

**WILSONVILLE CITY HALL
DEVELOPMENT REVIEW BOARD PANEL B**

MONDAY, SEPTEMBER 28, 2015 - 6:30 P.M.

I. **Call To Order:**

II. **Chairman's Remarks:**

III. **Roll Call:**

Cheryl Dorman Richard Martens
Aaron Woods Shawn O'Neil
Dianne Knight Council Liaison Julie Fitzgerald

IV. **Citizen's Input:**

V. **City Council Liaison's Report:**

VI. **Consent Agenda:**

A. Approval of minutes of the August 24, 2015 meeting

Documents: [August 24 2015 Minutes.pdf](#)

VII. **Public Hearing:**

A. Resolution No. 313.

Clackamas Community College Pole Yard Expansion: Clackamas Community College - Owner/Applicant. The applicant is requesting approval of a Stage I Preliminary Plan Revision, Revised Stage II Final Plan, Site Design Review and Type C Tree Removal Plan for expansion of the existing electrical lineman training facility at the Wilsonville Campus of Clackamas Community College. The site is located on Tax Lot 1300 Section 13CB, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon. Staff: Daniel Pauly.

Case Files: DB15-0041 - Stage I Preliminary Plan Review
DB15-0042 - Revised Stage II Final Plan
DB15-0043 - Site Design Review

DB15-0044 - Type C Tree Removal Plan

Documents: [CCC Pole Yard SR.Exhibits.pdf](#), [Exhibit B1 Applicants Narrative and Submitted Materials.pdf](#), [Exhibit B2 Drawings and Plans.pdf](#), [Exhibit B3 Letter Regarding Completeness.pdf](#)

B. Resolution No. 314.

A Storage Place DBA Wilsonville Storage: David K. Shefrin, Trustee - Owner. The applicant is requesting approval of a Stage I Preliminary Plan Modification, Stage II Final Plan, Site Design Review and Sign Review for construction of a three-story commercial self-storage facility and associated improvements. The site is located at 29200 SW Town Center Loop East on Tax Lot 501 Section 13CB, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon. Staff: Michael Wheeler

Case Files: DB15-0037 - Stage I Preliminary Plan Modification
DB15-0038 - Stage II Final Plan
DB15-0039 - Site Design Review
DB15-0040 - Sign Review

Documents: [A Storage Place SR.Exhibits.pdf](#), [Exhibits B1-B10.pdf](#), [Exhibit B11 Reduced Drawings.pdf](#), [Exhibit B12 Full Size Plans.pdf](#)

VIII. Board Member Communications:

A. Results of the September 14, 2015 DRB Panel A meeting

Documents: [DRB-A Sept 14 2015 Results.pdf](#)

B. Discussion topic: Paperless staff reports, exhibits and application notebook materials

IX. Staff Communications:

X. 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

MONDAY, SEPTEMBER 28, 2015

6:30 PM

VI. Consent Agenda:

- A. Approval of minutes from the August 24, 2015
DRB Panel B meeting**

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

**Development Review Board – Panel B
Minutes–August 24 2015 6:30 PM**

I. Call to Order

Chair Aaron Woods 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: Dianne Knight, Cheryl Dorman, Aaron Woods, Richard Martens, and Shawn O’Neil. Council Liaison Julie Fitzgerald was absent.

Staff present: Blaise Edmonds, Barbara Jacobson, Steve Adams, and Daniel Pauly

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. City Council Liaison Report

Councilor Fitzgerald reported on the following City Council actions as follows:

VI. Consent Agenda:

A. Approval of minutes of July 27, 2015 meeting

Shawn O’Neil moved to approve the July 27, 2015 DRB Panel B meeting minutes as presented.

Richard Martens seconded the motion, which passed 4 to 0 to 1 with Dianne Knight abstaining.

VII. Public Hearing:

A. Resolution No. 311. Trocadero Park – Villebois Regional Park – 5: Stacy Connery, AICP, Pacific Community Design – representative for Polygon at Villebois III, LLC, City of Wilsonville and Chang Family – owners. The applicant is requesting approval of a SAP Modification, a Preliminary Development Plan Modification and Final Development Plan for development of Trocadero Park – Villebois Regional Park 5 (RP-5). Properties involved are Tax Lots 800, 900, 1100, Section 15 and Tax Lot 542, Section 15AB, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon. Staff: Daniel Pauly.

Case Files: DB15-0054 – Specific Area Plan Modification
DB15-0055 – Preliminary Development Plan Modification
DB15-0056 – Final Development Plan

Chair Woods 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.

Dianne Knight disclosed that she lives in the Villebois neighborhood.

Daniel Pauly, Associate Planner, announced that the criteria applicable to the application were stated on page 2 of the Staff report, which was entered into the record. Copies of the report were made available to the side of the room.

Mr. Pauly presented the Staff report via PowerPoint, noting the project's location and surrounding features, with these key additional comments:

- The proposed Trocadero Park was the next regional public park of the ring of parks planned in and connected by a trail throughout Villebois. The park would be northeast of the recently completed Edelweiss Park and a trail crossing Paris Ave would connect the two parks.
- A portion of the park would be planned outside the city limits. The existing Clackamas County Zoning for that area was Rural Residential Farm Forest 5-Acre (RRFF-5). The only thing planned in that portion of the park was grass, a rainwater treatment facility, and sidewalks, which were all permitted uses under the County zoning. At this juncture, the developer planned to build the park in the county, and then when the property to the northeast was brought in and developed, the necessary revisions would be made to the different approval elements to bring that area of the park into the city and make it part of the appropriate Preliminary Development Plan.
 - He noted that when the Villebois Master Plan was written over a decade ago, it was planned to be the best neighborhood possible without regard to property lines, making the Master Plan less smooth to implement at times such as this where the application was attempting to implement existing city limits, different property lines, and different ownerships.
- He briefly reviewed the Villebois Planning Process (Slide 4) and how the three proposed application requests fit in that process. Villebois' park amenities and programming elements were identified at the Master Plan level and carried down into the Specific Area Plan (SAP) and Preliminary Development Plan (PDP) approvals, and would now be addressed in the Final Development Plan (FDP) approval. Therefore, the list of amenities shown on Slide 5 was not developed recently, but had existed since the beginning of the Master Plan over a decade ago and would now be implemented.
 - The design and function of the proposed park could be found in three places in the Master Plan:
 - The narrative described the park's size, what would be adjacent to it, and the different major amenities.
 - A table showed all the different Villebois parks and listed all the different amenities that would be in each of those parks.
 - The appendix included some conceptual drawings to show how all the different programming elements could actually fit in that geographic space. However, the appendix drawings did not necessarily determine where the elements should be located on the site.
 - He reviewed the list of amenities as stated in the Master Plan (Slide 5) with these additional comments:
 - A gas grill was proposed by the Parks Director and Parks Maintenance because charcoal barbeques were a mess, caused fires, and would be hard to clean up.
 - The Parks Director preferred a jug filler-style drinking fountain, especially for trail users, because it was easier to fill water bottles and was generally more hygienic than a traditional water fountain.
 - The Neighborhood Commons area would be a gathering spot for the north neighborhoods.
 - The Overlook was a higher area that would provide a view of Mt Hood. Trocadero was a higher area that overlooked the river at the Eiffel Tower in Paris, with the park and high area being along Paris Ave, the park was named Trocadero.
 - Like most parks in Villebois, parking would be on street.
 - The public restrooms would be a big amenity because only a few public restrooms were planned for the entire development.
 - Initially, plans were made for a transit stop on Orleans Lp; however, as outlined in Staff's memorandum, later entered into the record as Exhibit A3, Smart Transit and the Engineering

- Division noted that some of the connections to Tooze Rd to the north were being changed due to sight distance, etc., so Tooze Rd would not be a transit street and it did not make sense to construct a bus pull out there. Essentially, more of a curbside transit stop would be installed at whatever location made sense when transit did come to serve this area. At this point, SMART did not know the circulation and since transit stops had been built elsewhere in the city that had never been used, there was no desire to do that at this location either.
- He described the current and proposed boundaries for the SAP North Phasing and PDP (Slides 6 & 7), with these comments:
 - The phasing SAP North had been revised through a series of applications, which was explained in the Staff report. He noted that most SAP components had been approved for the entire area, ~~and~~ including those areas not yet in the city. Some items, such as the tree report and historic resources inventory, had not been approved for what was shown as Future Phases (Slide 6) due to the lack of property access. There were no trees on the site, so there was no need to do an additional tree inventory, and no indication of any historic resources, so essentially, the elements that had not been approved would not be an issue for the park. The SAP Modification essentially proposed that the boundary for the current Phase II simply be changed to include the entire park, rather than two-thirds of the park.
 - The Development Code included a criterion that a PDP could not be approved unless it was part of the city or there was a zone change. The design of the park affected three current ownerships (Slide 7):
 - The green area was already a part of PDP 2 North as a tract that remained when that subdivision was platted.
 - The yellow indicated a portion of the site that was formally purchased for what was going to be the school site. The area, which was owned by the City, had been annexed and zoned earlier this year and would be added to the existing PDP 2 North. The goal was to pull the entire park into the same PDP to make subsequent approvals smoother.
 - The portion outside of the city would be approved under County zoning, so no PDP was requested.
 - With regard to the park's amenities, he suggested the DRB consider the key review criteria in the Staff report or Section 4.125, many of which had been automatically met by virtue of being consistent with the Master Plan and previous approvals. The two main questions when looking through the actual designs of the different park elements would be to consider whether the element was as intended in the Master Plan and if it was of a quality design and materials.
 - He briefly described the amenities and identified their locations on Slides 8 through 17 with these key additional comments:
 - The entry plaza on the northwest corner included a small bubbling fountain. The Master Plan required a water feature.
 - The restroom building would be placed toward the western edge of the park, which was a more central location to serve both this park and Edelweiss Park, as shown in the middle callout from the Master Plan (Slide 9). The restrooms would also be more accessible for trail users in the Upland Forest Preserve. The illustration demonstrated a conceptual idea of what the building would look like.
 - The 6,000 sq ft skate park had been professionally designed to handle a variety of skill levels. The table in the Master Plan included a wide variety of different amenities and the idea was to have this ring of parks create a complete recreational experience with all sorts of different things. Among those, was a skate park and this location had been selected in the Master Planning process. The Applicant had more graphics to explain the different elements; Slide 11 provided a quick view of what the proposed skate park would look like.
 - One concern in park design was that lawn play areas tend not be very level, which reduced the play value. Exhibit A3 proposed a condition that would require grading changes to make the lawn play area more level to increase the play value.

- The play area would have various play structures for a variety of age groups. He noted the Applicant had provided pictures of the play structures for the play area, which was distributed to the Board and entered into the record as Exhibit B5. The structure of the shelter would be similar to the design of the structure in Edelweiss Park.
- The picnic shelter, tables, and gas barbeque area would be a neighborhood gathering spot.
- The overlook would have stepping stones and the urban inlay shown in Slide 16 to provide a nice area to look at Mt. Hood.
- The park also included an important connection to extend the Ice Age Tonquin Trail and provide the connection from Edelweiss Park across Paris Ave into Trocadero Park.
- As highlighted Staff's memorandum, lighting technology had changed a lot since the Master Plan was created. The design had changed from the original acorn-style lights to the Westbrook lights being installed along the streets. Rather than a mismatch of lights between the trail and the street, the Engineering Division recommended a condition to have lighting from this point in the parks consistent with the streetlights being used on the streets. Steve Adams had more details on the history of the use of the different lights in Villebois and was available to answer any questions.
- At the far eastern edge of the park, the portion currently owned by the Chang Family, was a rainwater feature. (Slide 18) As discussed in Staff's memorandum, while attempt had been made to get the easement that would allow construction and use of the park on the Chang property, it involved some recording of documents overseas. The logistics had not come together yet and the City fully expected them to, but as an assurance, a condition was recommended that if for some reason the easement could not be obtained, the Applicant would work with Staff to move the rainwater feature elsewhere in the park, so that function would still be provided even if construction would be unable to proceed on the Chang property.
- While Berlin Ave and Paris Ave had already been constructed, Palermo St to the north and Orleans Lp to the east would be constructed with future development.
- He explained that the developers of a neighboring subdivision in Villebois install the entire street adjacent to the park, rather than just a half-street, so the entire street would be developed by future developers. It would not be desirable put in the curb and street trees until that street would be built. Essentially, the interim treatment would be the same typical, 5-ft sidewalk along the edge of Palermo St as well as on Orleans Lp since the bus pullout was no longer part of the project.
- Also mentioned in Exhibit A3, the necessary development agreement had not been completed yet. As typical in Villebois and with this sort of development, development agreements were required, especially when dealing with different property owners and developers to create a cohesive public amenity that would have shared ownership, initially. The City's Legal and Engineering Staffs wanted to ensure the development agreement was recognized in the Staff report and recommended a condition of approval stating, "The Applicant shall enter into a development agreement that addresses construction and design responsibilities, possible cost sharing, and estimated cost for construction of improvements within the park."
- Exhibit A3 also noted Finding B34 of the Staff report was missing a reference to a condition of approval concerning legal documents required, such as access easements, etc. Staff recommended adding that reference to the appropriate condition of approval.
- He entered the following exhibits into the record:
 - Exhibit A3: Planning Division memorandum dated August 24, 2015 from Daniel Pauly noting recommended changes to the Staff report.
 - Exhibit C3: Engineering Division memorandum dated August 17, 2015 from Steve Adams noting changes to Condition PFA 29 and three additional conditions of approval.
 - Exhibit C4: Parks and Recreation Department memorandum dated August 21, 2015 from Stan Sherer noting the Parks and Recreation Advisory Board recommendations.
 - Exhibit B4: Memorandum from Stacey Connery and Erik Graham dated August 24, 2015 responding to the Public Comment Letter dated August 8, 2015 from Justin Guadagni.

- Exhibit B5: One-page handout from the Applicant illustrating pictures of the play structures for the play area.

Dianne Knight asked who would have ownership of the park: the homeowners, the City, a combination of the two, or the homeowners association (HOA).

Mr. Pauly replied that similar to what had been done in other parks, such as Edelweiss, Sophia, and Piccadilly, Trocadero Park would be maintained by the developer/HOA for five years before being turned over to the City for maintenance and ownership.

Richard Martens confirmed that each of the changes and proposed conditions in Exhibit A3 would constitute an amendment to the Staff reports that the Board would be considering. With regard to the property that would be brought into the city, he presumed the land that ran to the north and east of that parcel was also outside of the City limits at this point.

Mr. Pauly answered yes, the entire parcel to the northeast up to Tooze Rd and over to the former 110th Ave was all under the same ownership. It was expected to all come into the city at one time when the owners decided to sell or develop that land.

Ms. Knight asked how tall the trees along Berlin Ave would be and if they would ever obstruct the view of Mt Hood, which seemed to be to the southeast.

Mr. Pauly agreed that putting trees where they might obstruct the view should be avoided. He deferred to the Applicant who better understood the view and topography. He believed the site was a little higher in the middle, which was why the overlook was located as proposed.

Chair Woods called for the Applicant's testimony.

Stacy Connery, Pacific Community Design, 12564 SW Main Street, Tigard, OR, introduced the design team, who would describe the park's design.

Ben Holmes, Landscape Architect, Pacific Community Design, presented the proposed elements of the park shown on Slide 2 of the Applicant's PowerPoint, later entered into the record as Exhibit B6, with these key comments:

- The entry plaza would be a nice entryway with a water feature, such as a basalt bubbler-type of feature, along with some benches around it and native plantings behind it to frame in the entryway.
- The men's and women's restroom would have a storage bay behind it for maintenance. The structure would have the same type of architecture as seen in the rest of the parks with the wood look, metal roof, and stone veneer around the bottom.
- Mr. Graham would explain the skate park more in depth, but it would be geared toward multiple age groups and ability levels.
- The large lawn area would be graded out as flat as possible to allow for a multitude of uses for ball play, picnics, neighborhood events, etc.
- The playground area would have uses for tots and kids age 5 to 12. The type of equipment would allow for a lot of challenging experiences and for kids to have different experiences every time they came, so they would not get bored with the same old structures typically seen all the time.
- The pavilion would have three to four picnic tables underneath it, along with a couple of pedestal-style tables below it for non-covered use. There would also be propane barbeque for small events.
- The overlook would have a raised, concrete planter bed, a seat wall type of structure, and a logo of Mt. Hood had been designed with an arrow that pointed with the exact degree that Mt. Hood faces.

- He noted consideration had been given to the plant material and future development as far as how tall the homes would be down the hill, so the view from the seating wall would not be obstructed.
- The Tonquin Trail connection would be a 12-ft concrete path connecting Orleans Lp to Paris Ave.

Chair Woods confirmed the trees along Palermo St were different than the trees south of the skate park. He asked how tall the trees on Palermo St would be when they reached maturity and if the idea was to block that whole area.

Mr. Holmes explained tree species were predetermined in Villebois in the Community Elements Book. The trees on Palermo St would generally grow to about 30-ft tall at maturity and would be spaced 30-ft on center which was an ideal situation as utilities would likely cut through there, so one or two trees could be lost and also moved around when the streetlights get placed. The Applicant would try to keep that 30-ft spacing. The majority of the street trees in Villebois were around 30- to 40-ft high.

Erik Graham, Pacific Community Design, continued the PowerPoint, describing the park with these comments:

- He had just learned the transit stop would not be there, so there was no need to worry about it.
- The path went through the park very nicely and the raised planter with the disc pointing to Mt. Hood could be seen in the illustration on Slide 5. When placing the model in Google Earth, one could pan down and see that the disc lined up with Mt Hood. He confirmed the Applicant had ensured that the trees would not grow high enough to obscure that view.
- The play structures would include climbing art and creative play.
- He described his skating background, noting had been skating for more than 30 years, starting before junior high, and it had been a part of his life ever since. He was excited for the opportunity to design this park and talked with other people he knew that skate and some local park designers and builders. He believed it would be a pretty solid park that provided a lot in a pretty small area, while still being functional and attractive.
- He reviewed some of skate park's key features (Slides 6 and 7) as follows:
 - The east end of the park was a bit of a transition section with curved transitions up to flat areas probably be 3-ft or 4-ft high, so there would not be a huge hole in the ground, like in Newberg. The park would not be big and intimidating, but still fun.
 - He indicated the street plaza area which had some steps, rails, and ledges to grind and do tricks on. There was also an artistic manual pad where skaters could do tricks. A whoop-de-doo section would enable skaters to pump to make speed.
 - Other features included a bank and some bench seating that would also be skateable, but would be in the shade during good times of the day.
 - More ledges had also added that would also act as bench seating for spectators based on some comments received on Thursday.
- The siting of the skate park was determined by the desire to have a big, flat grassy area, which pushed the park up toward the north property line. The location was actually great because the skate park would be by a street and have paths on two other sides. The spot would be really visible and have a lot of traffic, which was what kept parks safe. When there were out of the way places where people could go that was when they tend to get in trouble. This location would make the skate park part of the community. People on their morning runs would see the same people out there, what they were doing, and how they were progressing. It was a great spot for the skate park.
- The skate park would have varying ranges of terrain, so that brand new kids could come out and learn how to push a scooter, skateboard, bike, or whatever they wanted to do, but there would still be room to advance and grow, and not get bored while they live and grow up here. The skate park would also have interesting features for more advanced skaters to go out, roll around, and get exercise.

- The skate park was designed to be built out of poured-in-placed concrete, because it would last a long time and was the quietest material available. It was smooth and had few seams, resulting in less wheel noise.
- Noise was a pretty big issue and he noted a letter had been submitted about it. It was a normal concern; every time a park went in; noise was a big concern because people have heard skateboards.
 - Portland State University did a study in 2005 where they did measurements around skate parks and other ball fields and things. They found out from 50 ft away, the highest point was about 70 decibels, which was consistent with playgrounds or basketball courts, or a dishwasher running from the same distance away, or a conversation between two people the same distance away. It would not make an inordinate amount of noise, which was normal with the usage of anything in a park, and even less than, for instance, a sporting event with people yelling and cheering. The references for that study were included in the Applicant's memorandum, which was distributed to the Board (Exhibit B4).
 - The closest homes would be about 70-ft away if built on the north side, which would be across the street and well beyond the 50-ft range for the 70 decibels, and it would continue to drop from there.
 - Some features in the park would help with noise reduction included the concrete, which was solid and not a hollow object being beat on with hard objects, and the embankments on the north side, which would bounce sound back away from the skate park and up into the air.
 - Finally, beyond these houses that would be built across the street, the closest house to the northwest would be about 160 ft away and the closest house on Paris Ave would be more than 200 ft away. Based on the study that was referenced, at 200 ft, one could not tell the difference between that and any background noise of anything else going on around them.

Chair Woods inquired about the noise of the skate park on Palermo St because it would be very close to the sidewalk.

Mr. Graham confirmed there would be about a 5-ft landscape strip between the sidewalk and the actual park itself. Hedges would be designed along there that would help as well, and the natural distance would help attenuate the rest of it.

Cheryl Dorman noted she was a mother of an avid skater and was thrilled to see one finally coming to Wilsonville as she spent many years taking her son to other cities to skate. She was curious if there would be seating for spectators as friends usually like to come to see how they were progressing, but she did not see any places for people to sit and watch.

Mr. Graham indicated a bench that was designed in the shade of the restroom structure, and noted more benches were planned in areas near the trees that would not be connected with concrete so they would not be skateable objects. People spectate because one could not skate the entire time; it would be exhausting. Skaters could rest and moms liked to come, too.

Ms. Dorman said she liked the design, adding Mr. Graham had done a good job being creative to have different levels of expertise participate, because she knew a lot of smaller kids liked to watch the bigger kids, which was how they learn, and it looked like they would have a place to learn.

Shawn O'Neil stated that he loved the design as well. He inquired about lighting, noting he was interested primarily in keeping that area lit at night or at least for security if someone was jogging along the path.

Ms. Connery replied lighting would be spaced along the path, as shown on Slide 7, as well as street lighting along each of the streets and security lighting at the shelter.

Mr. O'Neil explained that if he was running on the path at the far end of the future Palermo St, would there be any lighting so one could see what was in the skate park at night.

Mr. Graham replied that he did not think that was planned.

Ms. Connery believed the understanding was that the illumination from the streetlights, as well as from the lights along the path, would shine into the skate park and that with light coming from both sides, the skate park would be fairly well illuminated.

Ms. Dorman added part of that concern would be that skaters would skate as long as there was light, which was not necessarily a good thing because in the summer, it could go late. She could see Mr. O'Neil's point and agreed it was be a two-edged sword. She asked if the lights would go off at a certain time, like at 10 pm or if any ideas had been considered.

Mr. Graham stated no lights were planned on any playgrounds, basketball courts, or anything else throughout the parks in the city. Specifically for the skate park, people would be there as long as the lights were on and there needed to be respect for the neighbors across the street.

Mr. Pauly believed the different lights that were planned would be much more directional toward the path than the acorn lights that let off more of a light pollution.

Mr. Holmes believed there would be a security light on the restroom.

Mr. Pauly added the shelter would be required to be lit on the other side, which was a little ways away. He confirmed the streetlights would be on all the time.

Ms. Knight asked about the basalt bubbler and jug water filler station.

A display board showing Sheet L3.02 PDP & FDP Details, which was also included in the packet, was circulated showing a picture of the bubbler fountain.

Mr. Holmes stated the bubbler fountain would be a 3- to 5-ft tall basalt bubbler that would be core drilled with a nice gravel or planter base and a pump that would recirculate the water up out of it.

