.carlson@nwnatural.com>; Nina DeConcini (deconcini.nina@deq.state.or.us) <deconcini.nina@deq.state.or.us>; Duke, Pat <Duke@wilsonvillelibrary.org>; Nelson, Patty <nelson@ci.wilsonville.or.us>; Watson, Randy <watson@ci.wilsonville.or.us>; Region 1 Development Review Applications (Region1DEVREVApplications@odot.state.or.us) <Region1DEVREVApplications@odot.state.or.us>; Rich Girard <r2g@nwnatural.com>; Curran, Sally <SCurran@co.clackamas.or.us>; Simonton, Scott <simonton@ci.wilsonville.or.us>; Theresa Cherniak (lutplan@co.washington.or.us) <lutplan@co.washington.or.us>; Tiffany Delgado (tiffany.delgado@pgn.com) <tiffany.delgado@pgn.com>; Tiffany Ritchey (tiffany.ritchey@pgn.com) <tiffany.ritchey@pgn.com>; Woodley, Tim <Woodleyt@wlwv.k12.or.us>
Cc: Rybold, Kim <rybold@ci.wilsonville.or.us>; Luxhoj, Cindy <luxhoj@ci.wilsonville.or.us>
Subject: Wilsonville Development Review Team Mailing: Industrial Focus (DB19-0013 et seq)

Development Review Team,

Please find the attached Development Review Team mailing for your review:

[DB19-0013 et seq](#) [Industrial Focus](#)

Please note that written comments/conditions are due on the following dates:

Comments, requirements relating to Public Works Standards, right-of-way, or otherwise needing coordination with Engineering Division: Submit by 4:00 PM, June 18, 2019 via email to Dominique Huffman PE, Civil Engineer, at huffman@ci.wilsonville.or.us.

Comments, requirements relating to Building Code or otherwise needing coordination with Building Division: Submit by 4:00 PM, June 18, 2019 via email to Melissa Gitt, Lead Plans Examiner, at gitt@ci.wilsonville.or.us.

All other comments, requirements, and final comments, requirements, and conditions from

*Engineering/Building to Planning: Submit by **4:00 PM, June 25, 2019** via email to Cindy Luxhoj AICP, Associate Planner, at luxhoj@ci.wilsonville.or.us.*

Thank you,

Shelley White

Administrative Assistant
City of Wilsonville

503.570.1575

swhite@ci.wilsonville.or.us

www.ci.wilsonville.or.us



29799 SW Town Center Loop East, Wilsonville, OR 97070

Disclosure Notice: Messages to and from this e-mail address may be subject to the Oregon Public Records Law.

May 14, 2019

RECEIVED
MAY 21 2019

From: Shirley Keith
28440 SW Boberg Rd.--#30
Wilsonville

BY: _____

To: Cindy Luxhoj
Associate Planner
Wilsonville

Dear Ms. Luxhoj,

Thank you so much for taking the time to talk with me last evening at the Development Review Board meeting regarding the Boberg property.

Here in writing are my concerns about the development of the property just North of my house: 1. The visibility from my car to any driveways that may be close to me needs to be clear of any buffer, trees, shrubs, etc. so that I can see whether any trucks or cars are trying to go in or out when I am pulling away from my parking place. I need to be able to adjust my speed to avoid hitting anyone. Also, there is a lot of thru traffic coming from Barber Street from the South heading North to Boeckman and they need to have a clear view as well.

2. I hope there will NOT be any driveways close to my house because of the noise and any privacy issues involved. I'm sure the neighbors all along the row from West to East will feel the same way. I don't want to have to be concerned about anyone hitting my car as they turn left out of a driveway. Also, there are Utility lines running along side the Arborvitae hedge, PGE, PHONE, NATURAL GAS, that will need to be taken into account.

Sincerely,

Shirley Keith



City of Wilsonville
Exhibit D1 DB19-0013 et seq

DEVELOPMENT REVIEW BOARD MEETING
JULY 8, 2019
6:30 PM

VII. Board Member Communications:

A. Results of the May 30, 2019 DRB Panel B meeting

City of Wilsonville

Development Review Board Panel B Meeting Meeting Results

DATE:	MAY 30, 2019	
LOCATION:	29799 SW TOWN CENTER LOOP EAST, WILSONVILLE, OR	
TIME START:	6:31 P.M.	TIME END: 7:26 P.M.