Ms. Knight said she was concerned about the height of the fountain and that kids might confuse it with potable water. She asked if there would be any signage stating non-potable, adding if it was low enough she could see a little kid taking a nice, big drink.

Mr. Holmes replied that would be something to consider. The jug water filling station would look similar to a standard drinking fountain, but with an extra tower above the drinking fountain to fill a water bottle or cup from the top. It would be located right next to the restroom entrance on the south side, close to the Tonquin Trail so people using the path could see it easily.

Ms. Knight believed it was a great idea, adding she would love to see more parks implement such filling station because a lot more water jugs would be reused instead of tossed. It was a great addition.

Mr. Martens understood Parks Staff recommended the gas barbeque, but he was curious if there would be some sort of failsafe design to prevent accidents.

Mr. Holmes believed it was a standard, propane grill with a cabinet to lock up the propane so it could not be accessed at any time.

Ms. Knight envisioned that people would “bring their own canister” and asked if that would be provided.

Ms. Connery confirmed that “bring your own propane” had been discussed at one time, and she believed that was where Parks Director Stan Sherer was landing.

Chair Woods asked if there would be a direct hookup to a gas line in the ground.

Mr. Holmes clarified it sounded like people would bring their own canister if they wanted to utilize the barbeque.

Mr. Pauly added Mr. Sherer would certainly have input on whether it would be bring your own or stopping by Parks and Rec to get a key or something to be able operate it. A lot of parks in other communities that provided propane had the users get the key to unlock it and then follow the directions; they probably signed a waiver saying they would not blow anything up. He imagined it would be more than a standard, off-the-shelf barbeque and would have higher quality fittings, as well as some additional safety features.

Mr. Holmes confirmed it would be a built-in-barbeque with all the same stonework and everything the restroom and other structures had. It would not be a Home Depot, metal, stand-a-alone thing; it would be nice and built in.

Ms. Knight asked if there was any plan for recycling receptacles or would there just be trash cans.

Mr. Holmes confirmed one trash can would be next to the bathroom, but he did not know if there would be recycling.

Ms. Connery asked if there was any recycling currently in the parks.

Mr. Pauly replied not to his knowledge, but noted it would be good to ask Mr. Sherer about implementing something like that throughout the parks.

Mr. Martens noted that portable recycling containers were put out during the concerts, but he did not know if they were permanent in the parks or not.

Mr. O’Neil confirmed bags would be put out for dog lovers to use like in some other communities.

Chair Woods called for public testimony in favor of, opposed, and neutral to the application.

Justin Guadagni, 11492 SW Berlin Ave, Wilsonville, OR, noted that was his future address in Villebois. He said he held an architecture degree from Portland State University and worked for himself in drafting design. He believed it was a great design and really appreciated the work that had been done on these parks, which were fantastic. He did not have anything against skate parks in particular; he just did not believe the proposed location would be very appropriate for a skate park. He added that he was a skater when he was younger and broke his ankle skate boarding when he was 13.

- Referencing a PowerPoint that included maps, and later entered into the record as Exhibit B4, he reviewed the key points of his letter with these comments:
 - Skate parks were a safe alternative to being in the way of pedestrians or causing other issues, but the park being so close to homes would be an issue. He did know if anyone here would want to

live directly across from a skate park because of the noise. The Portland State study was brought up and he had noticed that as well.

- The location of the skate park was in a really quiet, peaceful area. He used to live in Portland and would be moving to Villebois next month. The big draw was the parks, but also the quiet, serene environment, and he was really surprised at how pastoral it was; it was really quiet and beautiful. When standing in the area that would be this park on a Sunday afternoon, it was really quiet and one could hear birds chirping from 500 ft away or more. There was no urban ambient noise to swallow up the skate sound. He could also hear construction noise during the week at 500 ft or more, but that would eventually come to a close.
- There was a good noise buffer between his new home and the skate park. Areas like Villebois Dr got a lot more traffic and had a lot more ambient sound, but there was not much traffic here, so the area was very quiet and sounds travel quite a bit, much farther than 50 or 70 ft. Percussive sounds, especially from construction and things, had a tendency to bounce off of buildings.
- He indicated some homes had already sold in the parcel diagonal from the park across Paris Ave and wondered how aware the residents were that they would be living across from a skate park. While there was 160-ft separation, there no ambient sound to swallow up the percussive sounds of the skate park. Especially with lighting and skating going on into the evening, this would be a concern. He was thankful he had not bought one of those homes, because there would not be much of a buffer to shield those homes from the sound.
- The future homes across the street would be 60 ft from the skate park. The proximity of these and future homes close to the park was his concern. It was noted that the sound was comparable to a basketball court, but he noticed there was quite a bit more distance between the basketball court and the homes closest to it. He assumed the location of that court in the center of the park was so it would be as far away from adjacent homes as possible.
- He was concerned that when he did want to sell his home, the skate park would be a turn-off. He did not know if there was any real evidence it would lower property values, but he would not be interested in buying a house directly across from a skate park. When he entered the contract for his house, he was not fully aware there would be a skate park quite so close.
- In the Villebois Master Plan, the school was originally supposed to be in the field directly north of Trocadero Park. He assumed the location of the skate park was originally chosen because it would be adjacent to the school to serve as an after school activity and would be close to the play fields and school. The school was subsequently moved, but the skate park remained in its location, separated from the school. If there was going to be a skate park in Villebois, he proposed locating it in Neighborhood Park 6 (NP-6), adjacent to the school as originally intended, so it could be a place for afterschool activity and not something going on late into the evening right next to residences.
- Slide 9 showed the same skate park placed to scale in NP-6 across from the Lowrie School, so it would fit in that location. He did not know if it had been considered, but seemed like a more appropriate location. There was also a bit more distance to the homes. Some of the homes would be similarly close, but no homes would be directly across the street like there would be in Trocadero Park.
- Slide 5 illustrated how close the homes being built now would be to the corner of the park nearest the skate park. He had a feeling if the neighborhoods had been completed and everyone was informed about someone proposing to put in a skate park, there might be a few more people at this meeting voicing their opinion about it.
- He noticed that many of the skate parks in the state were placed under freeway overpasses, closer to commercial areas, or next to busy streets. Salem had a skate park under an overpass, as well as Eugene and Portland. All those locations were chosen because there was no threat of disturbing the peace of residents in their homes.

- In Memorial Park (Slide 6), the nearest home to the skate park was 500 ft. He did not know what process was used for choosing the location of that skate park, but it did seem to be separated and it did not look like it would bother anybody where it was located. He did not know that all skate parks had to be quite so isolated, but a good buffer from homes should be a strong consideration.
- Another concern was the railings and stairs being a major source of impact noise and percussive sounds as skaters leave the ground and bang down, which was a little more technical.
- He understood the desire of the design was to meet a broad range of ages. He imagined the park would attract skaters of all ages and asked if it would attract a lot of people from outside of Villebois. He understood that one had to be a resident to use the pool facility, but the skate park would be open to anyone from anywhere. Consideration should be made for who would be attracted to that location.
- He reviewed the findings from the Executive Report of the Portland State study (Slide 11), noting that the skate park contributing to nuisances like litter, noise, and vandalism was a concern. He also emphasized that neighborhood context was important, adding he did not feel this was quite an appropriate context. He did not know if anyone had an opportunity to spend any time in the location or go out to this piece of land, but it did not feel quite appropriate as a place for something as percussive of an activity as skate boarding.
- Homes nearby were going to have sound issues, especially if nothing kept people from skating late into the evening, and he was not sure what recourse Villebois would have.
- As a future resident of Villebois, once the homes were occupied he would like the opportunity to hear the opinions of the adjacent residents regarding how they would feel about having a skate park in that location. It was so early that he did not believe many people would have the opportunity to voice that.

Mr. O'Neil clarified the location of Mr. Guadagni's future home relative to the proposed skate park, (Slide 2 of Mr. Guadagni's PowerPoint) adding he was trying to understand what types of sounds would be heard from his home's location. He asked if Mr. Guadagni believed the park would be too close to his home.

Mr. Guadagni responded no, but he believed he would still be able to hear the noise since he could hear the construction noise very clearly, though it would stop once construction was complete. Absent the construction noise he could hear birds chirping and it was a wonderfully quiet, peaceful environment. He had been visiting the site on weekends and had been listening to how sound travels, and he knew he would be able to hear the skate park. There were no other ambient, urban sounds to drown it out. While living on Interstate Ave in Portland, he heard noise from skateboarders but it was drowned out by traffic noise. The skate park would eventually be the only source of noise.

Mr. O'Neil welcomed Mr. Guadagni to the neighborhood, stating he had no further questions.

Mr. Martens said he had a question for the Applicant or a representative of Polygon and asked whether the Applicant currently had homes under construction.

Blaise Edmonds, Manager, Current Planning, explained there would be an opportunity for rebuttal at a later time.

Mr. Guadagni asked if he could pose a couple questions for the Applicant.

Mr. Edmonds explained Mr. Guadagni could present his questions and that the Applicant would respond during rebuttal.

Mr. Guadagni inquired about the possibility of residents generating a petition or providing input before construction begins if the park was approved. He explained that the petition would be for residents who opposed the skate park's location.

Mr. Edmonds explained that since Mr. Guadagni provided testimony during this public hearing, he had legal standing for appeal. He agreed new homeowners would move in on the vacant property across the street and the noise might become an issue later, but currently, only the appeal process was available. Mr. Guadagni had the right to appeal to City Council, which the Chair would state no matter what the decision was tonight. Aside from the Applicant, Mr. Guadagni was the only person so far who had legal standing to appeal.

Mr. Guadagni hoped the location by the school might be considered for the skate park, but he did not know what process would open that discussion.

Mr. Pauly explained that the design for NP-6 had already been approved by the DRB in 2012. He explained that the school site had changed a couple times, originally being sited in the eastern part in the original Master Plan, then it was moved north and then returned to its current location.

eastern

Ms. Dorman asked how the decision was made to put the skate park in this particular park.

Mr. Pauly replied it was in the Master Plan. He was not present in 2003 and was unable to locate a specific discussion in the record about locating it in Trocadero Park. The Applicant was present in 2003, and might have more input.

Mr. Edmonds agreed Ms. Connery had a rich knowledge about all of this. The Villebois Parks and Recreation Master Plan contained a list of amenities for each park, some of which were more passive and some, more active. The idea was to disperse the passive and active amenities throughout the Villebois Area Plan, which was probably the logic behind the location.

Mr. Pauly added that the skate park was at a neighborhood commons, which was meant to be a gathering spot and neighborhood center point for a large number of people. Trocadero Park was designed to function similar to Sofia Park in the southern neighborhood. This park was located in the middle of Villebois so the park would tend to be more active versus having an active urban use like the skate park on the edge next to the wetland or something in one of the regional parks.

Ms. Dorman asked Mr. Guadagni if hearing the history clarified the decision.

Mr. Guadagni responded that it did not and thanked the Board for its time.

Heather Wonderly stated her home was being built on Berlin Ave, close to Mr. Guadagni's, and that she echoed all the concerns expressed by Mr. Guadagni.

- She regretted not look at the Master Plan before entering into the contract with Polygon. Polygon had indicated this park would be similar to the others in Villebois.
- She had recently sold her home of nine years in Canby that was located about one block away from a skate park. There was nothing in between her home and the skate park and they could hear very loud and clear everything happening in the skate park.
- Another big concern was the traffic the skate park generated. Ms. Dorman mentioned she would take her son to other cities and she believed that would happen here. There would be a lot of vehicle traffic as well as skateboard traffic, which was much noisier than a bike, for instance, going by the house.

- Parking was her biggest concern. Except for on the street, where residents and their guests would have to park, there was no room for visitors outside the area to park. This was also a problem near her home in Canby.
- She indicated on a displayed map that her home would be located next to the sidewalk on Berlin Ave, in the same row as Mr. Guadagni's home.

Yin Jang explained that his future home would be on the corner of Orleans Lp and Berlin Ave. He said he had the same concern about the noise from the skate park and the same objection about building the skate park there. He hoped it could be built in a better location to provide a better balance for the residents.

Chair Woods called for the Applicant's rebuttal.

Mr. Graham stated that while most skate parks were built in places like underpasses and by busy roads, this skate park was intended to be a community element feature. As a parent, he would prefer a location like that proposed, rather than under a bridge or out of the way somewhere.

Mr. O'Neil asked if the design and building materials of the proposed skate park would be similar to those used at the Canby skate park.

Mr. Graham responded he had not been there, so he did not know for sure.

Mr. O'Neil understood the proposed building materials would reduce noise. He asked if there was a distinction between the building materials used in older parks and the materials proposed for this park.

Mr. Graham replied many older parks in the 2000s were prefabricated; some was concrete and others were metal and wood, which was very loud. Studies indicated that building materials could reduce noise by 20 decibels, which was pretty significant. He agreed there would be noise, but it would be similar to the noise from kids playing at the adjacent playground.

Ms. Dorman noted the proposed design was not like older skate parks that were big bowls. She asked how the more flattened design with more rails, etc., would impact noise.

Mr. Graham explained that the solid concrete construction was much different than other materials. Most people associate skateboard noise with what they hear going by their house as skateboards roll over big cracks in the sidewalk.

- Modern skate parks were built really smooth and cracks were minimized to reduce injuries. He noted that 95 percent of skate injuries were caused outside the park by loose objects, like rocks and sticks.
- The smooth design of modern skate parks would also prevent rolling noise from traveling anywhere close to 50 ft. Some occasional noise would be produced when skaters were ollieing and hitting the rails, but according to a study, that noise level would be comparable to a baseball bat hitting a ball or a basketball bouncing.

Ms. Dorman asked if the parking concerns, which were valid, had been considered.

Ms. Connery answered the park was intended to serve only the neighborhood and residents in Villebois; although she understood it could draw people from outside the area.

Mr. O'Neil stated in reality, the skate park would definitely draw people from outside the area because the more popular a location, the more likely there would be more traffic. Despite the intended purpose, he expected that there would have been a plan to address the issue.

Mr. Pauly explained there would parking on Paris Ave to the northwest and when development occurred in the north, Palermo St would be built with additional parking along the north side.

- He noted this skate park would be a neighborhood amenity in the long term, recognizing that until a large skate park could be funded and built, there would be more interest in this skate park in Villebois.

Ms. Dorman said she had participated in the parent committee to help with the large skate park. She had believed the project died. Putting in a larger skate park would really help the neighborhood. She asked if there was a timeline to build the larger skate park.

Mr. Pauly replied it was a matter of funding.

Ms. Knight said it sounded like the City was relying on a neighborhood park to service the skating community of Wilsonville.

Mr. Pauly replied when this project was planned, it was anticipated that the other facilities would exist. He did not know the exact time line because those facilities were dependent on funding.

Ms. Knight understood the residents would be funding this skate park for five years until the City took it over long term. She inquired if the City could help with some of the funding or provide parking or something, realizing that Wilsonville did not have anything, and if this was the only skate park, it would impact the neighborhood.

Mr. O'Neil said he was a bit skeptical about considering this project with only the hope that something else would offset it. He had been waiting for a bridge across the river for biking, which had been discussed but had not happened.

Mr. Pauly assured there was a plan, but the larger skate park lacked \$800,000 in funding, so it could be a long way out.

Mr. Graham explained one thing that would keep the 6,000 sq ft skate park from being a big draw was its size. Only three or four people would be able to skate at one time, so others would have to wait. The skate park was not designed to have two dozen people because it would be too busy. It would not be a regional draw from Portland or Salem.

Mr. Pauly added the small capacity and long wait times would discourage too many people from using the skate park.

Mr. Edmonds asked about any history related to why a skate park was located in this particular location.

Ms. Connery replied there was a pretty extensive planning process involving the master planner, the developers involved in the project at the time, and a range of City Staff that occurred between 2003 and 2006. A series of charrette-style meetings were held regarding different types of park uses that would serve Villebois long term, including a skate park.

- More active recreational-type facilities, such as skate parks and basketball courts, were located close to the trails that run throughout the community and placed so that different parts of the project would be served by different recreational, chosen from a menu of uses, that could be reached by the trail.
- Villebois was intended to be pedestrian and bike friendly and to discourage people from driving to all the different amenities throughout the project, but instead, encourage them to use the trail system.

- She noted that the project was envisioned to be an urban village, and it had not been fully built out yet. Connections from this park to parks on the east side would be built where parks would contain tennis courts, dog parks, soccer fields, etc., so a lot of noise-producing uses would be added. Although the area was beautiful and quiet now, when fully built out, the sound would be different than it was today.

Mr. O'Neil said he was not concerned about sound. After moving to Wilsonville from Portland, he felt like he lived in farmland even though he was surrounded by a bunch of homes. The parking issue really bothered him and it had not been addressed. He disagreed that only the neighborhood would come. If the skate park was built, many people would come. He would come from Canby to use the skate park because the design was so well thought out.

Ms. Dorman believed part of the parking issue was that Villebois was meant to be pedestrian friendly from the start and she was uncertain how to get away from that. Building the project would probably encourage more people to come and park due to the lack of skate parks in other locations. Finding a balance between protecting the pedestrian-friendly environment and the neighbors from being overrun by cars coming to the skate park was difficult.

Mr. Martens asked if the skate park would have the capacity for ten kids to skate. Most of the time, they probably would not come by themselves. If they all came from outside, there might be five to eight cars, so he did not believe the skate park would be creating a parking problem.

Mr. O'Neil asked how many people could actively skate at one time.

Mr. Graham replied three to four people could be actively skating momentarily. He noted that did not account for people who were waiting their turn. One would skate for 20 seconds, then rest.

Ms. Dorman explained there was a lot of etiquette surrounding skating.

Mr. Graham agreed, adding if someone was monopolizing the park, others would tell them to move on.

Ms. Dorman said when she had gone to other skate parks, there was not usually a parking issue because kids usually skate to the parks. There were not usually a lot of cars. She was uncertain about Canby because she would drop her son off and go shopping. She questioned whether the problem would be as bad as they thought.

Mr. Graham said skaters that were old enough to drive could choose which park to go to. They might come to the proposed skate park for a few days because it was new, but 16 to 20 year olds would eventually look for a bigger park.

Mr. O'Neil believed people would come because the amenities were so nice. Parking for the existing parks in Wilsonville filled up quickly, so he believed there would be a parking issue.

Ms. Knight asked if it would be possible to replace the bus loading area with parking.

Mr. Pauly replied that no street was being built there currently. In keeping with the pedestrian friendly idea, the Master Plan was very specific that there was to be no parking on the side of the street by a park. The street between Edelweiss and Paris was very narrow because it had only two travel lanes and no parking. Orleans Ave would be similar because there was another park across the street from where the bus pullout was originally proposed.

- The closest parking would be along the north side of Palermo St once that street was built out. Considering how parking could be maximized could be done once the homes were sited on the blocks in the subdivision to the north and the design and layout of the streets were determined.

Ms. Dorman asked if parking was an issue at other Villebois parks, many of which encourage participation.

Mr. Pauly responded that at the farmers market, Mr. Adams had allowed bike lanes on the side of the park to be used temporarily as parking to accommodate traffic. He did not know of any other issues.

Steve Adams, Development Engineering Manager, stated he had been involved with Villebois since 2003 and that two primary parking issues exist.

- Due to high demand for parking at the farmers market, Staff worked with the police department and others to allow parking in the bike lane on Costa Cir, which was adjacent to a park.
- He had also heard repeated complaints about parking at the swimming pool on the south end of Piccadilly Park. He noted the pool was seasonal and open only three or four months out of the year.
- The only other complaints he had received were not parking-related, but included density around apartments, too many cars, and school buses not being able to make corners.

Chair Woods confirmed that Ms. Dorman's question had been answered and

Mr. Martens inquired how the proposed skate park compared to the size and features of the existing park in Wilsonville.

Mr. Graham replied he was unsure of the exact size. The Wilsonville skate park was built with used parts from a Tualatin Hills recreational park that was dismantled. The skate park had a quarter-pipe on one side, a pyramid in the middle, and a quarter-pipe on the other side. These features were made from wood and metal and placed on a concrete slab. The Wilsonville skate park was small and only one person could really use it at a time.

Chair Woods confirmed there were no further questions for the Applicant and asked if there were any more questions or comments for Staff.

Ms. Knight inquired what traffic would be like on some of the streets that were not built yet and how it would impact the area; at this time, the area was pretty quiet.

Mr. Adams stated things were changing very rapidly in Villebois, and noted the City property to the north, owned by the City's Urban Renewal Agency, was for sale. He displayed Slide 2 of Staff's PowerPoint and explained the following changes:

- Paris Ave was intended to intersect Tooze Rd; however, an existing 60-in diameter, 60-ft tall tree would have impacted the ability to have a left-turn pocket off Tooze Rd on to Paris Ave.
- DKS Associates studied the issue and were asked whether it was more important to keep Paris Ave as the connection with no left turn, or going one block east and making Amsterdam Ave, a planned residential street that would allow for a left turn lane, the primary connection to Tooze Rd. Amsterdam Ave would terminate near the east end of the skateboard park.
 - For the amount of traffic the road would carry, DKS Associates did not think the connectivity from Paris Ave to Tooze Rd was as important. Furthermore, the tree was important to some key Council members, so they did not want the tree removed.
 - DKS Associates supported connecting Amsterdam Ave with Tooze Rd and also recommended continuing the road to Palermo St to be one of the main north/south connections to get traffic from north Villebois onto Tooze Rd.

- He confirmed Amsterdam Ave would be a heavily traveled, main road with traffic going to Palermo St and then turning either left or right to disperse into Villebois. Staff did not believe Amsterdam Ave would be a major commuting road because the areas near the park were close to Villebois Dr and further south, drivers were close to Barber St.
 - Costa Cir, Barber St, and Villebois Dr were the three collector-level streets in Villebois anticipated to carry the most traffic. They were intended to get traffic from the neighborhood to outlying streets.
 - Costa Cir was almost complete, but was missing one block until it hit Villebois Dr. Costa Cir currently stops further down and also at the new roundabout at Costa Cir/Villebois Dr and that missing piece was approved to be built with Montague Park. Traffic would increase significantly when Costa Cir was completed because currently the street dead ends resulting in traffic traveling down Dundee Ln and turn right on Berlin Ave; it was not a direct connection to Villebois Dr.
- Across Costa Circle, Villebois Central 6, a 31-lot single-family subdivision, was approved by the DRB last month and would be built soon.
- He noted the traffic patterns would not change significantly. He had talked to SMART about the necessity of the bus pullout. Orleans Lp was originally designed to go north and connect with Tooze Rd, but since the property owned by the Chang family would not come into Villebois, Orleans Lp would likely have a T-intersection with Palermo St, and the far edge of the city property would become a north/south street. Therefore, it did not make sense to drive buses down residential streets to get to the park. In his opinion, buses would travel down Villebois Dr, turn on Costa Cir, and have pickup stops a block away from the park, which was why the bus stop was eliminated at the far end of the park.

Ms. Dorman asked for Mr. Adams' opinion about the parking and traffic issues.

Mr. Adams stated one of the main amenities in Villebois was the basketball court at Palermo Park, which caused a lot of controversy because it was supposed to be a pond and was redesigned as a basketball court. To make the court more amenable, the developer recessed the court about 6 ft and installed a special, sound absorbing backboard.

- Planning Director Chris Neamtzu fielded the heat from many concerned citizens about the changes. However, one neighbor who lived across the street from the court and was initially opposed to it later informed Mr. Neamtzu that he now loved the basketball court.
- There had been a similar concern regarding sound with the basketball court, but to his knowledge, the problem was not as large as predicted.

Mr. O'Neil stated there were many basketball courts all over, but the parking issue regarded a unique project. He asked if Mr. Adams predicted any parking problems with this unique fixture in Villebois.

Mr. Adams replied he did not have an answer as he was not a skater and did not go to skateboard parks.

Mr. O'Neil asked if parking would be sufficient around that park with such a popular item in the community.

Mr. Adams responded that personally, he did not anticipate the small skate park becoming a regional draw. Most Villebois parks did not draw people outside of Villebois except for the farmers market and swim center. At the rest of the parks, driving by the volleyball or basketball courts, there were a handful of cars, but most people using the parks ride bikes or walk. He had not seen a problem with any other amenities at any other parks to date. Traffic studies were not done for Villebois parks because they were designed to be walking parks, so no parking lots were associated with them. To be honest, the skate park was not a well-known part of the park.

Ms. Dorman asked the Applicant how the proposed skate park compared in size to skate parks that were a city or regional draw.

Mr. Graham replied he did not have statistics, but he frequented the Tigard and Newberg skate parks. Tigard was around 25,000 sq ft and Newberg was 40,000 sq ft. The proposed skate park was 6,000 sq ft, so it was a much smaller scale. He confirmed the intent was to build a small neighborhood skate park.

Mr. O'Neil asked how the City would address any parking problems after the skate park was built.

Mr. Adams replied problems were typically addressed jointly by Planning and Engineering. Currently, there was no extra parking in Villebois. The only places where extra parking was added were along Villebois Dr and the diagonal parking stalls south of Barber St to absorb extra cars that would need to park for the condominiums that were now under construction. Also, at Toulouse St and Costa Cir, another diagonal parking area was installed to maximize parking, and across the street was a small parking lot for a four-story building for low-income housing.

- The 2003 Villebois Code was unique in that it did not require accounting for all of the parking on private land. Applicants were allowed to use the street frontage for 50 percent of their parking needs. In heavy density areas, such as the apartments in Villebois Central, it could cause a problem and he had heard several complaints. Because the Villebois Code currently allowed for that, whether the Master Plan could be changed would be a question for the Legal and Planning Departments.

Mr. Pauly added if the skate park was built before a plan was approved for the skate park on City property, the added demand could be anticipated as the street networks, street designs, and the homes' sitings were considered to maximize parking in that area north of the park.

Ms. Knight understood that Palermo St would be fairly busy, like a secondary street.

Mr. Adams replied Palermo St and Costa Cir front most of the parks in Villebois. Palermo St starts at St Tropez and runs behind all the regional parks, around the 10-acre woods, and then returns and travels along Trocadero Regional Park-5 (RP-5) and RP-6. Because Palermo St continued clear around the 10-acre woods, it would be a natural barrier for going north and he believed traffic would use Costa Cir.

- He confirmed Palermo St would become one of the main access routes to Amsterdam Ave for traffic leaving north Villebois and going toward Toulouse Rd.

Chair Woods confirmed there were no additional questions and closed the public hearing at 8:28 pm.

Richard Martens moved to approve Resolution No 311, including the amendments to the Staff report in Exhibit A3 and the addition of Exhibits C3, C4, B4, and B5. Cheryl Dorman seconded the motion.

Mr. O'Neil said that while the project was a need for the community and he wanted to approve it, he was concerned about parking. He sought guidance from Staff about whether the motion could be amended to help address the parking issue.

- He had seen kids skateboarding on the streets, so the skate park was needed, but the parking problem caused him deep concern.
- He noted that although he lived in Rivergreen, he used Villebois' swimming facility and the skate park would have the same draw. The skate park was different than a basketball court as kids could play basketball in the street or at schools.
- Again, he supported the park, but hoped the motion could be amended to address parking somehow because he did not feel it had been addressed.

Mr. Martens responded that compared to larger skate parks that were a regional draw, the skate park was only 6,000 ft, so he did not envision the park attracting outside people that would commute in. A family picnic would potentially generate as many cars as the skate park.

Mr. O'Neil understood, but believed the skate park would have a local draw that would impact traffic. There was no good skate boarding area in Wilsonville, other than a concept that may or may not be funded in the future. There were other swimming locations outside Villebois, but many Wilsonville residents went to Villebois to use that swimming location, which impacted parking there.

Mr. Martens understood the presumption that people might drive to come to this Villebois park because it was such a nice park.

Chair Woods understood the concerns about outside visitors using the skate park, but he was unsure they would have a major impact. While he did not live in Villebois, he did visit occasionally because it was nice and he saw more people walking and biking than driving. He was not sure parking would be as big of an issue as the Board might expect.

Ms. Knight noted she was a Villebois resident and there was a shortage of parking everywhere. There were no driveways in back to park cars, so residents must park on the street, forcing visitors to park out on other streets. On weekends, people might be walking around, but cars were everywhere.

- Allowing a provision for extra parking as future sections were developed would make her feel more comfortable and would be a smart thing to do.

Ms. Dorman inquired whether the Board should address parking for this one small park or overflow parking for everywhere else. Villebois has had parking issues from the beginning, and she questioned whether there was a bigger issue that did not refer solely to the skate park.

Ms. Knight agreed there was a bigger issue, but the Board needed to address the existing issue at this time.

Mr. Martens agreed, adding the parking issue was a function of the Master Plan that was beyond the Board's scope at this time.

Mr. O'Neil disagreed. The Master Plan was developed more than 10 years ago and did not properly address parking. Now, the Board was trying to approve something that was part of the Master Plan. The potential parking problem needed to be addressed now. Otherwise, everything could be approved with the Board stating the issue was beyond its scope, and then the parking would still not be addressed.

- He requested that his colleague and others consider, with the Staff's guidance, addressing parking and build it into the motion. Otherwise, he would have to vote against the project.

Chair Woods noted a motion was in place and had been seconded. He asked if Mr. Martens wanted to amend his motion.

Mr. Martens replied he was unsure how to do that without backing up and looking at the overall parking issue in Villebois. There might be other parking solutions that go beyond the skate park alone.

Mr. O'Neil said it was difficult to determine a solution if the Board had to wait until a decision was made on the motion without hearing if potential ways exist to solve the parking problem. It would be helpful to know if there was a way to build in some way to examine the parking at some point. Otherwise, it seemed

the Board would keep passing segments of the Villebois community without addressing parking, and it was a problem.

Chair Wood noted the resolution was for approval of Trocadero Park, and parking was an ancillary issue. He wanted to ensure the Board did not veer away from what it was there to approve. He noted a motion had been made and seconded, and then confirmed Mr. Martens was not going to amend his motion. He called the question.

Motion failed 2 to 3 with Dianne Knight, Cheryl Dorman, and Shawn O'Neil opposing.

Mr. O'Neil sought direction from Staff about addressing the parking.

Barbara Jacobson, Assistant City Attorney replied she was unsure Staff would be able to provide a good answer. Mr. Adams was the City's traffic expert, but Villebois was Villebois. She did not know if the Board could approve the park and solve the parking problems. She asked Mr. O'Neil articulate what exactly he was requesting.

Mr. O'Neil replied he did not want to deny a beautiful park because of a potential parking problem. He and his family had problems parking in Villebois, so it was likely there would be a parking problem. While he agreed the park should be built, he wanted to know if the park could be approved with some caveat that the parking would be addressed in some fashion.

Mr. Pauly said he had briefly discussed the issue with Mr. Adams. More than any other portion of Villebois, there were still many unknowns about what was happening to the north due to the nature of moving the school site. The densities and that level of detail had not been fleshed out for the northern property. Additionally, a full traffic study would be required for the development which would in turn drive the street design. In the development agreement, there would likely be some financial responsibility to tie this park into that development.

- To address the parking issue, he suggested the Board direct that the parking issues and presence of this draw be considered when the traffic study was done, and that the traffic study be used to design the streets and potentially make exceptions to cross-sections, etc. to maximize parking along Palermo St.

Mr. O'Neil asked if parking would be available if a need was determined at some point.

Mr. Pauly confirmed traffic studies do consider parking. He understood the scope of the traffic study could be tailored to address parking directly related to the skate park. From what he heard tonight, the parking was an unknown, and it could be that the capacity of the skate park would minimize the number of visitors. A lot of people could fit in a swimming pool, but one needed room to move in a skate park, although traffic would likely increase because it would be a draw.

- It seemed appropriate to see what happened and then have professionals study the situation and design the future street network and parking accordingly.

Mr. O'Neil confirmed Mr. Pauly proposed directing that a traffic study, taking into account both parking and traffic generated by the skate park, be added as part of a motion for approval.

Ms. Jacobson cautioned about making that a recommendation, unless building the skate park was contingent upon the traffic study occurring first.

Mr. Adams responded there would be no real numbers for the traffic study until the skate park was built.

Ms. Dorman said that it sounded like a huge scope.

Ms. Jacobson agreed it was a difficult situation.

Mr. Adams noted Trocadero Park, a public park, was being built by a private developer. Last Friday, a meeting was held with him, the project developers, City Attorney Mike Kohlhoff, and others to determine the exact amount the City would contribute to the park, and the City would fund at least 60 percent of the park from the City's park system development charges (SDCs).

- With joint private and public projects in the past, developers pay for the traffic study for their subdivisions and in this case, the City would pay for the extra task of directing DKS to study the parking issue for Trocadero Park to determine if additional parking was needed.
- He did not believe this would be a condition of approval, but perhaps, a recommendation of the approval, so he could make a note to add the task to the traffic study when the development application came in.

Ms. Dorman asked if a consideration was different than a recommendation.

Ms. Jacobson clarified the Board would make a recommendation. No Staff member could state definitively that this recommendation would solve any parking issue at the park. She noted the Board had created a good record regarding its concerns about the parking and could make a recommendation in the motion directing Engineering Staff to request that a study be done to evaluate the need for additional parking in conjunction with the development to the north. She confirmed that it would be a recommendation.

Ms. Knight asked about adding a sign to the basalt bubbler that stated, "non potable water" and whether that needed to be put in the record. She reiterated her concern about children drinking the water.

Mr. Pauly replied if it was in the record Staff would make it happen.

Richard Martens moved to approve Resolution No 311, including the amendments to the Staff report in new Exhibit A3, the addition of Exhibits C3, C4, B4, and B5, and with a recommendation that Staff consider parking issues as part of the traffic study for the future development north of Palermo Street. Cheryl Dorman seconded the motion, which passed 4 to 1 with Shawn O'Neil opposing.

Chair Woods read the rules of appeal into the record.

VIII. Board Member Communications

There were none.

IX. Staff Communications

Blaise Edmonds, Manager of Current Planning, noted that in SAP Central, City Council approved PDP-6, which had rowhomes on 31 lots, and PDP 7, which had 68 row house lots that were also single, for sale units. The Council also approved on first reading the Annexation, Comprehensive Plan Amendment and Zone Change for the new Advance Road middle school on the east side of town; The second reading would be at the September 10, 2015 Council meeting. He was uncertain which DRB panel would review the Stage II Final Plan applications for the school.

X. Adjournment

The meeting adjourned at 8:49 pm.

Respectfully submitted,

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

DEVELOPMENT REVIEW BOARD MEETING

MONDAY, SEPTEMBER 28, 2015

6:30 PM

VII. Public Hearing:

- A. Resolution No. 313. Clackamas Community College Pole Yard Expansion: Clackamas Community College – Owner/Applicant.** The applicant is requesting approval of a Stage I Preliminary Plan Revision, Revised Stage II Final Plan, Site Design Review and Type ‘C’ Tree Removal Plan for expansion of the existing electrical lineman training facility at the Wilsonville Campus of Clackamas Community College. The site is located on Tax Lot 1300 Section 13CB, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon. Staff: Daniel Pauly.

Case Files: DB15-0041 – Stage I Preliminary Plan Revision
DB15-0042 – Stage II Final Plan
DB15-0043 – Site Design Review
DB15-0044 – Type C Tree Removal Plan

**DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 313**

A RESOLUTION ADOPTING FINDINGS AND CONDITIONS APPROVING A STAGE I PRELIMINARY PLAN REVISION, REVISED STAGE II FINAL PLAN, SITE DESIGN REVIEW AND TYPE 'C' TREE REMOVAL PLAN FOR EXPANSION OF THE EXISTING ELECTRICAL LINEMAN TRAINING FACILITY AT THE WILSONVILLE CAMPUS OF CLACKAMAS COMMUNITY COLLEGE. THE SITE IS LOCATED ON TAX LOT 1300 SECTION 13CB, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON. CLACKAMAS COMMUNITY COLLEGE – OWNER/APPLICANT.

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 staff report on the above-captioned subject dated September 21, 2015, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel B at a scheduled meeting conducted on **September 28, 2015**, 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 **September 21, 2015**, attached hereto as Exhibit A1, with findings and recommendations contained therein, and authorizes the Planning Director to issue permits consistent with said recommendations for:

DB15-0041 through DB15-0044 Class 3 Stage I Preliminary Plan Revision, Stage II Final Plan Revision, Site Design Review, Type C Tree Removal Plan.

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 28th day of September, 2015 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)*.

Aaron Woods, Chair, Panel B
Wilsonville Development Review Board

Attest:

Shelley White, Planning Administrative Assistant

Exhibit A1
Staff Report
Wilsonville Planning Division
Clackamas Community College Pole Training Yard Expansion

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

Hearing Date: September 28, 2015

Date of Report: September 21, 2015

Application Nos.: DB15-0041 Stage I Preliminary Plan Revision
DB15-0042 Stage II Final Plan Revision
DB15-0043 Site Design Review
DB15-0044 Type C Tree Removal Plan

Request/Summary: The Development Review Board is being asked to review a Class 3 Stage I Preliminary Plan Revision, Stage II Final Plan Revision, Site Design Review, Type C Tree Removal Plan

Location: West side of SW Town Center Loop East, just south of SW Canyon Creek Road The property is specifically known as Tax Lot 1300, Section 13CB, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon

Owner/Applicant: Shelly Tracy
Clackamas Community College

Applicant's Representative: Ray Moore
All County Surveyors

Comprehensive Plan Designation: Commercial

Zone Map Classification: PDC-TC (Planned Development Commercial-Town Center)

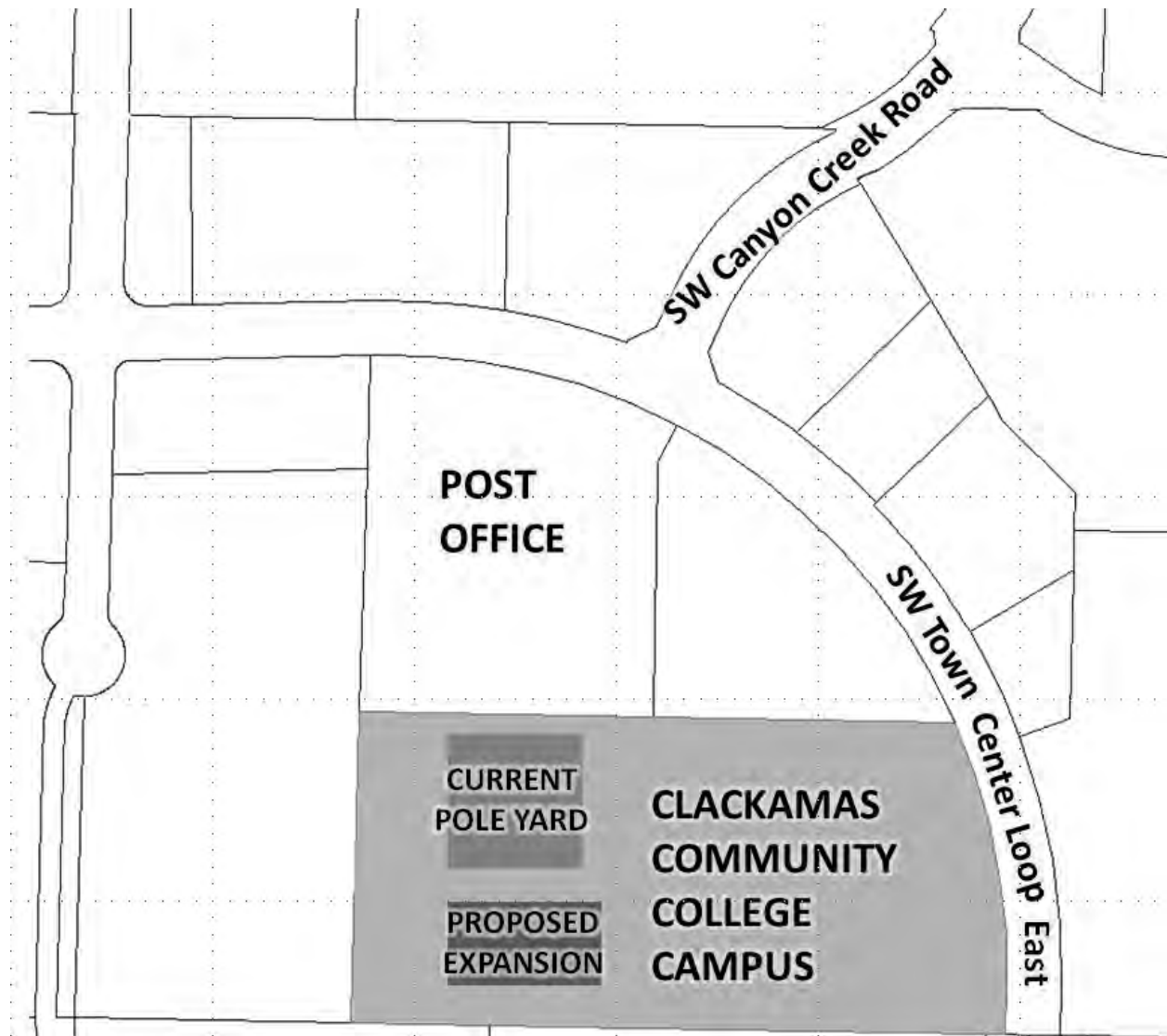
Staff Reviewers: Daniel Pauly AICP, Associate Planner
Jennifer Scola, Assistant Planner
Steve Adams PE, Development Engineering Manager
Kerry Rappold, Natural Resources Program Manager

Staff Recommendation: Approve with conditions the requested revised Stage I Master Plan, State II Final Plan, Waivers and Site Design Review request.

Applicable Review Criteria:

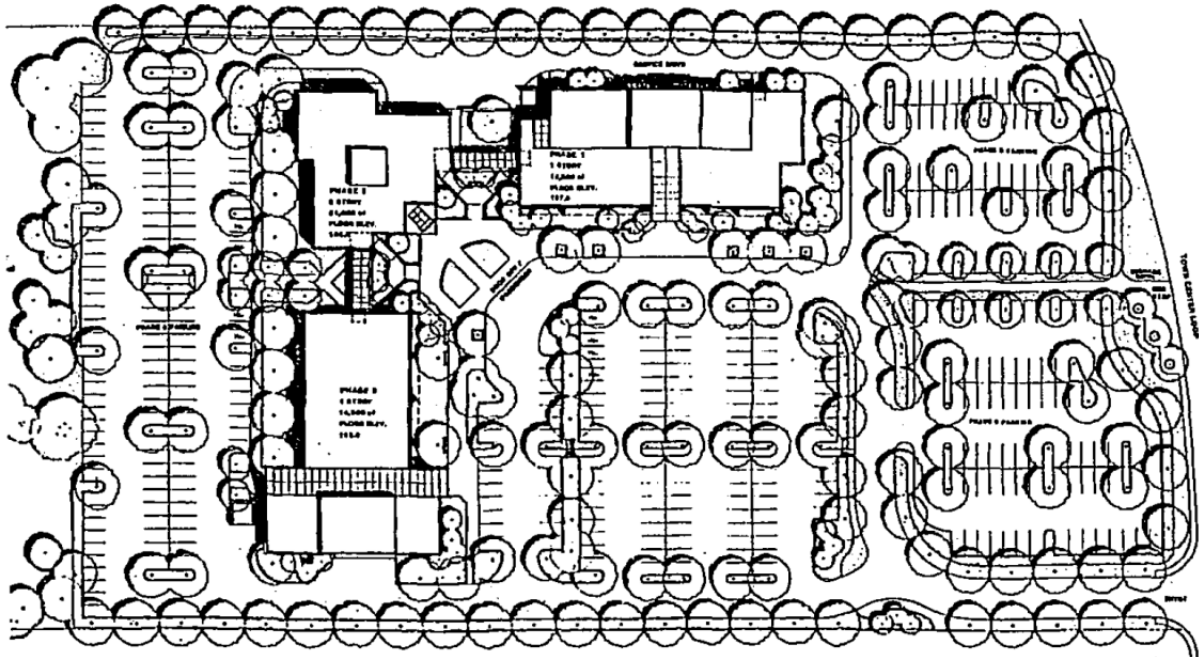
| | |
|--|---|
| <u>Development Code:</u> | |
| Section 4.008 | Application Procedures-In General |
| Section 4.009 | Who May Initiate Application |
| Section 4.010 | How to Apply |
| Section 4.011 | How Applications are Processed |
| Section 4.014 | Burden of Proof |
| Section 4.031 | Authority of the Development Review Board |
| Subsection 4.035 (.04) | Site Development Permit Application |
| Subsection 4.035 (.05) | Complete Submittal Requirement |
| Section 4.110 | Zones |
| Section 4.116 | Standards Applying to Commercial Development in All Zones |
| Section 4.118 | Standards Applying to Planned Development Zones |
| Section 4.131.05 | Planned Development Commercial Zone-Town Center Zone (PDC-TC) |
| Sections 4.133.00 through 4.133.05 | Wilsonville Road Interchange Area Management Plan (IAMP) 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 4.167 | Access, Ingress, and Egress |
| 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 |
| Sections 4.199.20 through 4.199.60 | Outdoor Lighting |
| Sections 4.300 through 4.320 | Underground Utilities |
| Sections 4.400 through 4.440 as applicable | Site Design Review |
| Sections 4.600-4.640.20 | Tree Preservation and Protection |
| <u>Other Planning Documents:</u> | |
| Wilsonville Comprehensive Plan | |

Vicinity Map

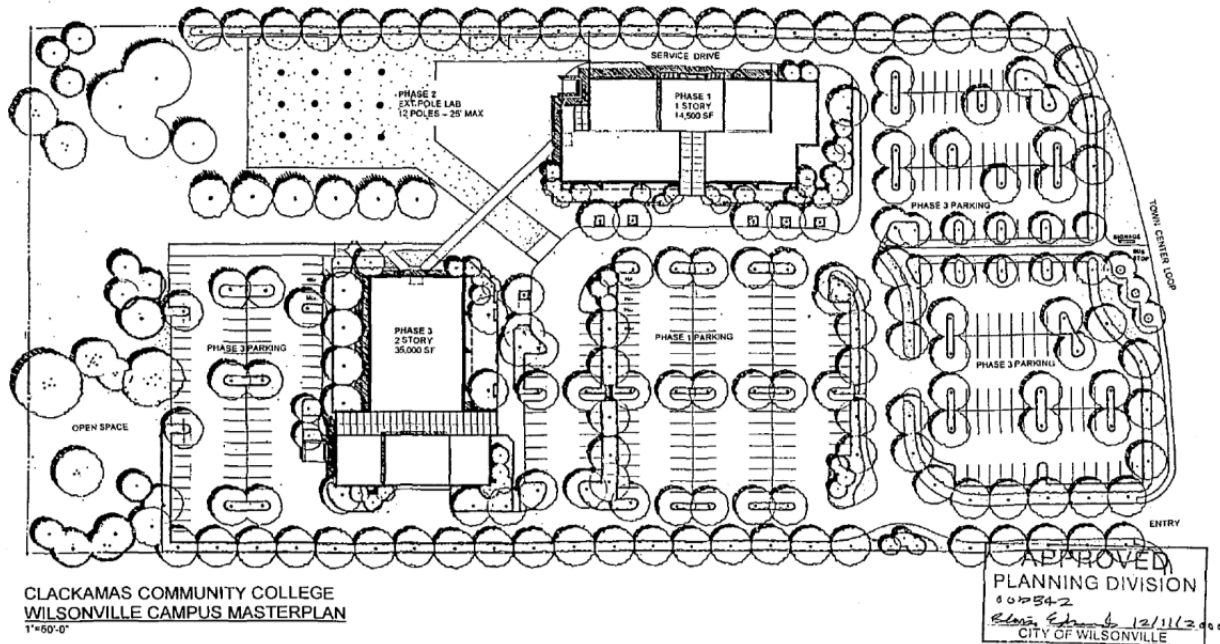


Background:

The City originally approved the Town Center campus of Clackamas Community College in 1990. A decade later the College requested approval of the additional of an electrical lineman pole lab (case file 00DB42). The original pole yard was 14,000 square feet on the north side of the site. The approval was for twelve 25 foot tall wooden poles with no lighting. The intention was for practice installing poles, and no poles were proposed to be stored on site.