ATTENDANCE LOG

BOARD MEMBERS	STAFF
Richard Martens	Daniel Pauly
Shawn O'Neil	Charles Tso
Tracy Meyer	
Ellie Schroeder	

AGENDA RESULTS

AGENDA	ACTIONS
CITIZENS' INPUT	None.
CONSENT AGENDA	
A. Approval of minutes of the February 25, 2019 meeting	A. Approved as presented
PUBLIC HEARING	
<p>A. Resolution No. 365. Boeckman Creek Primary Temporary Use Permit: Keith Liden, Bainbridge – Representative for West Linn-Wilsonville School District – Owner/Applicant. The applicant is requesting approval of a Five-Year Temporary Use Permit for temporary placement of a modular classroom building at Boeckman Creek Primary School. The site is located at 6700 SW Wilsonville Road on Tax Lot 100 of Section 13, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon. Staff: Charles Tso</p> <p>Case Files: DB19-0018 Five-Year Temporary Use Permit</p>	A. Unanimously continued to next DRB-B meeting on June 24, 2019 date certain.
BOARD MEMBER COMMUNICATIONS	
A. Results of the May 13, 2019 DRB Panel A meeting	A. Staff addressed questions.
B. Recent City Council Action Minutes	B. No comment
STAFF COMMUNICATIONS	
	Staff updated on the Clermont Subdivision and Willamette River Treatment Plant projects.

DEVELOPMENT REVIEW BOARD MEETING
JULY 8, 2019
6:30 PM

- VII. Board Member Communications:
 - B. Results of the June 24, 2019 DRB Panel B meeting

City of Wilsonville

Development Review Board Panel B Meeting Meeting Results

DATE:	JUNE 24, 2018	
LOCATION:	29799 SW TOWN CENTER LOOP EAST, WILSONVILLE, OR	
TIME START:	6:30 P.M.	TIME END: 7:28 P.M.

ATTENDANCE LOG

BOARD MEMBERS	STAFF
Richard Martens	Daniel Pauly
Samy Nada	Barbara Jacobson
Ellie Schroeder	Charlie Tso
Shawn O’Neil	Cindy Luxhoj
Tracy Meyer	Martin Montalvo

AGENDA RESULTS

AGENDA	ACTIONS
CITIZENS’ INPUT	None.
CONSENT AGENDA	
A. Approval of minutes of the May 30, 2019 meeting	A. Approved 4 to 0 to 1 as presented with Samy Nada abstaining
PUBLIC HEARING	
<p>A. Resolution No. 365. Boeckman Creek Primary Temporary Use Permit: Keith Liden, Bainbridge – Representative for West Linn-Wilsonville School District – Owner/Applicant. The applicant is requesting approval of a Five-Year Temporary Use Permit for temporary placement of a modular classroom building at Boeckman Creek Primary School. The site is located at 6700 SW Wilsonville Road on Tax Lot 100 of Section 13, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon. Staff: Charles Tso</p> <p style="margin-left: 40px;">Case Files: DB19-0018 Five-Year Temporary Use Permit</p> <p style="margin-left: 40px;"><i>This item was continued to this date and time certain at the May 30, 2019 DRB Panel B meeting</i></p>	<p>A. Resolution No. 365 passed unanimously with a new condition requiring pathway lighting</p>
<p>B. Resolution No. 366. 3-Bay Public Works Maintenance Yard Temporary Use Permit: City of Wilsonville Public Works Department – Applicant. The applicant is requesting approval of a Five-Year Temporary Use Permit for continued use of a modular office building and maintenance yard on City property in Memorial Park. The site is located at 7930 SW Memorial Drive on Tax Lot 602, Section 24, Township 3 South, Range 1 West, Willamette Meridian, City Of Wilsonville, Clackamas County, Oregon. Staff: Cindy Luxhoj</p>	<p>B. Resolution No. 366 was unanimously approved as presented</p>

Case Files: DB19-0023 Five-Year Temporary Use Permit	
BOARD MEMBER COMMUNICATIONS	
A. Recent City Council Action Minutes	<p>A. City Attorney discussed the changes to Chapter 11 regarding system development charges (SDCs)</p> <p>Discussion regarded the need for applicants to attend public hearings, how vacant Council positions were filled before a term had expired, and updates on several transportation projects which would be impacted by Frog Pond development.</p>
STAFF COMMUNICATIONS	
	Staff updated on staffing changes and advancements.