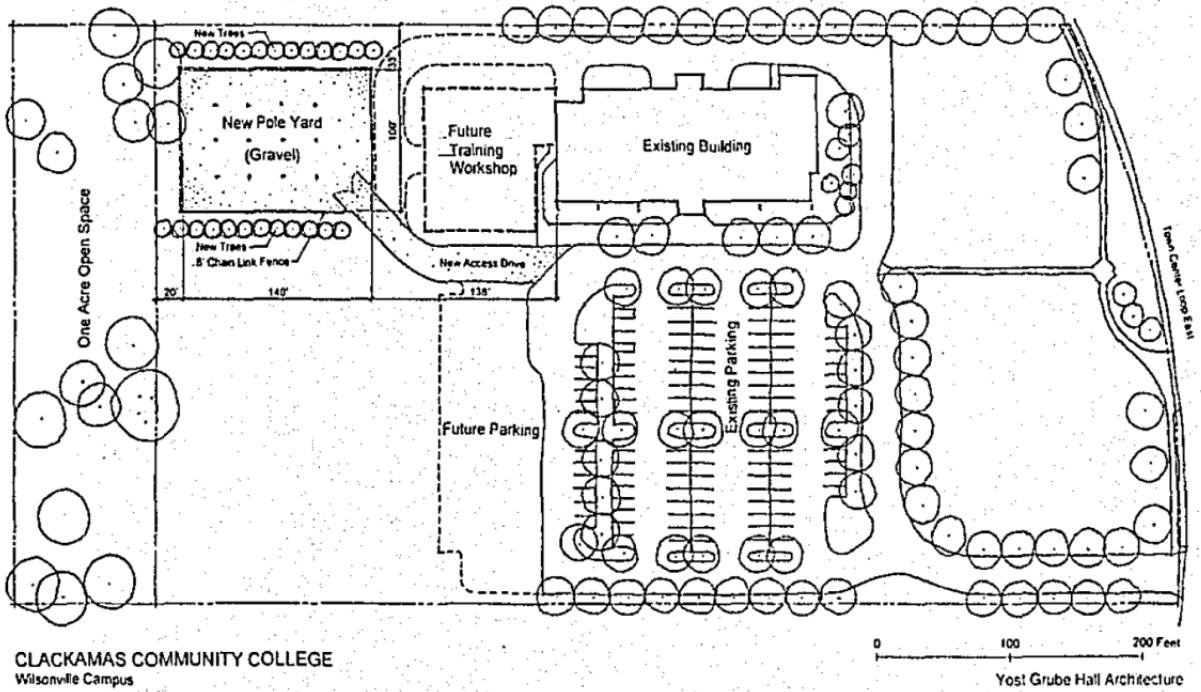


Original Master Plan 1990

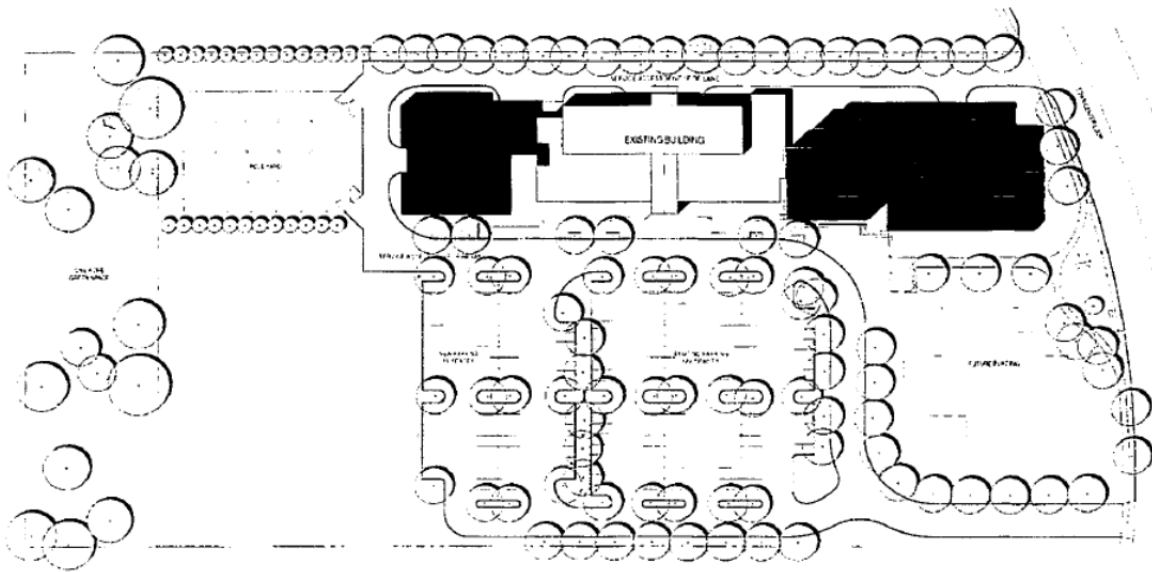


Revised Master Plan 2000 (Case File 00DB42)

Prior to construction the pole yard was approved to shift to the south and west to accommodate a planned future expansion of the main building on the campus. The building expansion was approved in 2001.

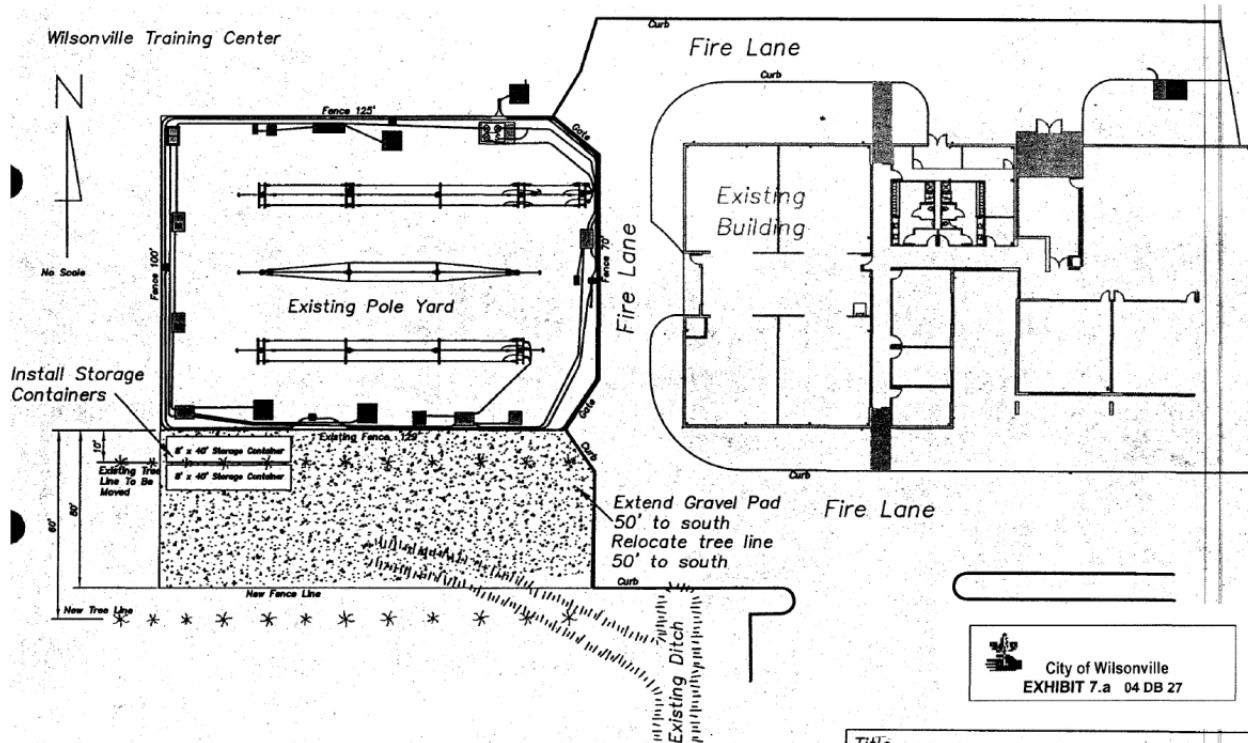


Minor Adjustment to Pole Yard Location, 2000 (Case File 01AR06)

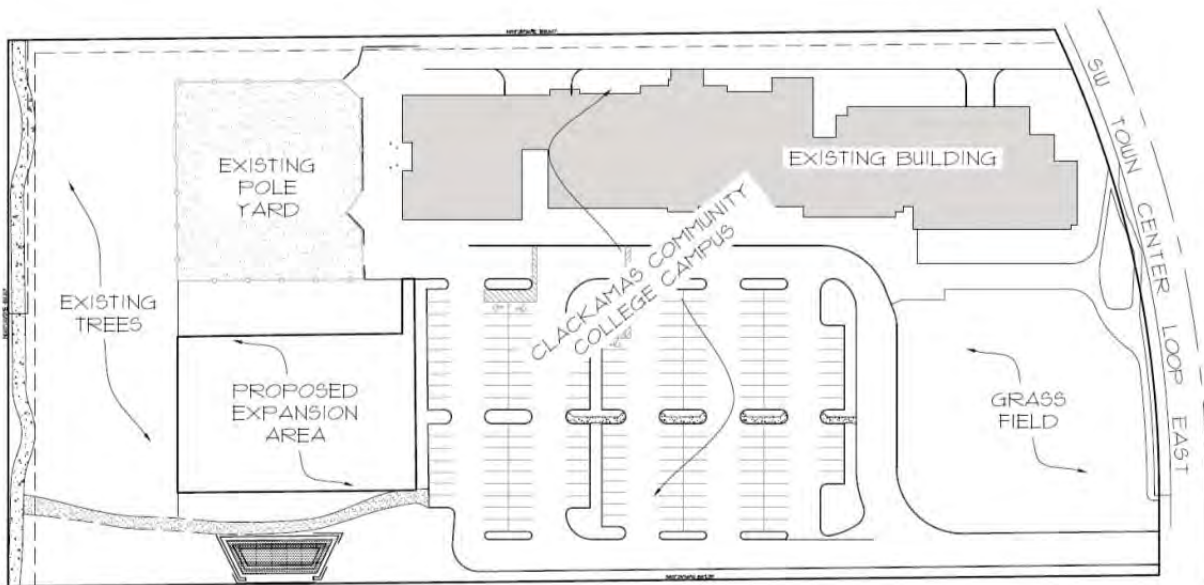


2001 Building Expansion (Case File 01DB07) No Change to Pole Yard

In 2004 the Community College requested a 7,000 square foot expansion of the existing 14,000 square foot pole yard. The expansion area was for training in underground utility installation. The approval included outdoor lighting and on-site storage.



2004 Training Yard Expansion (Case File 04DB27)



Proposed

The table below summarizes the pole yard history and the current proposal for expansion and reprogramming.

| Period | Area | Poles and Equipment, Notes |
|--------------|-----------|--|
| 1990-2000 | -- | No pole yard |
| 2000-2004 | 14,000 sf | 12 poles, no on-site storage. Poles 5-30 feet tall |
| 2004-present | 21,000 sf | 12 poles, vaults for underground utility installation training, 2 storage containers |
| Proposed | 45,500 sf | 1 75 foot lattice tower, vaults, 44 wood poles, including 28 55 foot poles, covered container storage, pole storage rack |

Summary:

Stage I Master Plan Revision (DB15-0041)

The proposed Stage I Master Plan Revision simply extends the area master planned for the outdoor lab to the south. The subject area did not have any use designated in the previous modified Stage I approval in 2000 (Case File 00DB42).

Stage II Final Plan Revision (DB15-0042)

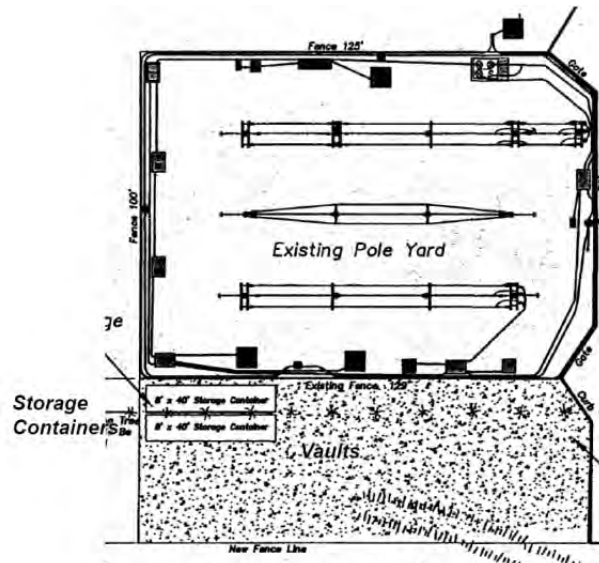
The Stage II Final Plan Revision includes the reprogramming of the current pole yard area and the expanded pole yard area. The current programming for the existing pole yard includes 12 poles, underground vaults, and storage containers. Proposed programming for the existing pole yard is the 75 foot lattice tower, two 55 foot wood poles, other shorter pole areas, pole rack, 3 underground vaults, transformer structure, pad with transformer, crane training area, and a cover over the existing storage containers.

The expanded pole yard includes mainly wooden poles, many of which are 55 feet tall.

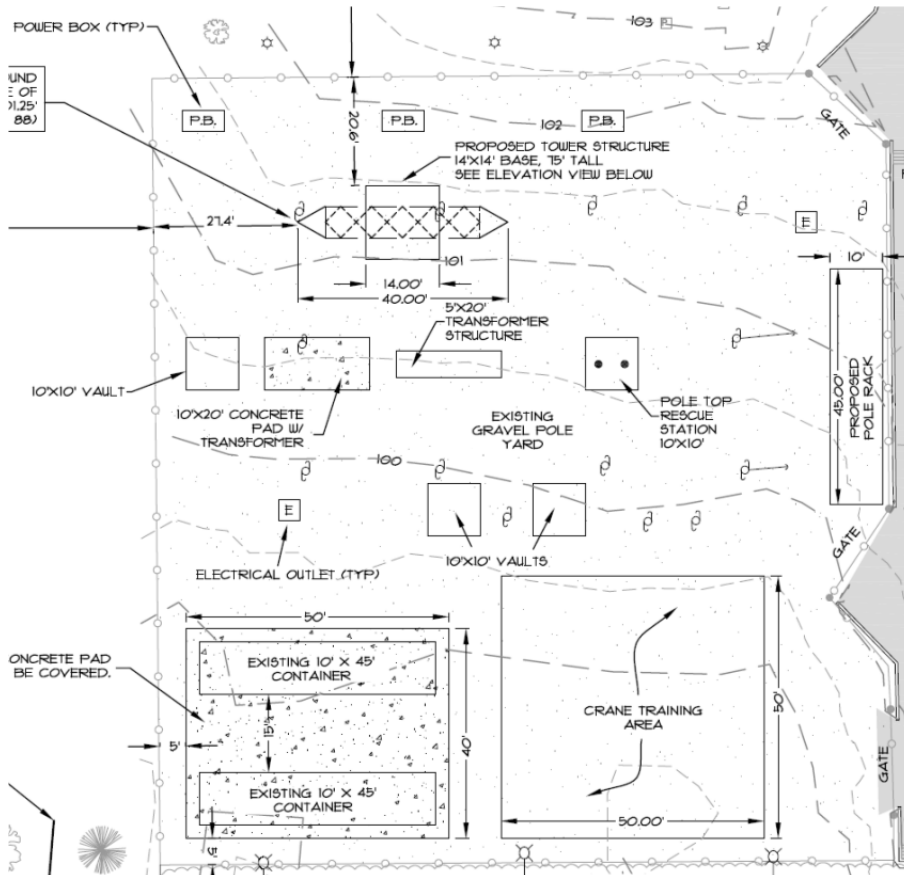
The remainder of the campus remains the same.

Screening meeting the high screen screening standard exists on the north and west. The applicant proposed new screening meeting the high screen standard south of the proposed expansion.

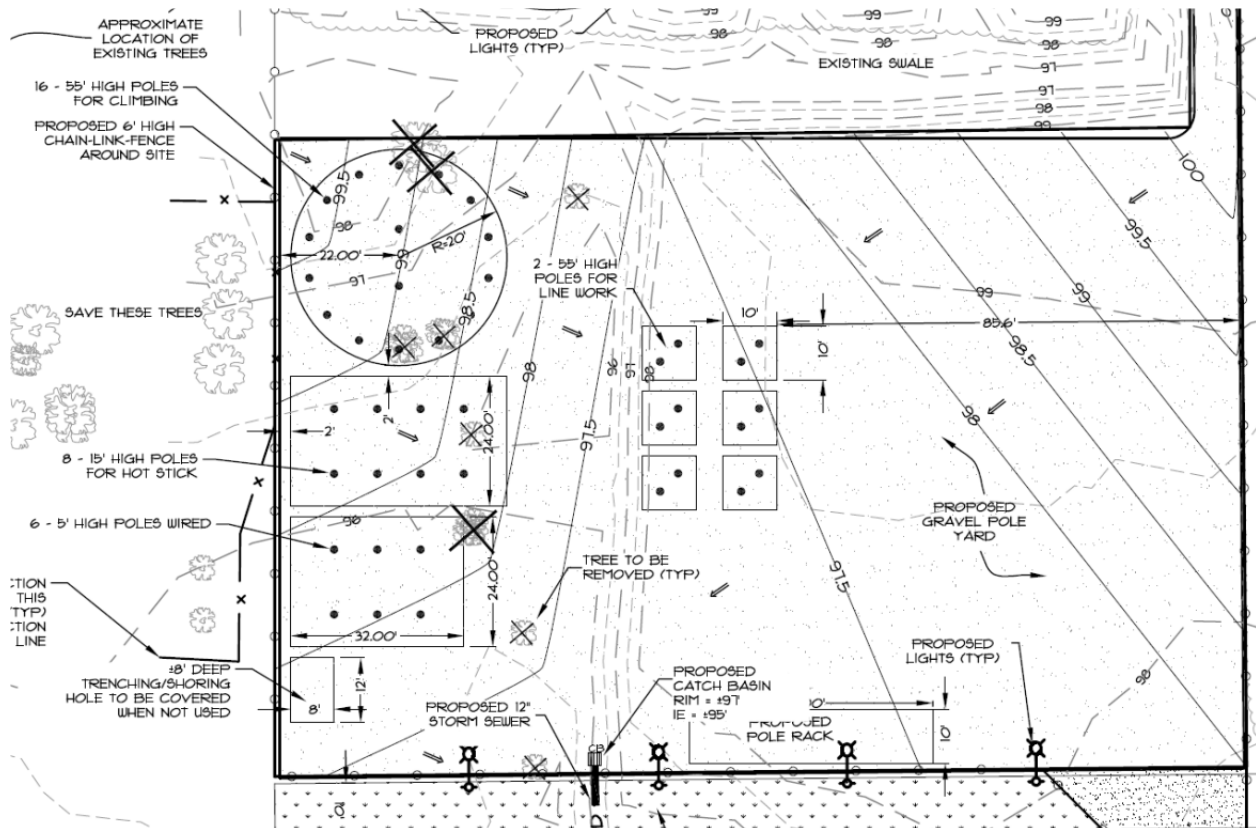
Traffic and parking are not expected to be impacted by the expansion and programming changes. A waiver to the traffic report requirement has been granted by the Community Development Director.



Current Programming of Existing Pole Yard



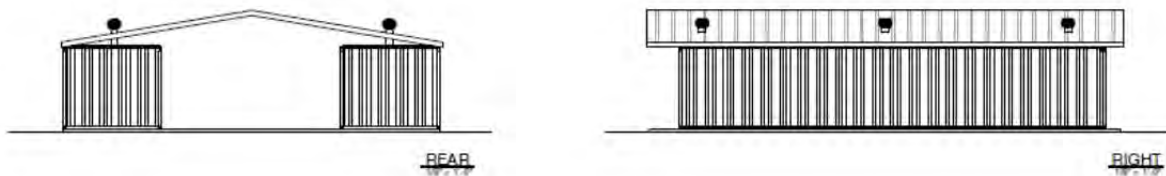
Proposed Programming on Existing Pole Yard Area



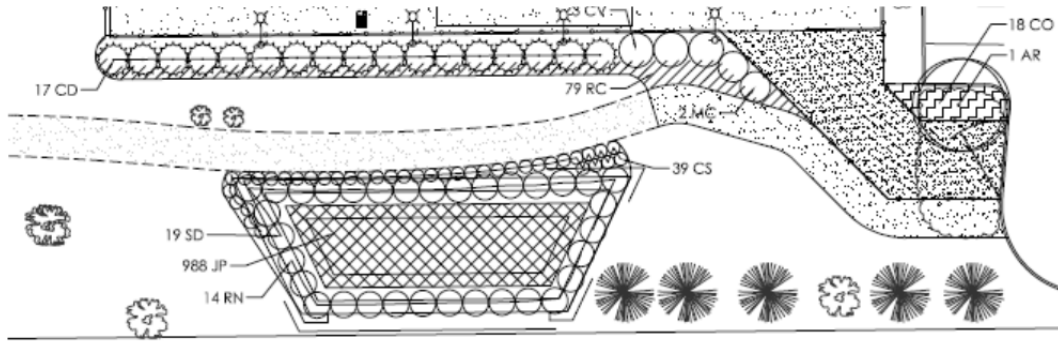
Proposed Programming for Expanded Pole Yard

Site Design Review (DB14-0043)

The tower, poles, and other equipment is of standard designs for the industry for which students are being trained. The cover for the storage containers is an appropriate durable material. The new landscaping has been professionally designed and includes appropriate sized and spaced plant materials. The new landscaping includes fast growing Leyland cypress to create an additional tall visual screen as soon as possible.



Storage Container Cover



New Landscaping South of Pole Yard

Discussion Points:

Height of Towers and Poles

The proposed 75 foot tower and many poles exceed the 35 foot height limit in the PDC-TC zone. However, they qualify as “above ground electrical tower and poles” exempt from the height limit per Section 4.181, though they are for training purposes rather than actual electrical transmission.

Visual Impact of Towers and Poles

Staff reviewed the visual impact of the proposed tower and poles from the public view shed from 13 locations around Town Center. Current vegetation, as well as planned vegetation provides a substantial screening. Where the top portions of the towers and poles are visible distance minimizes their visual impact.

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. 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 approve the proposed application (DB15-0041 through DB15-0044) with the following conditions:

Planning Division Conditions:

Request A: DB15-0041 Stage I Preliminary Plan Revision

No conditions for this request

Request B: DB15-0042 Stage II Final Plan Revision

PDB 1. The approved final plan and stage 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

| | |
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| | 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 B16. |
| PDB 2. | All travel lanes shall be constructed to be capable of carrying a twenty-three (23) ton load. See Finding B47. |

Request C: DB15-0043 Site Design Review

| | |
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| PDC 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 C3. |
| PDC 2. | All landscaping required and approved by the Board shall be installed prior to use of the expanded pole yard for training, 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, 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 C10. |
| PDC 3. | 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 C11. |
| PDC 4. | 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 Findings C12 and C13. |
| PDC 5. | The following requirements for planting of shrubs and ground cover shall be met: <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 |

| | |
|---------------|--|
| | <p>current AAN Standards and shall be equal to or better than 2-gallon containers and 10" to 12" spread.</p> <ul style="list-style-type: none"> • Shrubs shall reach their designed size for screening within three (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" pot spaced 2 feet on center minimum, 2-1/4" pots spaced at 18 inch on center minimum. • No bare root planting shall be permitted. • Ground cover shall be sufficient to cover at least 80% of the bare soil in required landscape areas within three (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 C20. |
| PDC 6. | All trees shall be balled and burlapped and conform in size and grade to "American Standards for Nursery Stock" current edition. See Finding C21. |
| PDC 7. | Plant materials shall be installed 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 C24. |

Request D: DB14-0044 Type C Tree Plan

| | |
|---------------|---|
| PDD 1. | This approval for removal applies only to the nine (9) 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 Applicant/Owner shall install the required nine (9) mitigation trees, as shown in the Applicant's sheet L1, per Section 4.620 WC. |
| PDD 4. | 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 5. | Prior to site grading or other site work that could damage trees, the Applicant/Owner shall install six-foot-tall chain-link fencing around the drip line of preserved trees. The fencing shall comply with Wilsonville Public Works |

Standards Detail Drawing RD-1230. See Finding D14.

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, 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 Conditions:

| | |
|--------------|---|
| PF 1. | All construction or improvements to public works facilities shall be in conformance to the City of Wilsonville Public Works Standards - 2014. |
| PF 2. | The applicant shall be in conformance with all stormwater and flow control requirements for the proposed development per the Public Works Standards. |
| PF 3. | 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. |

Master Exhibit List:

The following exhibits are hereby entered into the public record by the Development Review Board as confirmation of its consideration of the application as submitted. This is the exhibit list that includes exhibits for Planning Case File DB15-0041 through DB15-0044.

Planning Staff Materials

- A1. Staff report and findings (this document)
- A2. View Shed Study Slides
- A3. Staff's Presentation Slides for Public Hearing (to be presented at Public Hearing)

Materials from Applicant

- B1. Applicant's Narrative and Submitted Materials
 - Exhibit A Application
 - Exhibit B Narrative
 - Exhibit C Preliminary Storm Water Report
 - Exhibit D Light Details
 - Exhibit E FAA Letter
 - Exhibit F Arborist Report
 - Exhibit G Traffic Study Waiver
 - Exhibit H Wilsonville Training Tower Detail
 - Exhibit I Reduced Plans 11x17 (*same as Exhibit B2*)
- B2. Drawings and Plans
 - C1 Cover Sheet
 - C2 Existing Conditions
 - C3 Proposed Improvements
 - L1 Landscape Plans
 - EX01 Lighting Analysis
 - 1 Elevations of Proposed Storage Container Roof structure
- B3. August 17, 2015 Letter Regarding Completeness

Development Review Team Correspondence

- C1. Email from Steve Adams
- C2. Email correspondence with Todd Blankenship

Other Correspondence

- D1. Comments from Jason Labrie

Findings of Fact:

1. The statutory 120-day time limit applies to this application. The application was received on May 28, 2015. On June 19, 2015 staff conducted a completeness review within the statutorily allowed 30-day review period and found the application to be incomplete. On August 13, 2015, the Applicant submitted new materials. On August 27, 2015 the application was deemed complete. The City must render a final decision for the request, including any appeals, by December 25, 2015.
2. Surrounding land uses are as follows:

| Compass Direction | Zone: | Existing Use: |
|-------------------|--------|-----------------------------------|
| North: | PDC-TC | US Post Office |
| East: | PDR-6 | Multi-family Residential |
| South: | PDC-TC | Vacant |
| West: | PDC-TC | Town Center Loop East, LDS Church |

3. Previous Planning Approvals:
 - 90PC40 Modified Stage I Master Plan, Phase 1 Stage II Final Development Plans
 - 90DR23 Architecture and Landscaping
 - 00DB42 Modify Stage I Master Plan for a proposed Pole Lab (Stage II & Site Design Review)
 - 01AR06 Re-positioning of pole yard facility
 - 01AR51 Class I Administrative Review of Landscape Plan
 - 01DB07 Modify Approved Stage I Master Plan, Approve Stage II Plan and Site Design Review for a classroom/office addition and training workshop.
 - 04DB27 Outdoor Training Lab Expansion Stage II and Site Design Review
4. The applicant has complied with Sections 4.013-4.031 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.

Conclusionary 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

Review Criteria: This section lists general application procedures applicable to a number of types of land use applications and also lists unique features of Wilsonville's development review process.

Finding: These criteria are met.

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

Initiating Application Section 4.009

Review Criterion: "Except for a Specific Area Plan (SAP), applications involving specific sites may be filed only by the owner of the subject property, by a unit of government that is in the process of acquiring the property, or by an agent who has been authorized by the owner, in writing, to apply."

Finding: This criterion is satisfied.

Details of Finding: The application has been submitted on behalf of the property owner, Clackamas Community College and is signed by an authorized representative.

Pre-Application Conference Subsection 4.010 (.02)

Review Criteria: This section lists the pre-application process

Finding: These criteria are satisfied.

Details of Finding: A Pre-application conferences were held on October 16, 2014 (PA14-0015) in accordance with this subsection.

Lien Payment before Approval Subsection 4.011 (.02) B.

Review Criterion: "City Council Resolution No. 796 precludes the approval of any development application without the prior payment of all applicable City liens for the subject property. Applicants shall be encouraged to contact the City Finance Department to verify that there are no outstanding liens. If the Planning Director is advised of outstanding liens while an application is under consideration, the Director shall advise the applicant that payments must be made current or the existence of liens will necessitate denial of the application."

Finding: This criterion is satisfied.

Details of Finding: No applicable liens exist for the subject property. The application can thus move forward.

General Submission Requirements
Subsection 4.035 (.04) A.

Review Criteria: “An application for a Site Development Permit shall consist of the materials specified as follows, plus any other materials required by this Code.” Listed 1. through 6. j.

Finding: These criteria are satisfied.

Details of Finding: The applicant has provided all of the applicable general submission requirements contained in this subsection.

Zoning-Generally
Section 4.110

Review Criteria: “The use of any building or premises or the construction of any development shall be in conformity with the regulations set forth in this Code for each Zoning District in which it is located, except as provided in Sections 4.189 through 4.192.” “The General Regulations listed in Sections 4.150 through 4.199 shall apply to all zones unless the text indicates otherwise.”

Finding: These criteria are satisfied.

Details of Finding: This proposed development is in conformity with the applicable zoning district and general development regulations listed in Sections 4.150 through 4.199 have been applied in accordance with this Section.

Request A: DB15-0041 Stage I Preliminary Plan Revision

Planned Development Regulations

Planned Development Purpose
Subsection 4.140 (.01)

A1. **Review Criterion:** The proposed revised Stage I Master Plan shall be consistent with the Planned Development Regulations purpose statement which states, “The purposes of these regulations are to encourage the development of tracts of land sufficiently large to allow for comprehensive master planning, and to provide flexibility in the application of certain regulations in a manner consistent with the intent of the Comprehensive Plan and general provisions of the zoning regulations and to encourage a harmonious variety of uses through mixed use design within specific developments thereby promoting the economy of shared public services and facilities and a variety of complimentary activities consistent with the land use designation on the Comprehensive Plan and the creation of an attractive, healthful, efficient and stable environment for living, shopping or working.”

Finding: This criterion is satisfied.

Details of Finding: The proposal is to modify a development previously approved as a planned development.

Planned Development Lot Qualifications
Subsection 4.140 (.02)

A2. Review Criterion: “Planned Development may be established on lots which are suitable for and of a size to be planned and developed in a manner consistent with the purposes and objectives of Section 4.140.”

Finding: This criterion is satisfied.

Details of Finding: The property is of sufficient size to be developed in a manner consistent the purposes and objectives of Section 4.140.

A3. Review Criteria: “Any site designated for development in the Comprehensive Plan may be developed as a Planned Development, provided that it is zoned “PD.” All sites which are greater than two (2) acres in size, and designated in the Comprehensive Plan for commercial, residential, or industrial use shall be developed as Planned Developments, unless approved for other uses permitted by the Development Code.”

Finding: These criteria are satisfied.

Details of Finding: The subject property is greater than 2 acres, is designated for commercial development in the Comprehensive Plan, and is zoned Planned Development Commercial. The property has been and continues to be developed as a planned development in accordance with this subsection.

Ownership Requirements
Subsection 4.140 (.03)

A4. Review Criterion: “The tract or tracts of land included in a proposed Planned Development must be in one (1) ownership or control or the subject of a joint application by the owners of all the property included.”

Finding: This criterion is satisfied.

Details of Finding: All the land subject to change under the proposal is under one ownership.

Professional Design Team
Subsection 4.140 (.04)

A5. Review Criteria: “The applicant for all proposed Planned Developments shall certify that the professional services of the appropriate professionals have been utilized in the planning process for development. One of the professional consultants chosen by the applicant shall be designated to be responsible for conferring with the planning staff with respect to the concept and details of the plan.”

Finding: These criteria are satisfied.

Details of Finding: As can be found in the applicant’s submitted materials, appropriate professionals have been involved in the planning and permitting process. Ray Moore with All County Surveyors in the project coordinator.

Planned Development Permit Process
Subsection 4.140 (.05)

- A6. **Review Criteria:** “All parcels of land exceeding two (2) acres in size that are to be used for residential, commercial or industrial development, shall, prior to the issuance of any building permit:
1. Be zoned for planned development;
 2. Obtain a planned development permit; and
 3. Obtain Development Review Board, or, on appeal, City Council approval.”

Finding: These criteria are satisfied.

Details of Finding: The subject property is greater than 2 acres, is designated for commercial development in the Comprehensive Plan, and is zoned Planned Development Commercial. The property has been and continues to be developed as a planned development in accordance with this subsection.

Comprehensive Plan Consistency
Subsection 4.140 (.06)

- A7. **Review Criteria:** “The planning staff shall prepare a report of its findings and conclusions as to whether the use contemplated is consistent with the land use designated on the Comprehensive Plan.” “The applicant may proceed to apply for Stage I - Preliminary Approval - upon determination by either staff or the Development Review Board that the use contemplated is consistent with the Comprehensive Plan.”

Finding: These criteria are satisfied.

Details of Finding: The proposed project, as found elsewhere in this report, complies with the Planned Development Commercial zoning designation, which implements the Comprehensive Plan designation of ‘Commercial’ for this property. The entire property was previously approved for use by Clackamas Community College, the current request is to reconfigure the programming for the site.

Application Requirements
Subsection 4.140 (.07)

- A8. **Review Criteria:** This subsection establishes that the Development Review Board shall consider a Stage I Master Plan after completion or submission of a variety of application requirements.

Finding: These criteria are satisfied.

Details of Finding: Review of the proposed revised Stage I Master Plan has been scheduled for a public hearing before the Development Review Board in accordance with this subsection and the applicant has met all the applicable submission requirements as follows:

- The property affected by the revised Stage I Master Plan is under the sole ownership of Clackamas Community College and the application has been signed by an authorized representative, Jim Huckestein, Vice President of College Services.

- The application for a revised Stage I Master Plan has been submitted on a form prescribed by the City.
- The professional design team and coordinator has been identified. See Finding A5.
- The applicant has stated the various uses involved in the Master Plan and their locations.
- The boundary affected by the Stage I Master Plan has not changed from the previous Stage I approval, therefore a boundary survey is not required.
- Sufficient topographic information has been submitted.
- A tabulation of the land area to be devoted to various uses has been provided.
- The proposed development will be built in a single phase.
- Any necessary performance bonds will be required.
- No waivers have been requested.

Planned Development Commercial-Town Center (PDC-TC) Zone

Typically Permitted Uses

Subsection 4.131.05 (.02)-(.03)

A9. Review Criteria: This subsection list the allowed uses in the PDC Zone

Finding: These criteria are satisfied.

Details of Finding: The proposal is to expand an existing public community college use and professional training area which has previously been approved for the site and found consistent with the zoning.

Prohibited Uses

Subsection 4.131 (.02) C.

A10. Review Criterion: "Any use that violates the performance standards of Section 4.135(.05), other than 4.135(.05)(M.)(3)."

Finding: This criterion is satisfied.

Details of Finding: The use is being examined for compliance with the Industrial Performance Standards in Section 4.135 (.05). See Finding B45 in Request B.

Block and Access Standards

Subsections 4.131.05 (.07) and 4.131 (.03)

A11. Review Criteria: "The Development Review Board shall determine appropriate conditions of approval to assure that adequate connectivity results for pedestrians, bicyclists, and motor vehicle drivers. Consideration shall be given to the use of public transit as a means of meeting access needs."

Finding: These criteria are satisfied.

Details of Finding: To changes to blocks or access spacing are proposed.

Request B: DB15-0042 Stage II Final Plan Revision

Planned Development Regulations-Generally

Planned Development Purpose Subsection 4.140 (.01)

- B1. Review Criterion:** The proposed Stage II Final Plan shall be consistent with the Planned Development Regulations purpose statement.
Finding: This criterion is satisfied.
Details of Finding: The proposed changes are two a nearly 8 acre campus setting, which has evolved over the years allowing flexibility.

Planned Developments Lot Qualifications Subsection 4.140 (.02)

- B2. Review Criterion:** “Planned Development may be established on lots which are suitable for and of a size to be planned and developed in a manner consistent with the purposes and objectives of Section 4.140.”
Finding: This criterion is satisfied.
Details of Finding: The lot of the subject development site is of sufficient size to be developed in a manner consistent the purposes and objectives of Section 4.140.
- B3. Review Criteria:** “Any site designated for development in the Comprehensive Plan may be developed as a Planned Development, provided that it is zoned ‘PD.’ All sites which are greater than two (2) acres in size, and designated in the Comprehensive Plan for commercial, residential, or industrial use shall be developed as Planned Developments, unless approved for other uses permitted by the Development Code.”
Finding: These criteria are satisfied.
Details of Finding: The development site is greater than 2 acres, is designated for commercial development in the Comprehensive Plan, and is zoned Planned Development Commercial. The property will be developed as a planned development in accordance with this subsection.

Ownership Requirements Subsection 4.140 (.03)

- B4. Review Criterion:** “The tract or tracts of land included in a proposed Planned Development must be in one (1) ownership or control or the subject of a joint application by the owners of all the property included.”
Finding: This criterion is satisfied.
Details of Finding: The land included in the proposed Stage II Final Plan is under the single ownership of Clackamas Community College and the Vice President of College Services, Jim Huckestein has signed the application.

Professional Design Team
Subsection 4.140 (.04)

B5. Review Criteria: “The applicant for all proposed Planned Developments shall certify that the professional services of the appropriate professionals have been utilized in the planning process for development. One of the professional consultants chosen by the applicant shall be designated to be responsible for conferring with the planning staff with respect to the concept and details of the plan.”

Finding: These criteria are satisfied.

Details of Finding: As can be found in the applicant’s submitted materials, appropriate professionals have been involved in the planning and permitting process. Ray Moore with All County Surveyors has been designated the coordinator for the planning portion of the project.

Planned Development Permit Process
Subsection 4.140 (.05)

B6. Review Criteria: “All parcels of land exceeding two (2) acres in size that are to be used for residential, commercial or industrial development, shall, prior to the issuance of any building permit:

1. Be zoned for planned development;
2. Obtain a planned development permit; and
3. Obtain Development Review Board, or, on appeal, City Council approval.”

Finding: These criteria are satisfied.

Details of Finding: The subject property is greater than 2 acres, is designated for commercial development in the Comprehensive Plan, and is zoned Planned Development Commercial. The property has been and will continue to be developed as a planned development in accordance with this subsection.

Stage II Final Plan Submission Requirements and Process

Timing of Submission
Subsection 4.140 (.09) A.

B7. Review Criterion: “Unless an extension has been granted by the Development Review Board, within two (2) years after the approval or modified approval of a preliminary development plan (Stage I), the applicant shall file with the City Planning Department a final plan for the entire development or when submission in stages has been authorized pursuant to Section 4.035 for the first unit of the development”

Finding: This criterion is satisfied.

Details of Finding: The applicant is submitting a revised Stage II Plan concurrently with a revised Stage I Master Plan.

Development Review Board Role
Subsection 4.140 (.09) B.

- B8. Review Criterion:** “the Development Review Board shall determine whether the proposal conforms to the permit criteria set forth in this Code, and shall approve, conditionally approve, or disapprove the application”.

Finding: This criterion is satisfied.

Details of Finding: 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, Submission Requirements
Subsection 4.140 (.09) C.

- B9. Review Criteria:** “The final plan shall conform in all major respects with the approved preliminary development plan, and shall include all information included in the preliminary plan plus the following:” listed 1. through 6.

Finding: These criteria are satisfied.

Details of Finding: The Stage II plans substantially conforms to the proposed revised Stage I Master plan, which has been submitted concurrently. The applicant has provided the required drawings and other documents showing all the additional information required by this subsection.

Stage II Final Plan Detail
Subsection 4.140 (.09) D.

- B10. Review Criterion:** “The final plan shall be sufficiently detailed to indicate fully the ultimate operation and appearance of the development or phase of development.”

Finding: This criterion is satisfied.

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

Submission of Legal Documents
Subsection 4.140 (.09) E.

- B11. Review Criterion:** “Copies of legal documents required by the Development Review Board for dedication or reservation of public facilities, or for the creation of a non-profit homeowner’s association, shall also be submitted.”

Finding: This criterion is satisfied.

Details of Finding: 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

B12. Review Criterion: This subsection and section identify the period for which Stage II approvals are valid.

Finding: This criterion is satisfied.

Details of Finding: The Stage II Approval, along other associated applications, will expire two (2) years after approval, unless an extension is approved in accordance with these subsections.

Consistency with Plans

Subsection 4.140 (.09) J. 1.

B13. Review Criteria: “The location, design, size and uses, both separately and as a whole, are consistent with the Comprehensive Plan, and with any other applicable plan, development map or Ordinance adopted by the City Council.”

Finding: These criteria are satisfied.

Details of Finding: The subject property has previously been zoned Planned Development Commercial consistent with the Commercial designation in the Comprehensive Plan. To staff’s knowledge, the location, design, size, and uses are consistent with other applicable plans, maps, and ordinances, or will be by specific conditions of approval.

Traffic Concurrency

Subsection 4.140 (.09) J. 2.

B14. Review Criteria: “That the location, design, size and uses are such that traffic generated by the development at the most probable used intersection(s) can be accommodated safely and without congestion in excess of Level of Service D, as defined in the Highway Capacity Manual published by the National Highway Research Board, on existing or immediately planned arterial or collector streets and will, in the case of commercial or industrial developments, avoid traversing local streets. Immediately planned arterial and collector streets are those listed in the City’s adopted Capital Improvement Program, for which funding has been approved or committed, and that are scheduled for completion within two years of occupancy of the development or four year if they are an associated crossing, interchange, or approach street improvement to Interstate 5.” Additional qualifiers and criteria listed a. through e.

Finding: These criteria are satisfied.

Details of Finding: As shown in Exhibit G of Exhibit B1, a traffic waiver has been granted as the development is not expected to affect level of service.

Facilities and Services Concurrency

Subsection 4.140 (.09) J. 3.

B15. Review Criteria: “That the location, design, size and uses are such that the residents or establishments to be accommodated will be adequately served by existing or immediately planned facilities and services.”

Finding: These criteria are satisfied.

Details of Finding: Facilities and services, including utilities, are available and sufficient to serve the proposed development.

Adherence to Approved Plans

Subsection 4.140 (.09) L.

B16. Review Criteria: “The applicant shall agree in writing to be bound, for her/himself and her/his successors in interest, by the conditions prescribed for approval of a development. The approved final plan and stage 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 Director of Planning 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.”

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDB 1.

Details of Finding: Condition of Approval PDB 1 ensures adherence to approved plans except for minor revisions by the Planning Director.

Standards Applying in All Planned Development Zones

Additional Height Guidelines

Subsection 4.118 (.01)

B17. Review Criterion: “In cases that are subject to review by the Development Review Board, the Board may further regulate heights as follows:

A. Restrict or regulate the height or building design consistent with adequate provision of fire protection and fire-fighting apparatus height limitations.

B. To provide buffering of low density developments by requiring the placement of three or more story buildings away from the property lines abutting a low density zone.

C. To regulate building height or design to protect scenic vistas of Mt. Hood or the Willamette River.”

Finding: This criterion is satisfied.

Details of Finding: Staff does not recommend the Development Review Board require a height less than the applicant proposes as the proposed height provides for fire protection access, does not abut a low density zone, and does not impact scenic views of Mt. Hood or the Willamette River.

Underground Utilities

Subsection 4.118 (.02)

B18. Review Criteria: “Underground Utilities shall be governed by Sections 4.300 to 4.320. All utilities above ground shall be located so as to minimize adverse impacts on the site and neighboring properties.”

Finding: These criteria are satisfied.

Details of Finding: All additional utilities on the property are required to be underground. Any above ground utility poles are for training use.

Waivers

Subsection 4.118 (.03)

B19. Review Criteria: “Notwithstanding the provisions of Section 4.140 to the contrary, the Development Review Board, in order to implement the purposes and objectives of Section 4.140, and based on findings of fact supported by the record may” waive a number of standards as listed in A. through E.

Finding: These criteria are satisfied.

Details of Finding: No waivers are being requested.

Other Requirements or Restrictions

Subsection 4.118 (.03) E.

B20. Review Criteria: “Notwithstanding the provisions of Section 4.140 to the contrary, the Development Review Board, in order to implement the purposes and objectives of Section 4.140, and based on findings of fact supported by the record may adopt other requirements or restrictions, inclusive of, but not limited to, the following:” Listed 1. through 12.

Finding: These criteria are satisfied.

Details of Finding: No additional requirements or restrictions are recommended pursuant to this subsection.

Impact on Development Cost

Subsection 4.118 (.04)

B21. Review Criteria: “The Planning Director and Development Review Board shall, in making their determination of compliance in attaching conditions, consider the effects of this action on availability and cost. The provisions of this section shall not be used in such a manner that additional conditions, either singularly or cumulatively, have the effect of unnecessarily increasing the cost of development. However, consideration of these factors shall not prevent the Board from imposing conditions of approval necessary to meet the minimum requirements of the Comprehensive Plan and Code.”

Finding: These criteria are satisfied.

Details of Finding: It is staff’s professional opinion that 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

Subsection 4.118 (.05)

B22. Review Criteria: “The Planning Director, Development Review Board, or on appeal, the City Council, may as a condition of approval for any development for which an application is submitted, require that portions of the tract or tracts under consideration be

set aside, improved, conveyed or dedicated for the following uses:” Recreational Facilities, Open Space Area, Easements.”

Finding: These criteria are satisfied.

Details of Finding: No additional tracts are being required for the purposes given.