DEVELOPMENT REVIEW BOARD MEETING
JULY 8, 2019
6:30 PM

- VII. Board Member Communications:
 - C. Recent City Council Action Minutes

City Council Meeting Action Minutes
May 6, 2019

City Council members present included:

Mayor Knapp - Excused
Council President Akervall
Councilor Stevens
Councilor Lehan
Councilor West - Excused

Chris Neamtzu, Community Develop. Director
Mark Ottenad, Public/Government Affairs Director
Andy Stone, IT Manager
Miranda Bateschell, Planning Director
Bill Evans, Communications & Marketing Manager
Zach Weigel, Capital Projects Engineering Manager
Zoe Monahan, Assistant to the City Manager
Jordan Vance, Economic Development Manager
Patty Nelson, City Engineer
Matt Palmer, Civil Engineer
Robert Wurpes, Chief of Police
Kerry Rappold, Natural Resources Manager

Staff present included:

Bryan Cosgrove, City Manager
Barbara Jacobson, City Attorney
Kimberly Veliz, City Recorder
Jeanna Troha, Assistant City Manager
Richard Gross, Network Administrator,

AGENDA ITEM	ACTIONS
WORK SESSION	
A. Accepting the Jurisdictional Surrender for a Portion of Ridder Road by Clackamas County Pursuant to ORS 373.270(5).	Staff quickly briefed Council on Resolution No. 2746, a resolution accepting the jurisdictional surrender for a portion of Ridder Road by Clackamas County pursuant to ORS 373.270.
B. Business Retention and Expansion Program	Staff provided an update on the development of a Business Retention and Expansion (BRE) program.
C. Telecommunications Replacement Project	Council heard a presentation on Resolution No. 2745, authorizing the City Manager to execute a contract with Structured Communication Systems, Inc. for the telecommunications replacement project.
D. Community Enhancement Program Recommendations	Staff informed Council of the Community Enhancement Committee recommendations. Council to vote on the recommendations during the Regular meeting as New Business.
REGULAR MEETING	
<u>Communications</u>	
A. 2019 Oregon Urban & Community Forestry Award	Representatives from the Oregon Department of Forestry and Oregon Community Trees presented Natural Resources Manager Kerry Rappold with the Oregon Urban and Community Forest Award.

<p>B. Police Department Annual Report</p> <p>C. Clackamas County Behavioral Health Unit</p>	<p>The Police Department 2018 Annual Report was presented by Chief Wurpes.</p> <p>The Behavioral Health Unit (BHU) presented on the Clackamas County Sheriff's Office partnership with Clackamas County Behavioral Health.</p>
<p><u>Mayor's Business</u></p> <p>A. Budget Committee Appointment</p>	<p><u>Budget Committee</u></p> <p>Appointment of Daphnee Legarza for a term beginning 5/6/19 to 6/31/19. Appointment passed 3-0.</p>
<p><u>Consent Agenda</u></p> <p>A. <u>Resolution No. 2745</u> A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Contract With Structured Communication Systems, Inc. For The Telecommunications Replacement Project.</p> <p>B. <u>Resolution No. 2746</u> A Resolution Of The City Of Wilsonville Accepting The Jurisdictional Surrender For A Portion Of Ridder Road By Clackamas County Pursuant To ORS 373.270.</p>	<p>The Consent Agenda was approved 3-0.</p>
<p><u>New Business</u></p> <p>A. <u>Resolution No. 2747</u> A Resolution To Allocate Community Enhancement Funds For Fiscal Year 2019/2020.</p> <p>B. <u>Resolution No. 2748</u> A Resolution Of The City Of Wilsonville Approving Completion Of The Acquisition Of Wilsonville Town Center Lot 1.</p>	<p>Resolution No. 2747 was adopted 3-0.</p> <p>Resolution No. 2748 was adopted 3-0.</p>
<p><u>Continuing Business</u></p> <p>A. <u>Ordinance No. 835</u> An Ordinance Of The City Of Wilsonville Adopting The Wilsonville Town Center Plan As A Sub-Element Of The Comprehensive Plan And Amending The Text Of The Wilsonville Comprehensive Plan, Comprehensive Plan Map, Zoning Map, And Development Code.</p>	<p>Ordinance No. 835 was adopted on second reading by a vote of 3-0.</p>
<p><u>City Manager's Business</u></p>	<p>The City Manager informed Council that staff learned there was no valid master plan for the Aurora State Airport. The City Manager also shared that Damascus is still a city.</p>

	Lastly, it was mentioned that Tualatin Valley Fire & Rescue (TVF&R) would hold their annual Fill the Boot fundraiser for the Muscular Dystrophy Association (MDA) in Wilsonville on May 14, 2019.
<u>Legal Business</u>	The City Attorney provided an update on Kinder Morgan.
ADJOURN	8:41 p.m.