Habitat Friendly Development Practices

Subsection 4.118 (.09)

B23. Review Criteria: “To the extent practicable, development and construction activities of any lot shall consider the use of habitat-friendly development practices, which include:

A. Minimizing grading, removal of native vegetation, disturbance and removal of native soils, and impervious area;

B. Minimizing adverse hydrological impacts on water resources, such as using the practices described in Part (a) of Table NR-2 in Section 4.139.03, unless their use is prohibited by an applicable and required state or federal permit, such as a permit required under the federal Clean Water Act, 33 U.S.C. §§1251 et seq., or the federal Safe Drinking Water Act, 42 U.S.C. §§300f et seq., and including conditions or plans required by such permit;

C. Minimizing impacts on wildlife corridors and fish passage, such as by using the practices described in Part (b) of Table NR-2 in Section 4.139.03; and

D. Using the practices described in Part (c) of Table NR-2 in Section 4.139.03.”

Finding: These criteria are satisfied.

Details of Finding: The 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 limiting adverse hydrological impacts on water resources, no impacts on wildlife corridors or fish passages have been identified.

Planned Development Commercial-Town Center (PDC-TC) Zone

Typically Permitted Uses

Subsection 4.131.05 (.02)-(.03)

B24. Review Criteria: These subsections establish the typically permitted uses in the PDC-TC Zone.

Finding: These criteria are satisfied.

Details of Finding: The proposed use, including the expanded training area, is consistent with the revised Stage I Master Plan in Request A as well as previous approvals for the use to exist in the PDC-TC Zone.

Wilsonville Road Interchange Area Management Plan (IAMP) Overlay Zone

Where IAMP Regulations Apply

Section 4.133.02

B25. Review Criteria: “The provisions of this Section shall apply to land use applications subject to Section 4.004, Development Permit Required, for parcels wholly or partially within the

IAMP Overlay Zone, as shown on Figure I-1. Any conflict between the standards of the IAMP Overlay Zone and those contained within other chapters of the Development Code shall be resolved in favor of the Overlay Zone.”

Finding: These criteria are satisfied.

Details of Finding: The subject property is wholly within the IAMP Overlay Zone, as shown on Figure I-1, the IAMP standards are thus being applied.

IAMP Permitted Land Uses

Section 4.133.03

B26. Review Criterion: “Uses allowed in the underlying zoning districts are allowed subject to other applicable provisions in the Code and this Section.”

Finding: This criterion is satisfied.

Details of Finding: Uses consistent with the underlying PDC-TC zone are proposed.

Access Management

Section 4.133.04

In addition to the standards and requirements of Section 4.237 for land divisions and Street Improvement Standards in Section 4.177, parcels wholly or partially within the IAMP Overlay Zone are governed by the Access Management Plan in the Wilsonville Road Interchange Area Management Plan. The following applies to land use and development applications subject to Sections 4.133.02 Applicability.

Access Management Applicability

Subsections 4.133.04 (.01) – (.03)

B27. Review Criterion: “The provisions of Section 4.133.04 apply to:

(.01) Development or redevelopment proposals for parcels two (2) acres or less that are subject to the requirements of Section 4.004 Development Permit.

(.02) Planned Development applications, pursuant to Section 4.140, as part of Preliminary Approval (Stage One).

(.03) Final Approval (Stage Two) Planned Development applications, pursuant to Section 4.140, to the extent that subsequent phases of development differ from the approved preliminary development plan, or where one or more of the following elements are not identified for subsequent phases:

A. Land uses.

B. Building location.

C. Building size.

D. Internal circulation.”

Finding: This criterion is satisfied.

Details of Finding: A planned development, including both Stage I and Stage II, is proposed within the IAMP Overlay Zone, the access management standards and requirements thus apply. However, no new accesses are proposed, and no accesses shown in the IAMP to be closed or otherwise restricted exist on the site.

Access Management Plan Consistency
Subsection 4.133.04 (.04) A.

B28. Review Criterion: “Access to public streets within the IAMP Overlay Zone shall be reviewed for consistency with the IAMP Access Management Plan.”

Finding: This criterion is satisfied.

Details of Finding: Existing access to SW Town Center Loop East is being used, which is consistent with the IAMP Access Management Plan.

Joint ODOT Review
Subsection 4.133.04 (.04) A.

B29. Review Criterion: “Approval of access to City streets within the IAMP Overlay Zone shall be granted only after joint review by the City and the Oregon Department of Transportation (ODOT). Coordination of this review will occur pursuant to Section 4.133.05(.02).”

Finding: This criterion is satisfied.

Details of Finding: No new accesses are proposed and limited traffic impact is anticipated as the Community Development Director has approved a traffic waiver for the proposed project.

Cross Access Easements
Subsection 4.133.04 (.05)

B30. Review Criteria: “Prior to approving access for tax lots that are identified in the Access Management Plan (see Table 3 and Figure 5 in the Wilsonville Road Interchange Area Management Plan), the City shall require that:” Listed 1 through 3.

Finding: These criteria are satisfied.

Details of Finding: No tax lots identified in the Access Management Plan are involved in the proposed development.

Traffic Impact Analysis
Subsection 4.133.01 (.01)

B31. Review Criteria: This subsection lists the requirements for a Traffic Impact Analysis in the IAMP Overlay Zone.

Finding: These criteria are satisfied.

Details of Finding: A waiver to the otherwise required Traffic Impact Analysis has been approved by the Community Development Director. See Exhibit G of Exhibit B1.

Industrial Performance Standards

Industrial Performance Standards

Subsection 4.135 (.05)

B32. Review Criteria: “The following performance standards apply to all industrial properties and sites within the PDI Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property.” Standards listed A. through N.

Finding: These criteria are satisfied.

Details of Finding: 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 will be completely enclosed except for the outdoor pole labs and associated uses previously approved and again being approved for outdoor use as it is not practicable to enclose the use.
- 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 the odorous gas or other odorous matter would be produced by the proposed use.
- Pursuant to standard D (open storage), outdoor storage will be screened from off-site view.
- Pursuant to standard E (night operations and residential areas), the proposed use is not one customarily used for night operations.
- 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 and noises produced in violation of the Noise Ordinance would be subject to the enforcement procedures established in WC Chapter 6 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), outdoor storage is proposed with the

- appropriate surface material and screening.
- Pursuant to standard N (unused area landscaping), no unused areas will be bare.

On-site Pedestrian Access and Circulation

On-site Pedestrian Access and Circulation

Section 4.154

B33. Review Criteria: This section establishes standards for on-site pedestrian access and circulation.

Finding: This criterion is satisfied.

Explanation of Finding: Existing pedestrian facilities on the campus will remain. No new pathways are proposed. The proposed expanded pole training area is by its nature an open pedestrian area with some truck traffic. However, when there is truck traffic any pedestrians are those trained or be trained in working as a pedestrian around trucks and other heavy equipment. No additional pathways are needed.

Parking and Loading

Parking and Loading

Section 4.155

B34. Review Criteria: This subsection lists a number of general provisions for parking.

Finding: These criteria are satisfied.

Details of Finding: No changes to parking are proposed. No new buildings are proposed requiring additional parking.

Other Development Standards

Access, Ingress, and Egress

Section 4.167

B35. Review Criterion: "Each access onto streets or private drives shall be at defined points as approved by the City and shall be consistent with the public's health, safety and general welfare. Such defined points of access shall be approved at the time of issuance of a building permit if not previously determined in the development permit."

Finding: This criterion is satisfied.

Details of Finding: Existing access to SW Town Center Loop East is being kept the same.

Double-Frontage Lots

Section 4.169

B36. Review Criterion: "Buildings on double frontage lots (i.e., through lots) and corner lots must meet the front yard setback for principal buildings on both streets or tracts with a private drive."

Finding: This criterion does not apply.

Details of Finding: The subject property is not a double frontage lot.

Natural Features and Other Resources
Section 4.171

B37. Review Criteria: This section provides for the protection of a number of natural features and other resources including: general terrain preparation, hillsides, trees and wooded areas, high voltage powerline easements and rights of way and petroleum pipeline easements, earth movement hazard areas, soil hazard areas, historic resources, and cultural resources.

Finding: These criteria are satisfied.

Details of Finding: The property is generally open field with some individual trees. Tree have been considered as part of site planning and a number of trees are being retained which will help screen the proposed pole yard. No other hillsides, powerline easements, etc. needing protection exist on the site.

Public Safety and Crime Prevention

Design for Public Safety Subsection 4.175 (.01)

B38. Review Criteria: “All developments shall be designed to deter crime and insure public safety.”

Finding: These criteria are satisfied.

Details of Finding: The applicant has not provided any summary findings in response to these criteria. Staff finds no evidence and has not received any testimony that the design of the site and buildings would lead to crime or negatively impact public safety.

Addressing and Directional Signing Subsection 4.175 (.02)

B39. Review Criteria: “Addressing and directional signing shall be designed to assure identification of all buildings and structures by emergency response personnel, as well as the general public.”

Finding: These criteria is satisfied.

Details of Finding: Addressing already exists on the site.

Surveillance and Access Subsection 4.175 (.03)

B40. Review Criterion: “Areas vulnerable to crime shall be designed to allow surveillance. Parking and loading areas shall be designed for access by police in the course of routine patrol duties.”

Finding: This criterion is satisfied.

Details of Finding: No changes to parking and loading are proposed. No areas of particular vulnerability to crime have been identified warranting additional surveillance.

Lighting to Discourage Crime
Subsection 4.175 (.04)

B41. Review Criterion: “Exterior lighting shall be designed and oriented to discourage crime.”

Finding: This criterion is satisfied.

Details of Finding: Lighting has been designed in accordance with the City’s outdoor lighting standards, which will provide sufficient lighting to discourage crime.

Landscaping Standards

Landscaping Standards Purpose
Subsection 4.176 (.01)

B42. Review Criteria: “This Section consists of landscaping and screening standards and regulations for use throughout the City. The regulations address materials, placement, layout, and timing of installation. The City recognizes the ecological and economic value of landscaping and requires the use of landscaping and other screening or buffering to:” Listed A. through K.

Finding: These criteria are satisfied.

Details of Finding: 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 landscape purpose statement.

Landscape Code Compliance
Subsection 4.176 (.02) B.

B43. Review Criteria: “All landscaping and screening required by this Code must comply with all of the provisions of this Section, unless specifically waived or granted a Variance as otherwise provided in the Code. The landscaping standards are minimum requirements; higher standards can be substituted as long as fence and vegetation-height limitations are met. Where the standards set a minimum based on square footage or linear footage, they shall be interpreted as applying to each complete or partial increment of area or length”

Finding: These criteria are satisfied.

Details of Finding: 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.

B44. Review Criteria: These subsections identify the various landscaping standards, including the intent of where they should be applied, and the required materials.

Finding: These criteria are satisfied.

Details of Finding: As shown on sheet L1 of Exhibit B2 required materials for each landscaping standard is provided as follows. In all area appropriate groundcover is provided for areas without not otherwise occupied by shrubs and trees:

New Landscape Area

Area Description: Along south boundary of new pole yard

Landscaping Standard: High Screen

Comments on Intent: Screens storage and training area from pedestrian path and off-site view

Required Materials: 6 foot hedge 95% opaque year round, trees every 30 feet or as required to provide canopy over landscape area.

Materials Provided: Leyland Cypress 7 foot on center, Victoria California Lilac, Pacific Wax Myrtle.

Landscape Area and Locations

Subsection 4.176 (.03)

B45. Review Criteria: “Not less than fifteen percent (15%) of the total lot area, shall be landscaped with vegetative plant materials. The ten percent (10%) parking area landscaping required by section 4.155.03(B)(1) is included in the fifteen percent (15%) total lot landscaping requirement. Landscaping shall be located in at least three separate and distinct areas of the lot, one of which must be in the contiguous frontage area. Planting areas shall be encouraged adjacent to structures. Landscaping shall be used to define, soften or screen the appearance of buildings and off-street parking areas. Materials to be installed shall achieve a balance between various plant forms, textures, and heights. The installation of native plant materials shall be used whenever practicable.”

Finding: These criteria are satisfied.

Details of Finding: Applicant’s sheet C1 indicates landscaping will continue to cover 39.85 percent of the Clackamas Community College property. Landscaping is proposed in more than three distinct areas as listed in Finding B44 above.

Buffering and Screening

Subsection 4.176 (.04)

B46. Review Criteria: “Additional to the standards of this subsection, the requirements of the Section 4.137.5 (Screening and Buffering Overlay Zone) shall also be applied, where applicable.

A. All intensive or higher density developments shall be screened and buffered from less intense or lower density developments.

B. Activity areas on commercial and industrial sites shall be buffered and screened from adjacent residential areas. Multi-family developments shall be screened and buffered from single-family areas.

C. All exterior, roof and ground mounted, mechanical and utility equipment shall be screened from ground level off-site view from adjacent streets or properties.

D. All outdoor storage areas shall be screened from public view, unless visible storage has been approved for the site by the Development Review Board or Planning Director acting on a development permit.

E. In all cases other than for industrial uses in industrial zones, landscaping shall be

designed to screen loading areas and docks, and truck parking.

F. In any zone any fence over six (6) feet high measured from soil surface at the outside of fenceline shall require Development Review Board approval.”

Finding: These criteria are satisfied.

Details of Finding: The high screen standard is being applied to screen the pole yard form off-site view.

Landscape Plans Subsection 4.176 (.09)

B47. Review Criteria: “Landscape plans shall be submitted showing all existing and proposed landscape areas. Plans must be drawn to scale and show the type, installation size, number and placement of materials. Plans shall include a plant material list. Plants are to be identified by both their scientific and common names. The condition of any existing plants and the proposed method of irrigation are also to be indicated.”

Finding: These criteria are satisfied.

Details of Finding: Applicant’s sheet L1 provides the required information.

Other Development Standards

Access Drives and Travel Lanes Subsection 4.177 (.01) E.

B48. Review Criteria: This subsection sets standards for access drives and travel lanes.

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDB 7.

Details of Finding:

- All access drives are designed to provide a clear travel lane, free from obstructions.
- All travel lanes will be asphalt. Condition of Approval PDB 2 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.

Exception to Height Limits Section 4.181

B49. Review Criteria: “Except as stipulated in Sections 4.800 through 4.804, height limitations specified elsewhere in this Code shall not apply to barns, silos or other farm buildings or structures on farms; to church spires; belfries; cupolas; and domes; monuments; water towers; windmills; chimneys; smokestacks; fire and hose towers; flag poles; above-ground electric transmission, distribution, communication and signal lines, towers and poles; and properly screened mechanical and elevator structures.”

Finding: These criteria are satisfied.

Details of Finding: Sections 4.800 through 4.804 refer to wireless communication towers. The proposed 75 foot tower and various poles exceeding the 35 foot height limit in the PDC-TC zone qualify as “above ground electrical tower and poles” exempt from the

height limit, though they are for training purposes rather than actual electrical transmission.

Outdoor Lighting

Sections 4.199.20 through 4.199.60

B50. Review Criterion: This section states that the outdoor lighting ordinance is applicable to “Installation of new exterior lighting systems in public facility, commercial, industrial and multi-family housing projects with common areas” and “Major additions or modifications (as defined in this Section) to existing exterior lighting systems in public facility, commercial, industrial and multi-family housing projects with common areas.” In addition the exempt luminaires and lighting systems are listed.

Finding: These criteria are satisfied.

Details of Finding: The proposal is required to meet the Outdoor Lighting Standards. See Request C, Findings C27 through C34.

Underground Installation

Sections 4.300-4.320

B51. Review Criteria: These sections list requirements regarding the underground installation of utilities.

Finding: These criteria are satisfied.

Details of Finding: Except for the poles, tower, and other utility structures and equipment specifically for training utility lines will be underground.

Request C: DB15-0043 Site Design Review

Site Design Review

Excessive Uniformity, Inappropriateness Design

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

C1. Review Criteria: “The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards.” “Excessive uniformity, inappropriateness or poor design of the exterior appearance of structures and signs and the lack of proper attention to site development and landscaping in the business, commercial, industrial and certain residential areas of the City hinders the harmonious development of the City, impairs the desirability of residence, investment or occupation in the City, limits the opportunity to attain the optimum use in value and improvements, adversely affects the stability and value of property, produces degeneration of property in such areas and with attendant deterioration of conditions affecting the peace, health and welfare, and destroys a proper relationship between the taxable value of property and the cost of municipal services therefor.”

Finding: These criteria are satisfied.

Explanation of Finding: Staff summarizes the 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 tower, poles, and other equipment is of standard designs for the industry for which students are being trained. No alternative design or appearance is practicable.

Inappropriate or Poor Design of Signs: No signs are proposed.

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 architect, and includes a variety of plant materials, all demonstrating appropriate attention being given to landscaping.

Purposes and Objectives

Subsection 4.400 (.02) and Subsection 4.421 (.03)

C2. Review Criteria: “The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards.” “The City Council declares that the purposes and objectives of site development requirements and the site design review procedure are to:” Listed A through J.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant has demonstrated compliance with the listed purposes and objectives. In short, the proposal provides a practical design appropriate for the development context of an electrical lineman training facility.

Development Review Board Jurisdiction

Section 4.420

C3. Review Criteria: The section states the jurisdiction and power of the Development Review Board in relation to site design review including the application of the section, that development is required in accord with plans, and variance information.

Finding: These criteria will be satisfied by Condition of Approval PDC 1.

Details of Finding: A condition of approval has been included to 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)

C4. Review Criteria: “The following standards shall be utilized by the Board in reviewing the plans, drawings, sketches and other documents required for Site Design Review. These standards are intended to provide a frame of reference for the applicant in the development of site and building plans as well as a method of review for the Board.

These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention and innovation. The specifications of one or more particular architectural styles is not included in these standards." Listed A through G.

Finding: These criteria are satisfied.

Details of Finding: The applicant has provided sufficient information demonstrating compliance with the standards of this subsection.

Applicability of Design Standards

Subsection 4.421 (.02)

C5. **Review Criteria:** "The standards of review outlined in Sections (a) through (g) above shall also apply to all accessory buildings, structures, exterior signs and other site features, however related to the major buildings or structures."

Finding: These criteria are satisfied.

Details of Finding: Design standards have been applied to all buildings, structures, and other site features.

Conditions of Approval

Subsection 4.421 (.05)

C6. **Review Criterion:** "The Board may attach certain development or use conditions in granting an approval that are determined necessary to insure the proper and efficient functioning of the development, consistent with the intent of the Comprehensive Plan, allowed densities and the requirements of this Code."

Finding: This criterion is satisfied.

Details of Finding: 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)

C7. **Review Criterion:** "The Board or Planning Director may require that certain paints or colors of materials be used in approving applications. Such requirements shall only be applied when site development or other land use applications are being reviewed by the City."

Finding: This criterion is satisfied.

Details of Finding: No specific paints or colors are being required.

Submission Requirements

Section 4.440

C8. **Review Criteria:** "A prospective applicant for a building or other permit who is subject to site design review shall submit to the Planning Department, in addition to the requirements of Section 4.035, the following:" Listed A through F.

Finding: These criteria are satisfied.

Details of Finding: The applicant has submitted the required additional materials, as

applicable.

Time Limit on Approval
Section 4.442

C9. Review Criterion: "Site design review approval shall be void after two (2) years unless a building permit has been issued and substantial development pursuant thereto has taken place; or an extension is granted by motion of the Board.

Finding: This criterion is satisfied.

Details of Finding: The Applicant has indicated that they will pursue development within two (2) years and it is understood that the approval will expire after 2 years if a building permit hasn't been issued unless an extension has been granted by the board.

Landscape Installation or Bonding
Subsection 4.450 (.01)

C10. Review Criterion: "All landscaping required by this section and approved by the Board shall be installed prior to issuance of occupancy permits, 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, 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 shall be returned to the applicant."

Finding: This criterion will be satisfied by Condition of Approval PDC 2.

Details of Finding: The condition of approval will assure installation or appropriate security.

Approved Landscape Plan
Subsection 4.450 (.02)

C11. Review Criterion: "Action by the City approving a proposed landscape plan shall be binding upon the applicant. 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, as specified in this Code."

Finding: This criterion will be satisfied by Condition of Approval PDC 3.

Details of Finding: The condition of approval shall provide ongoing assurance this criterion is met.

Landscape Maintenance and Watering
Subsection 4.450 (.03)

- C12. Review Criterion:** “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 with Board approval.”
Finding: This criterion will be satisfied by Condition of Approval PDC 4.
Details of Finding: The condition of approval will ensure landscaping is continually maintained in accordance with this subsection.

Modifications of Landscaping
Subsection 4.450 (.04)

- C13. Review Criterion:** “If a property owner wishes to add landscaping for an existing development, in an effort to beautify the property, the Landscape Standards set forth in Section 4.176 shall not apply and no Plan approval or permit shall be required. If the owner wishes to modify or remove landscaping that has been accepted or approved through the City’s development review process, that removal or modification must first be approved through the procedures of Section 4.010.”
Finding: This criterion will be satisfied by Condition of Approval PDC 4.
Details of Finding: The condition of approval shall provide ongoing assurance that this criterion is met by preventing modification or removal without the appropriate City review.

Natural Features and Other Resources

Protection
Section 4.171

- C14. Review Criterion:** This section provides for the protection of a number of natural features and other resources including: general terrain preparation, hillsides, trees and wooded areas, high voltage powerline easements and rights of way and petroleum pipeline easements, earth movement hazard areas, soil hazard areas, historic resources, and cultural resources.
Finding: This criterion is satisfied.
Details of Finding: 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. See Finding B37 under Request B.

Landscaping

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

- C15. Review Criterion:** “All landscaping and screening required by this Code must comply with all of the provisions of this Section, unless specifically waived or granted a Variance as otherwise provided in the Code. The landscaping standards are minimum requirements;

higher standards can be substituted as long as fence and vegetation-height limitations are met. Where the standards set a minimum based on square footage or linear footage, they shall be interpreted as applying to each complete or partial increment of area or length”

Finding: This criterion is satisfied.

Details of Finding: 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.

C16. Review Criteria: These subsections identify the various landscaping standards, including the intent of where they should be applied, and the required materials.

Finding: These criteria are satisfied.

Details of Finding: 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. See Finding B44 under Request B.

Landscape Area and Locations

Subsection 4.176 (.03)

C17. Review Criteria: “Not less than fifteen percent (15%) of the total lot area, shall be landscaped with vegetative plant materials. The ten percent (10%) parking area landscaping required by section 4.155.03(B)(1) is included in the fifteen percent (15%) total lot landscaping requirement. Landscaping shall be located in at least three separate and distinct areas of the lot, one of which must be in the contiguous frontage area. Planting areas shall be encouraged adjacent to structures. Landscaping shall be used to define, soften or screen the appearance of buildings and off-street parking areas. Materials to be installed shall achieve a balance between various plant forms, textures, and heights. The installation of native plant materials shall be used whenever practicable.”

Finding: These criteria are satisfied.

Details of Finding: Consistent with the proposed Stage II Final Plan for the site, applicant’s sheet C1 indicates landscaping will cover 39.85 percent of the Clackamas Community College site. Landscaping is proposed in a variety of different areas described in Finding B44. A wide variety of plants have been proposed to achieve a professional design.

Buffering and Screening

Subsection 4.176 (.04)

C18. Review Criteria: “Additional to the standards of this subsection, the requirements of the Section 4.137.5 (Screening and Buffering Overlay Zone) shall also be applied, where applicable.

A. All intensive or higher density developments shall be screened and buffered from less intense or lower density developments.

B. Activity areas on commercial and industrial sites shall be buffered and screened from adjacent residential areas. Multi-family developments shall be screened and buffered from single-family areas.

C. All exterior, roof and ground mounted, mechanical and utility equipment shall be screened from ground level off-site view from adjacent streets or properties.

D. All outdoor storage areas shall be screened from public view, unless visible storage has been approved for the site by the Development Review Board or Planning Director acting on a development permit.

E. In all cases other than for industrial uses in industrial zones, landscaping shall be designed to screen loading areas and docks, and truck parking.

F. In any zone any fence over six (6) feet high measured from soil surface at the outside of fenceline shall require Development Review Board approval.”

Finding: These criteria are satisfied.

Details of Finding: Consistent with the proposed Stage II Final Plan, adequate screening is proposed. See Finding B46 under Request B.

Shrubs and Groundcover Materials

Subsection 4.176 (.06) A.

C19. Review Criteria: This subsection establishes plant material and planting requirements for shrubs and ground cover.

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDC 5.

Details of Finding: The condition of approval requires that the detailed requirements of this subsection are met.

Plant Materials-Trees

Subsection 4.176 (.06) B.

C20. Review Criteria: This subsection establishes plant material requirements for trees.

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDC 6.

Details of Finding: The plants material requirements for trees will be met as follows:

- The condition of approval requires all trees to be B&B (Balled and Burlapped)
- The condition of approval requires all plant materials to conform in size and grade to “American Standard for Nursery Stock” current edition.”
- The applicant’s planting plan lists tree sizes meeting requirements.

Types of Plant Species

Subsection 4.176 (.06) E.

C21. Review Criteria: This subsection discusses use of existing landscaping or native vegetation, selection of plant materials, and prohibited plant materials.

Finding: These criteria are satisfied.

Details of Finding: The applicant has provided sufficient information in their landscape plan (sheet L1) showing the proposed landscape design meets the standards of this subsection.

Tree Credit

Subsection 4.176 (.06) F.

C22. Review Criteria: “Existing trees that are in good health as certified by an arborist and are not disturbed during construction may count for landscaping tree credit as follows:

| Existing trunk diameter | Number of Tree Credits |
|-----------------------------|------------------------|
| 18 to 24 inches in diameter | 3 tree credits |
| 25 to 31 inches in diameter | 4 tree credits |
| 32 inches or greater | 5 tree credits:” |

Maintenance requirements listed 1. through 2.

Finding: These criteria are satisfied.

Details of Finding: The applicant is not requesting any of preserved trees be counted as tree credits pursuant to this subsection.

Exceeding Plant Standards

Subsection 4.176 (.06) G.

C23. Review Criterion: “Landscape materials that exceed the minimum standards of this Section are encouraged, provided that height and vision clearance requirements are met.”

Finding: This criterion is satisfied.

Details of Finding: The selected landscape materials do not violate any height or visions clearance requirements.

Landscape Installation and Maintenance

Subsection 4.176 (.07)

C24. Review Criteria: This subsection establishes installation and maintenance standards for landscaping.

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDC 7.

Details of Finding: The installation and maintenance standards are or will be met as follows:

- Plant materials are required to be installed to current industry standards and be properly staked to ensure survival
- Plants that die are required to be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City.
- Notes 1-5 under Plant Establishment Watering Notes on the applicant’s sheet L1 provides for an irrigation system.

Landscape Plans

Subsection 4.176 (.09)

C25. Review Criterion: “Landscape plans shall be submitted showing all existing and proposed landscape areas. Plans must be drawn to scale and show the type, installation size, number and placement of materials. Plans shall include a plant material list. Plants are to

be identified by both their scientific and common names. The condition of any existing plants and the proposed method of irrigation are also to be indicated.”

Finding: This criterion is satisfied.

Details of Finding: Applicant’s sheet L1 in Exhibit B2 provides the required information.

Completion of Landscaping

Subsection 4.176 (.10)

C26. Review Criterion: “The installation of plant materials may be deferred for a period of time specified by the Board or Planning Director acting on an application, in order to avoid hot summer or cold winter periods, or in response to water shortages. In these cases, a temporary permit shall be issued, following the same procedures specified in subsection (.07)(C)(3), above, regarding temporary irrigation systems. No final Certificate of Occupancy shall be granted until an adequate bond or other security is posted for the completion of the landscaping, and the City is given written authorization to enter the property and install the required landscaping, in the event that the required landscaping has not been installed. The form of such written authorization shall be submitted to the City Attorney for review.”

Finding: This criterion is satisfied.

Details of Finding: The applicant has not requested to defer installation of plant materials.

Outdoor Lighting

Applicability

Sections 4.199.20 and 4.199.60

C27. Review Criterion: Section 4.199.20 states that the outdoor lighting ordinance is applicable to “Installation of new exterior lighting systems in public facility, commercial, industrial and multi-family housing projects with common areas” and “Major additions or modifications (as defined in this Section) to existing exterior lighting systems in public facility, commercial, industrial and multi-family housing projects with common areas.” In addition the exempt luminaires and lighting systems are listed. Section 4.199.60 identifies the threshold for major additions.

Finding: This criterion is satisfied.

Details of Finding: The additional lighting does not qualify as a major addition, only new luminaires need to be evaluated under the outdoor lighting ordinance.

Outdoor Lighting Zones

Section 4.199.30

C28. Review Criterion: “The designated Lighting Zone as indicated on the Lighting Overlay Zone Map for a commercial, industrial, multi-family or public facility parcel or project shall determine the limitations for lighting systems and fixtures as specified in this Ordinance.”

Finding: This criterion is satisfied.

Details of Finding: The project site is within LZ 3 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.

C29. Review Criteria: “All outdoor lighting shall comply with either the Prescriptive Option or the Performance Option below.

Finding: These criteria are satisfied.

Details of Finding: The applicant has elected to comply with the Performance Option.

Direct Uplight Lumens
Subsection 4.199.40 (.01) C. 1.

C30. Review Criteria: “The weighted average percentage of direct uplight lumens shall be less than the allowed amount per Table 9.” For LZ 3 the Maximum percentage of direct uplight lumens is 10%.

Finding: These criteria are satisfied.

Details of Finding: The photometric information shows the percentage of direct uplight lumens is less than 10%.

Property Line Light Level
Subsection 4.199.40 (.01) C. 2.

C31. Review Criteria: “The maximum light level at any property line shall be less than the values in Table 9” For LZ 3 the maximum light level for the horizontal plane is 0.4 footcandle, and the vertical plane is 0.8 footcandle.

Finding: These criteria are satisfied.

Details of Finding: As shown on sheet EX01 of Exhibit B2 the maximum light levels will not be exceeded.

Mounting Height
Subsection 4.199.40 (.01) C. 3.

C32. Review Criteria: “The maximum pole or mounting height shall comply with Table 8.”

| 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 3 | 40 | 18 | 16 |

Finding: These criteria are satisfied.

Details of Finding: All exterior mounted lighting is mounted less than 40 feet high as shown on sheet EX01 of Exhibit B2.

Lighting Curfew

Subsection 4.199.40 (.02) D.

C33. Review Criteria: “All prescriptive or performance based exterior lighting systems shall be controlled by automatic device(s) or system(s) that:

1. Initiate operation at dusk and either extinguish lighting one hour after close or at the curfew times according to Table 10; or
2. Reduce lighting intensity one hour after close or at the curfew time to not more than 50% of the requirements set forth in the Oregon Energy Efficiency Specialty Code unless waived by the DRB due to special circumstances; and
3. Extinguish or reduce lighting consistent with 1. and 2. above on Holidays.

The following are exceptions to curfew:

- a. Exception 1: Building Code required lighting.
- b. Exception 2: Lighting for pedestrian ramps, steps and stairs.
- c. Exception 3: Businesses that operate continuously or periodically after curfew.”

In Table 10 the Lighting Curfew for LZ 3 is Midnight.

Finding: These criteria are satisfied.

Details of Finding: The applicant proposes to dim or turn off outdoor lighting by 10 p.m.

Standards and Submittal Requirements

Sections 4.199.40 and 4.199.50

C34. Review Criteria: These sections identify the Outdoor Lighting Standards for Approval and Submittal Requirements.

Finding: This criterion will be satisfied.

Details of Finding: All required materials have been submitted.

Request D: DB15-0044 Type C Tree Removal Plan

Type C Tree Removal-General

Tree Related Site Access

Subsection 4.600.50 (.03) A.

D1. Review Criterion: “By submission of an application, the applicant shall be deemed to have authorized City representatives to have access to applicant’s property as may be needed to verify the information provided, to observe site conditions, and if a permit is granted, to verify that terms and conditions of the permit are followed.”

Finding: This criterion is satisfied.

Details of Finding: It is understood the City has access to the property to verify information regarding trees.

Review Authority

Subsection 4.610.00 (.03) B.

D2. Review Criterion: “Type C. Where the site is proposed for development necessitating site plan review or plat approval by the Development Review Board, the Development

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Exhibit A1

Clackamas Community College Pole Training Yard Expansion

DB15-0041 through DB15-0044

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Review Board shall be responsible for granting or denying the application for a Tree Removal Permit, and that decision may be subject to affirmance, reversal or modification by the City Council, if subsequently reviewed by the Council.”

Finding: This criterion is satisfied.

Details of Finding: 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 DRB.

Conditions of Approval

Subsection 4.610.00 (.06) A.

D3. Review Criterion: “Conditions. Attach to the granting of the permit any reasonable conditions considered necessary by the reviewing authority including, but not limited to, the recording of any plan or agreement approved under this subchapter, to ensure that the intent of this Chapter will be fulfilled and to minimize damage to, encroachment on or interference with natural resources and processes within wooded areas;”

Finding: This criterion is satisfied.

Details of Finding: No additional conditions are recommended pursuant to this subsection.

Completion of Operation

Subsection 4.610.00 (.06) B.

D4. Review Criterion: “Whenever an application for a Type B, C or D Tree Removal Permit is granted, the reviewing authority shall:” “Fix a reasonable time to complete tree removal operations;”

Finding: This criterion is satisfied.

Details of Finding: It is understood the tree removal will be completed by the time expansion of the pole yard training facility is completed, which is a reasonable time frame for tree removal.

Security for Permit Compliance

Subsection 4.610.00 (.06) C.

D5. Review Criterion: “Whenever an application for a Type B, C or D Tree Removal Permit is granted, the reviewing authority shall:” “Require the Type C permit grantee to file with the City a cash or corporate surety bond or irrevocable bank letter of credit in an amount determined necessary by the City to ensure compliance with Tree Removal Permit conditions and this Chapter. 1. This requirement may be waived by the Planning Director if the tree removal must be completed before a plat is recorded, and the applicant has complied with WC 4.264(1) of this Code.”

Finding: This criterion is satisfied.

Details of Finding: 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. Review Criteria: “Except where an application is exempt, or where otherwise noted, the following standards shall govern the review of an application for a Type A, B, C or D Tree Removal Permit:” Listed A. through J.

Finding: These criteria are satisfied.

Details of Finding: 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, and has limited tree removal to trees that are necessary to remove for development.
- **Development Alternatives:** No significant wooded areas or trees would be preserved by design alternatives.
- **Land Clearing:** Land clearing is not proposed, and will not be a result of this development application.
- **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 tree preservation and protection ordinance.
- **Relocation or Replacement:** Tree removal is limited to where it is necessary for construction or to address nuisances or where the health of the trees warrants removal.
- **Limitation:** A tree survey has been provided.
- **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. Review Criteria: “Approval to remove any trees on property as part of a site development application may be granted in a Type C permit. A Type C permit application shall be reviewed by the standards of this subchapter and all applicable review criteria of Chapter 4. Application of the standards of this section shall not result in a reduction of square footage or loss of density, but may require an applicant to modify plans to allow for buildings of greater height. If an applicant proposes to remove trees and submits a landscaping plan as part of a site development application, an application for a Tree Removal Permit shall be included. The Tree Removal Permit application will be reviewed in the Stage II development review process, and any plan changes made that affect trees after Stage II review of a development application shall be subject to review by DRB. Where mitigation is required for tree removal, such mitigation may be considered as part of the landscaping requirements as set forth in this Chapter. Tree removal shall

not commence until approval of the required Stage II application and the expiration of the appeal period following that decision. If a decision approving a Type C permit is appealed, no trees shall be removed until the appeal has been settled."

Finding: These criteria are satisfied.

Details of Finding: The plan is being reviewed concurrently with the Stage II Final Plan.

Tree Maintenance and Protection Plan Section 4.610.40 (.02)

D8. Review Criteria: "The applicant must provide ten copies of a Tree Maintenance and Protection Plan completed by an arborist that contains the following information:" Listed A. 1. through A. 7.

Finding: These criteria are satisfied.

Details of Finding: The applicant has submitted the necessary copies of a Tree Maintenance and Protection Plan. See the applicant's notebook, Exhibit B1. The Arborist Report and tree locations are in "Exhibit F" and "Exhibit I."

Replacement and Mitigation

Tree Replacement Requirement Subsection 4.620.00 (.01)

D9. Review Criterion: "A Type B or C Tree Removal Permit grantee shall replace or relocate each removed tree having six (6) inches or greater d.b.h. within one year of removal."

Finding: This criterion is satisfied.

Details of Finding: Nine trees are proposed for removal; eighteen trees are proposed to be planted, exceeding a one to one ratio.

Basis for Determining Replacement Subsection 4.620.00 (.02)

D10. Review Criteria: "The permit grantee shall replace removed trees on a basis of one (1) tree replanted for each tree removed. All replacement trees must measure two inches (2") or more in diameter."

Finding: These criteria are satisfied.

Details of Finding: Nine trees are proposed for removal, eighteen trees are proposed to be planted, exceeding a one to one ratio. Trees will meet the minimum caliper requirement or will be required to by Condition of Approval.

Replacement Tree Requirements Subsection 4.620.00 (.03)

D11. Review Criteria: "A mitigation or replacement tree plan shall be reviewed by the City prior to planting and according to the standards of this subsection.

A. Replacement trees shall have shade potential or other characteristics comparable to the removed trees, shall be appropriately chosen for the site from an approved tree

species list supplied by the City, and shall be state Department of Agriculture Nursery Grade No. 1 or better.

B. Replacement trees must be staked, fertilized and mulched, and shall be guaranteed by the permit grantee or the grantee's successors-in-interest for two (2) years after the planting date.

C. A "guaranteed" tree that dies or becomes diseased during that time shall be replaced.

D. Diversity of tree species shall be encouraged where trees will be replaced, and diversity of species shall also be maintained where essential to preserving a wooded area or habitat."

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDD 5.

Details of Finding: The condition ensures the relevant requirements are met.

Replacement Tree Stock Requirements

Subsection 4.620.00 (.04)

D12. Review Criteria: "All trees to be planted shall consist of nursery stock that meets requirements of the American Association of Nurserymen (AAN) American Standards for Nursery Stock (ANSI Z60.1) for top grade."

Finding: These criteria are satisfied.

Details of Finding: Note 6 on the applicant's sheet L1 indicates the appropriate quality.

Replacement Trees Locations

Subsection 4.620.00 (.05)

D13. Review Criteria: "The City shall review tree relocation or replacement plans in order to provide optimum enhancement, preservation and protection of wooded areas. To the extent feasible and desirable, trees shall be relocated or replaced on-site and within the same general area as trees removed."

Finding: These criteria are satisfied.

Details of Finding: The applicant proposes to mitigate for all removed trees on site and in the appropriate locations for the proposed development.

Protection of Preserved Trees

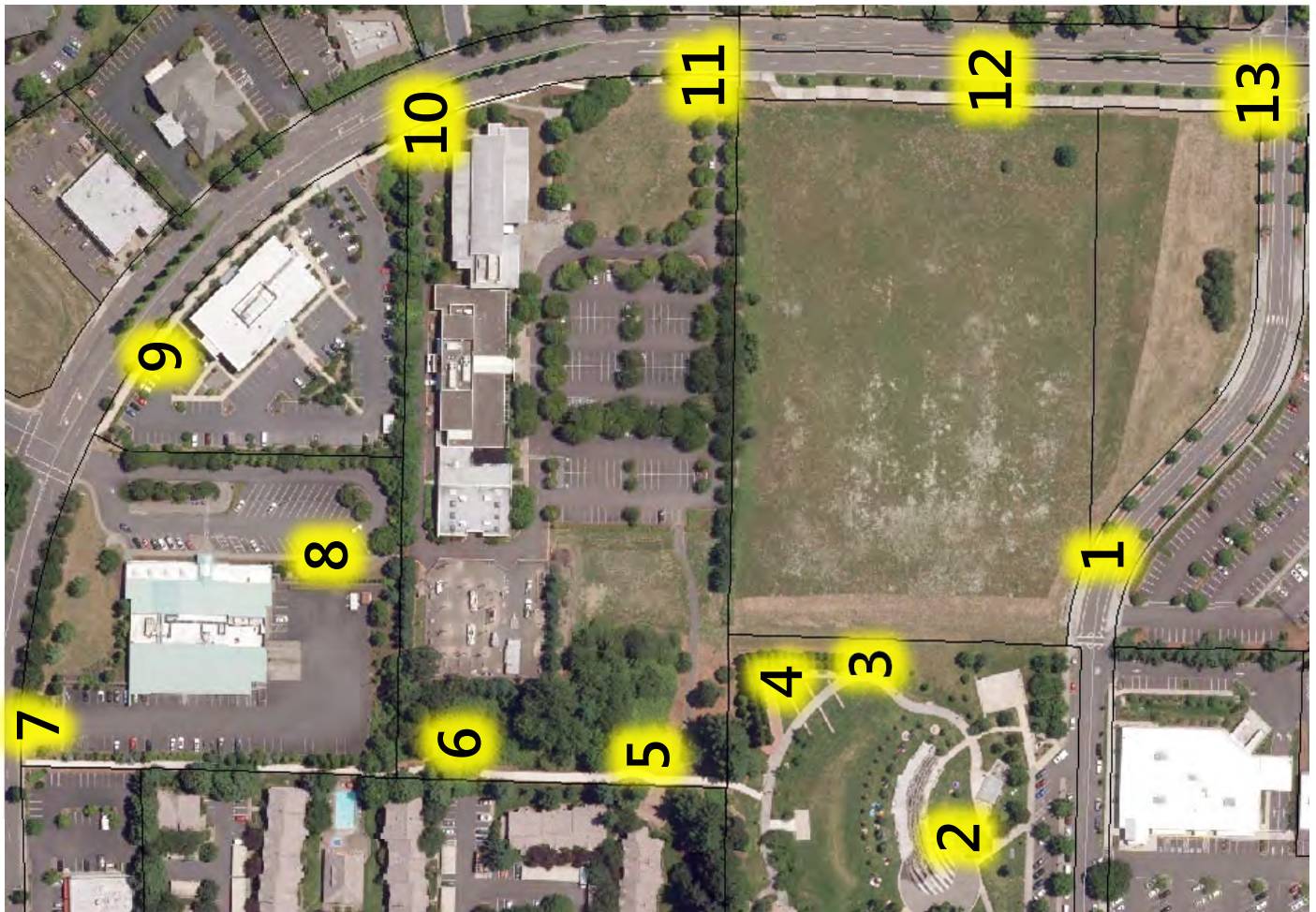
Tree Protection During Construction

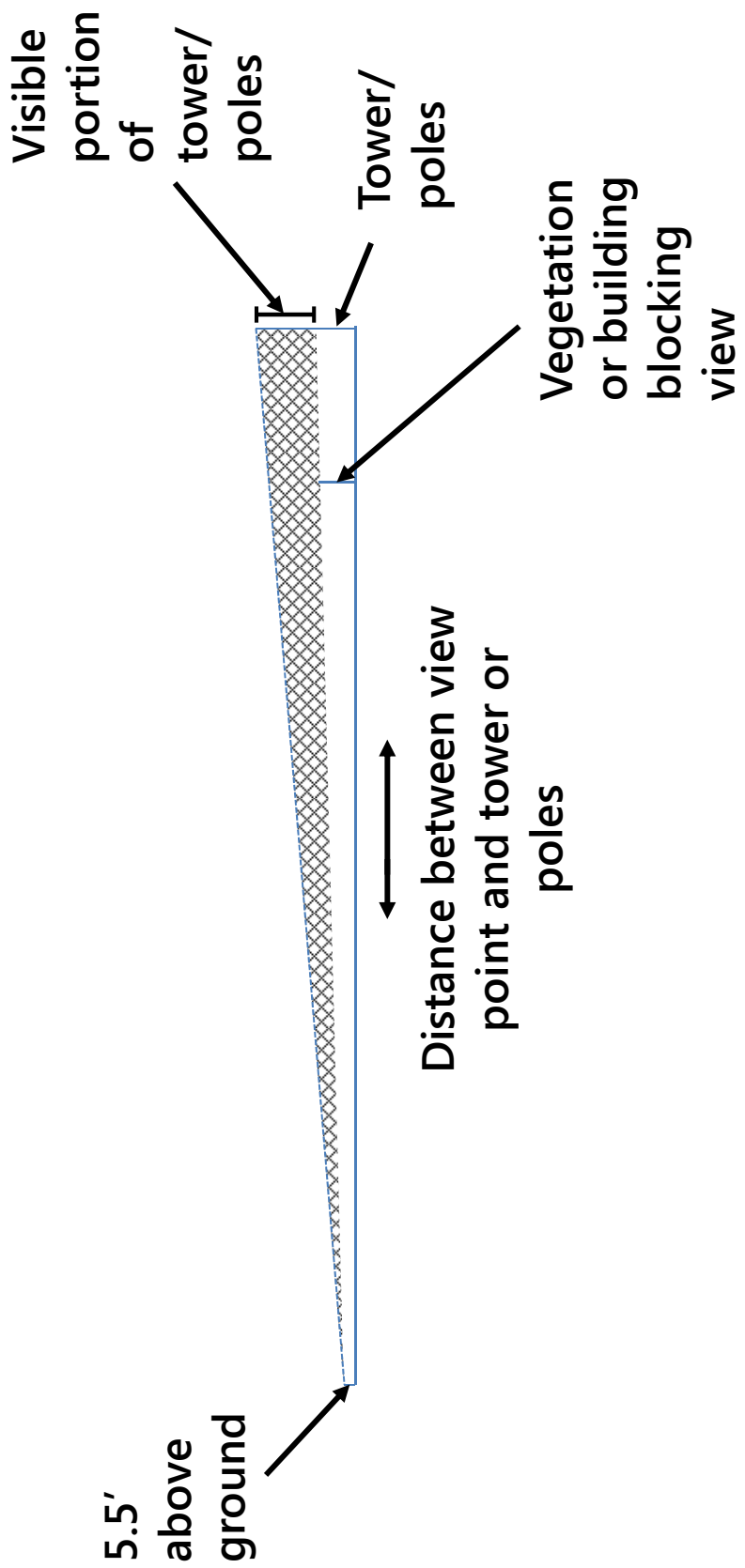
Section 4.620.10

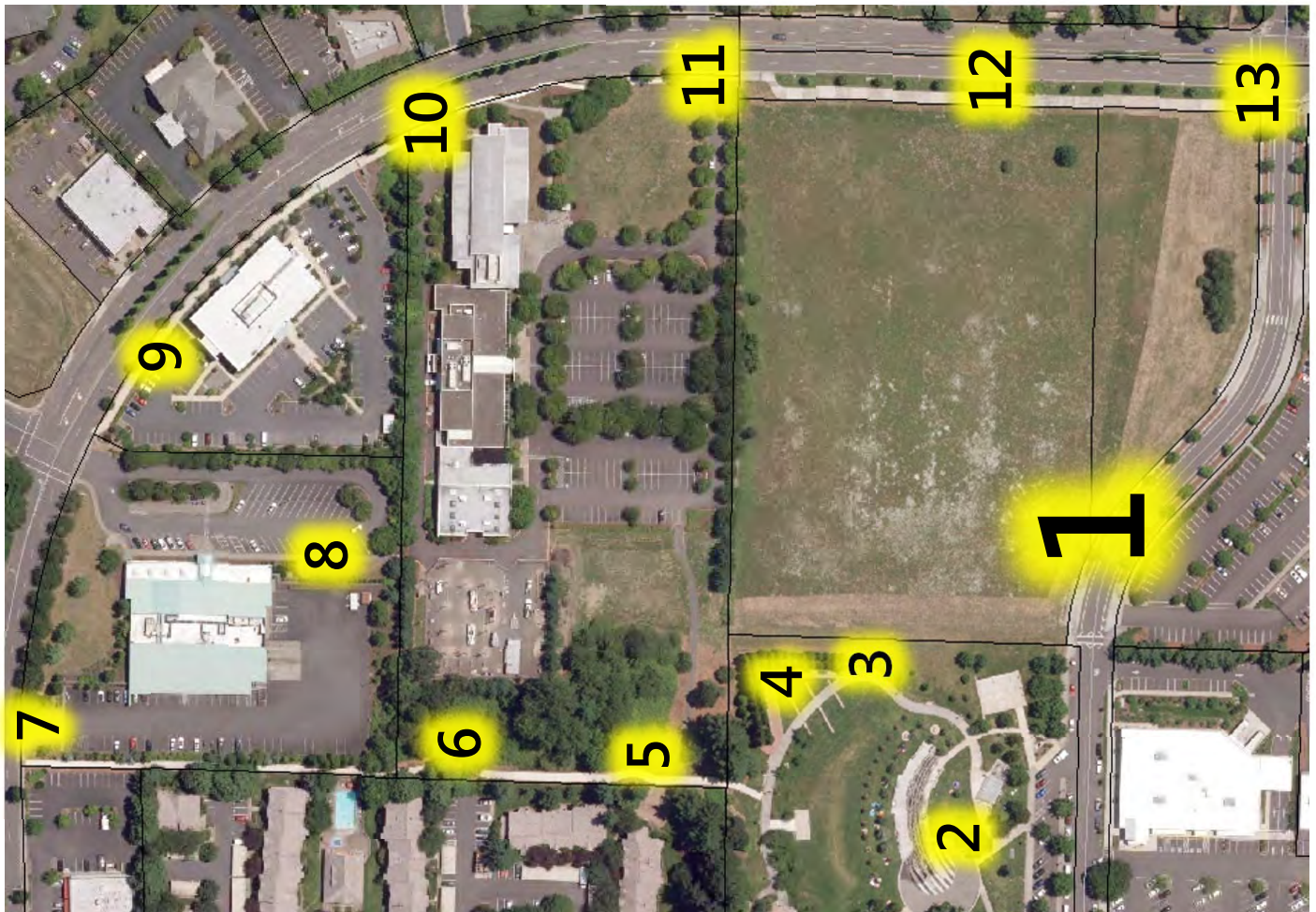
D14. Review Criteria: "Where tree protection is required by a condition of development under Chapter 4 or by a Tree Maintenance and Protection Plan approved under this subchapter, the following standards apply:" Listed A. through D.