City Council Meeting Action Minutes
May 20, 2019

City Council members present included:

Mayor Knapp
Council President Akervall
Councilor Stevens
Councilor Lehan
Councilor West

Kerry Rappold, Natural Resources Manager
Chris Neamtzu, Community Develop. Director
Cathy Rodocker, Finance Director
Mark Ottenad, Public/Government Affairs Director
Amanda Guile-Hinman, Assistant City Attorney
Miranda Bateschell, Planning Director
Zach Weigel, Capital Projects Engineering Manager
Zoe Monahan, Assistant to the City Manager
Jordan Vance, Economic Development Manager
Patty Nelson, City Engineer
Mike McCarty, Parks & Recreation Director
Martin Montalvo, Public Works Operations Manager

Staff present included:

Bryan Cosgrove, City Manager
Barbara Jacobson, City Attorney
Kimberly Veliz, City Recorder
Jeanna Troha, Assistant City Manager

AGENDA ITEM	ACTIONS
WORK SESSION	
A. Repeal and Replace Chapter 11 of the Wilsonville Code	Staff and Council discussed Ordinance No. 816.
B. Belnap Court & Morey Court Outfall Restoration Project (Willamette River Storm Outfall Repairs, CIP # 7053)	Council heard an update on Resolution No. 2744. The resolution authorizes the City Manager to execute a construction contract with Moore Excavation, Inc. for construction of the Belnap Court and Morey Court outfall restoration project.
C. Metro Mandatory Commercial Food Scrap Program	Council was briefed on the details of Metro’s mandatory commercial food scrap program and associated administrative rules, and next steps to implement the program.
D. Vertical Housing Development Zone (VHDZ) in Villebois – Update	Staff provided an update on the possible establishment of a Vertical Housing Development Zone.
E. 2019-2021 City Council Goals	Due to time constraints, the City Council Goals were not discussed during Work Session.
REGULAR MEETING	
<u>Communications</u>	
A. Green Tariff	Portland General Electric (PGE) presented details of the Green Tariff program.

<p><u>Mayor's Business</u></p> <p>A. 2019 National Public Works Week Proclamation</p> <p>B. 2019-2021 City Council Goals</p> <p>C. Upcoming Meetings</p>	<p>The Mayor read a proclamation declaring May 19-25, 2019 as National Public Works Week and presented a proclamation to staff.</p> <p>2019-2021 City Council Goals adopted 5-0.</p> <p>Upcoming meetings were announced by the Mayor as well as the regional meetings he attended on behalf of the City.</p>
<p><u>Consent Agenda</u></p> <p>A. <u>Resolution No. 2744</u> A Resolution Of The City Of Wilsonville Acting In Its Capacity As The Local Contract Review Board Authorizing The City Manager To Execute A Construction Contract With Moore Excavation, Inc. For Construction Of Belnap Court & Morey Court Outfall Restoration Project (Willamette River Storm Outfall Repairs).</p>	<p>The Consent Agenda was approved 5-0.</p>
<p><u>Public Hearing</u></p> <p>A. <u>Ordinance No. 816</u> An Ordinance Of The City Of Wilsonville Repealing And Replacing Wilsonville Code Chapter 11 – Fees.</p>	<p>Council made a motion to move the Public Hearing to a date certain of continued to June 17, 2019. Motion passed 5-0.</p>
<p><u>New Business</u></p> <p>A. <u>Resolution No. 2749</u> A Resolution Of The City Of Wilsonville To Accept A Transfer Of Land From The West Linn-Wilsonville School District.</p>	<p>Resolution No. 2749 was adopted 5-0.</p>
<p><u>City Manager's Business</u></p>	<p>Announced that SMART received two electric buses earlier in the day.</p> <p>Updated that Senate Bill 1021-1 passed unanimously by the Joint Committee on Transportation and now moves to the Joint Ways and Means for Transportation.</p>
<p><u>Legal Business</u></p>	<p>The City Attorney provided an update on Kinder Morgan.</p>
<p>ADJOURN</p>	<p>9:00 p.m.</p>