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDD 6.

Details of Finding: The conditions of approval assure the applicable requirements of this Section will be met.



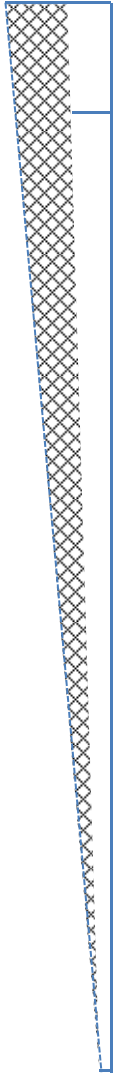




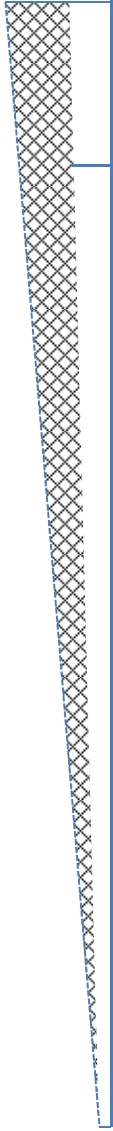
**Location 1-Courtside Drive across from west
City Hall parking lot driveway**



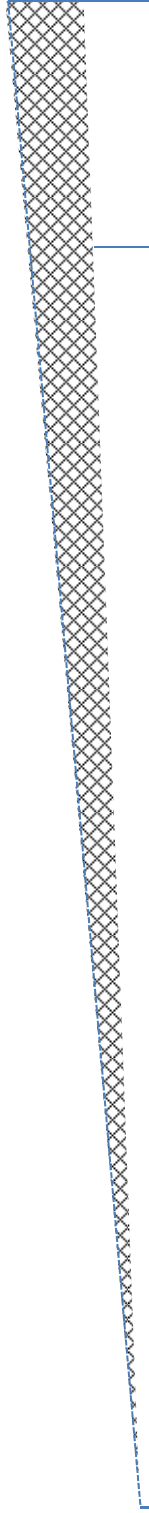
Location 1-Courtside Drive across from west City Hall parking lot driveway



Location 1 to 55 Foot Poles (Pairs) 557'

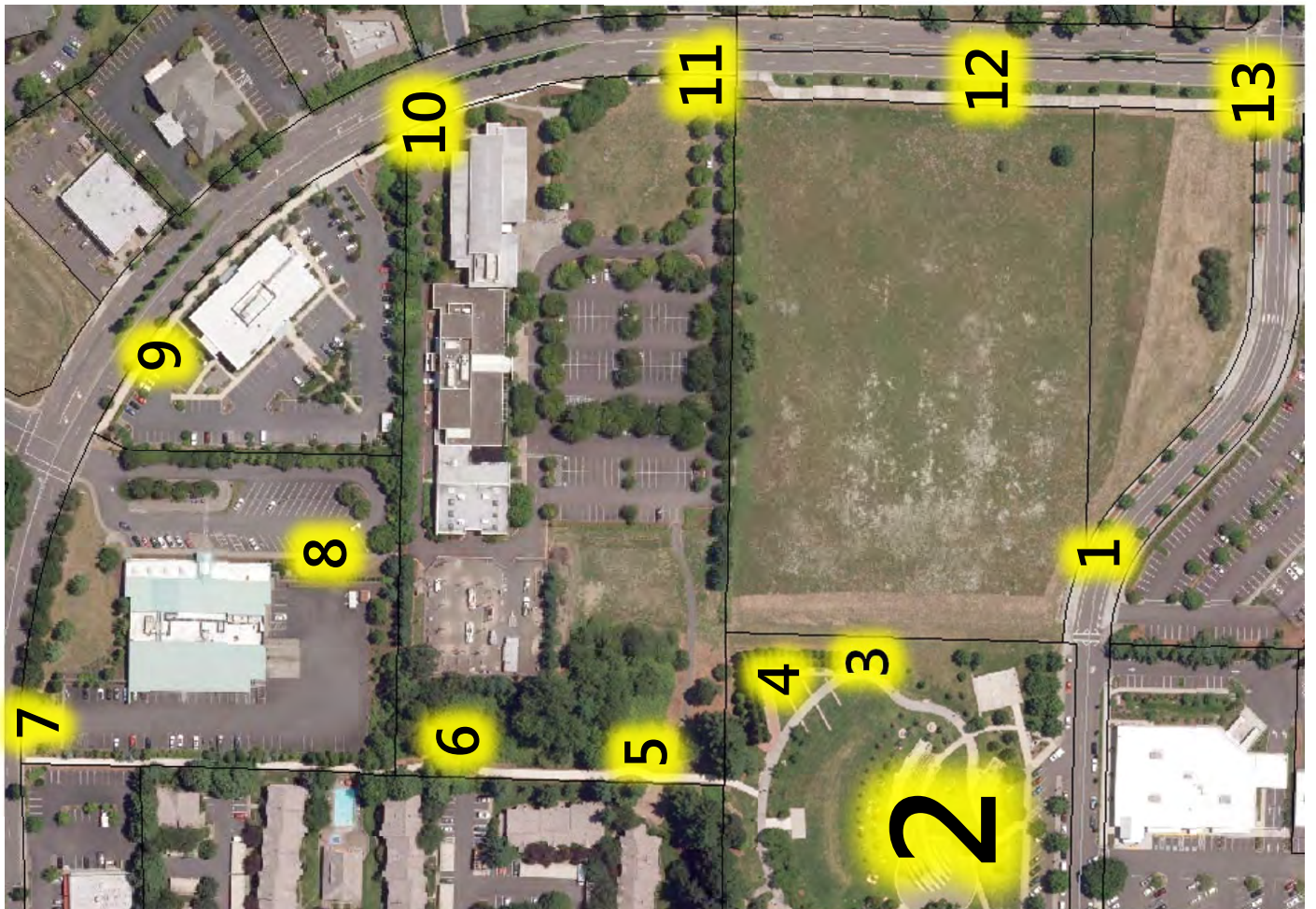


Location 1 to 55 Foot Poles (Circle) 587'



Location 1 to Tower 785'

1"=100'



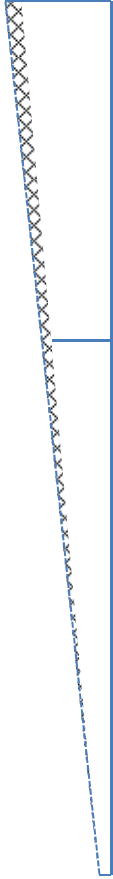
Location 2-Town Center Park Fountains



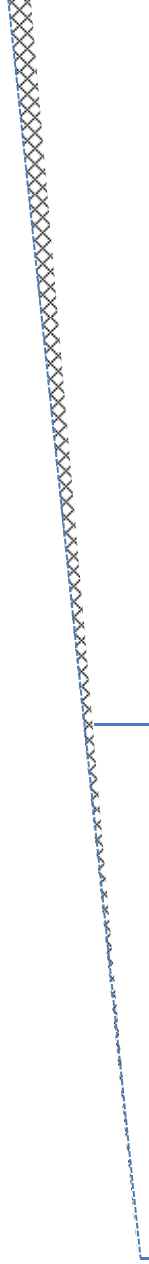
Location 2-Town Center Park Fountains



Location 2 to 55 Foot Poles (Pairs) 469'

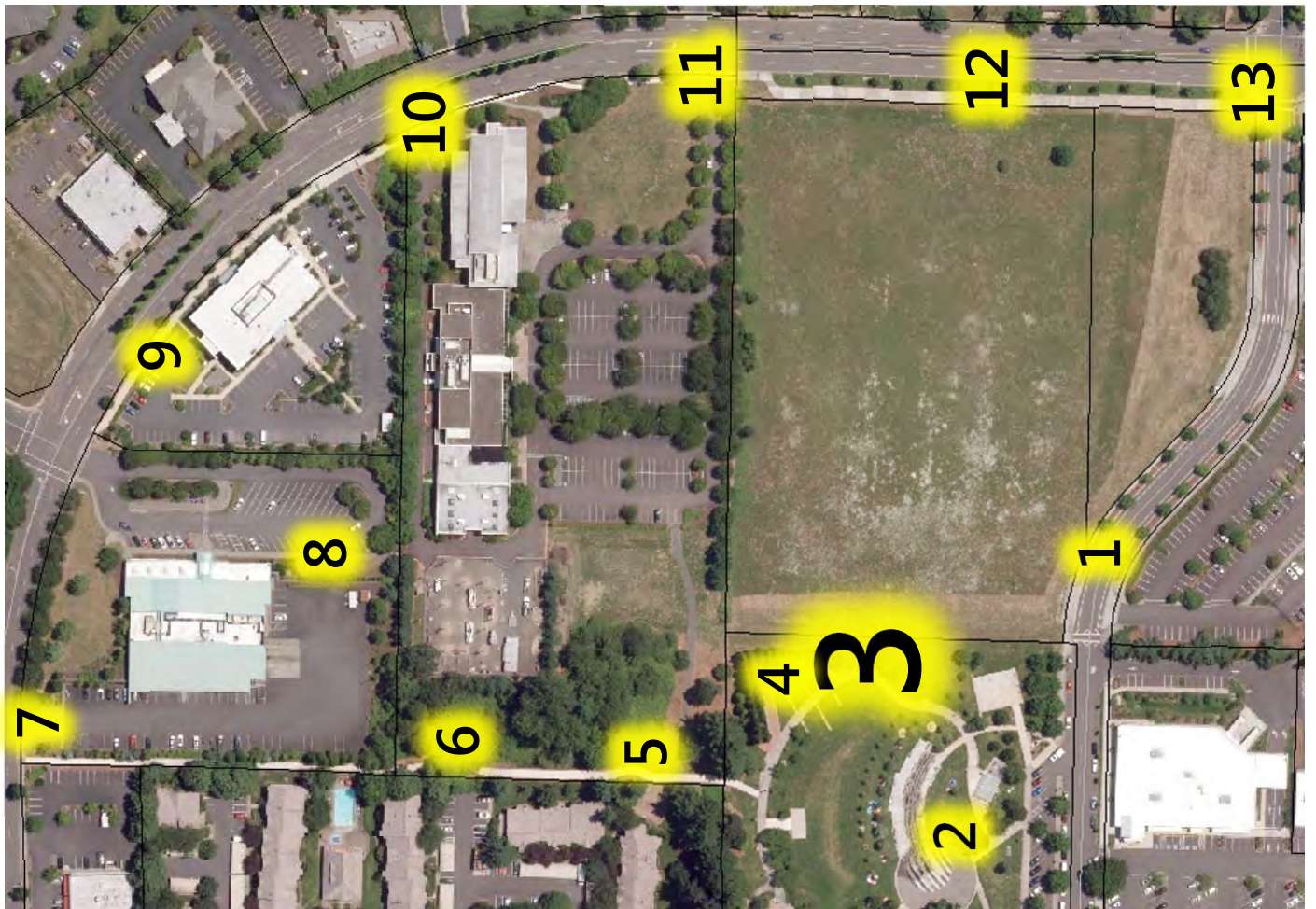


Location 2 to 55 Foot Poles (Circle) 455'



Location 2 to Tower 657'

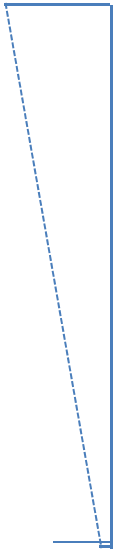
1"=100'



**Location 3-Korean
War Memorial (SE
Corner)**



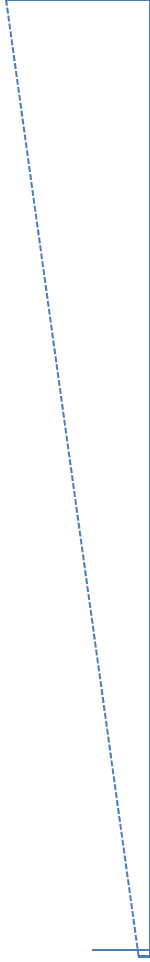
Location 3-Korean War Memorial (SE Corner)



Location 3 to 55 Foot Poles (Pairs) 283'

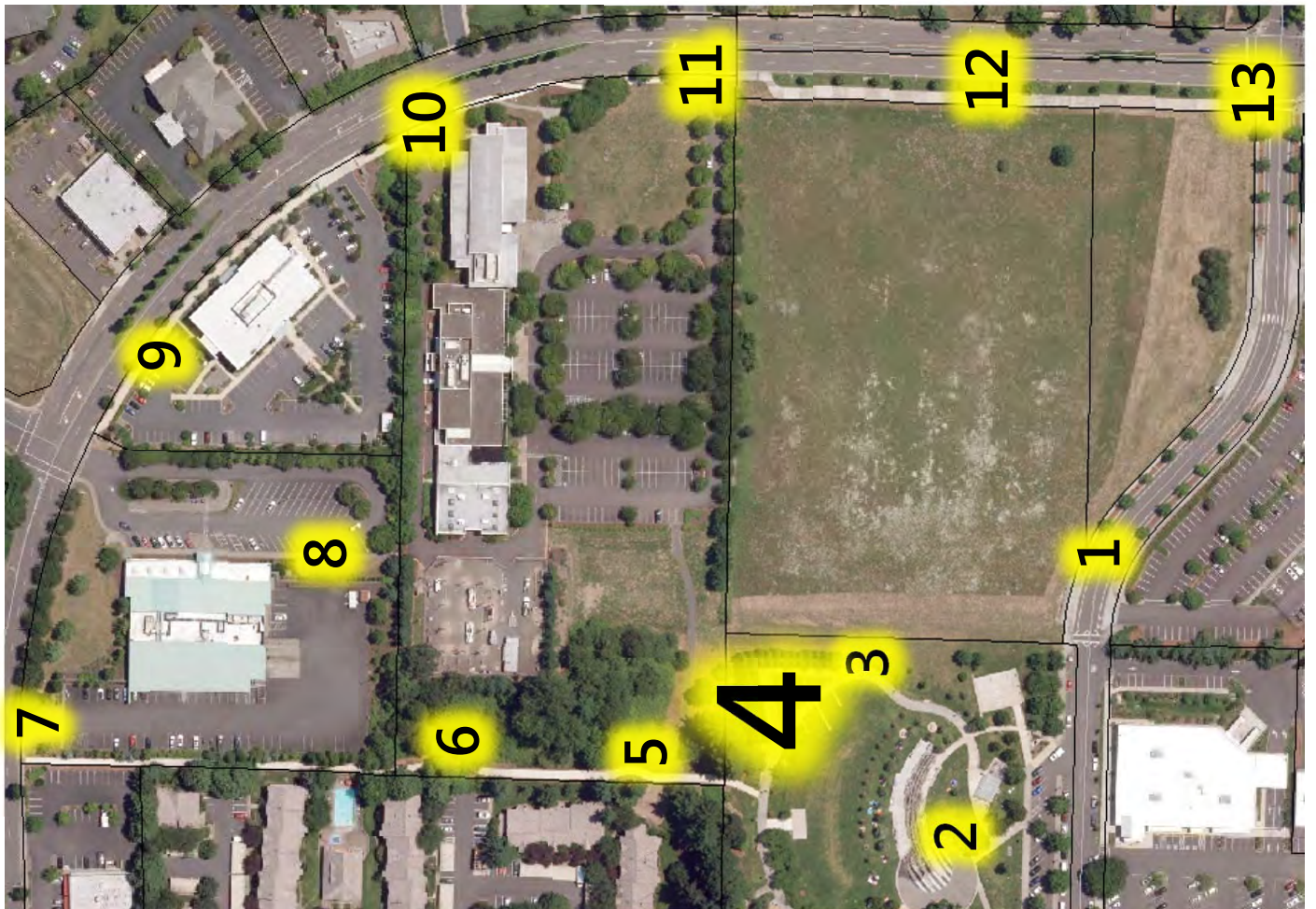


Location 3 to 55 Foot Poles (Circle) 293'



Location 3 to Tower 498'

1"=100'



**Location 4-Korean War Memorial
(Center at Wall)**



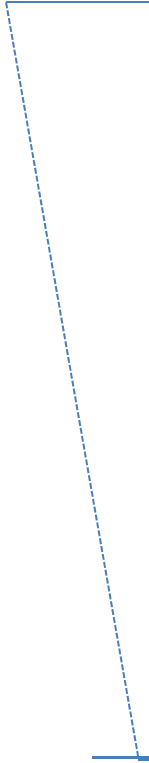
Location 4-Korean War Memorial (Center at Wall)



Location 4 to 55 Foot Poles (Pairs) 184'

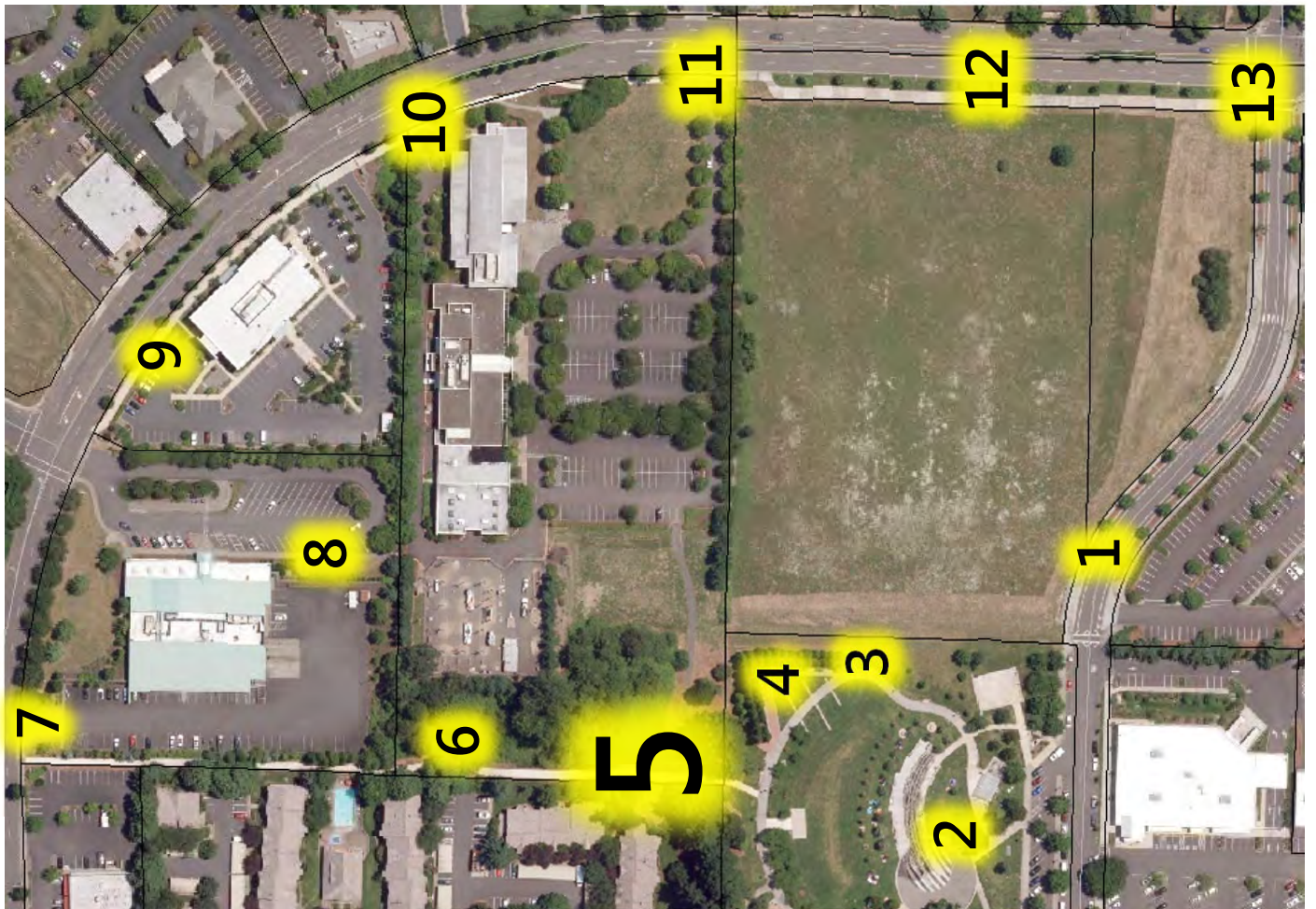


Location 4 to 55 Foot Poles (Circle) 175'



Location 4 to Tower 394'

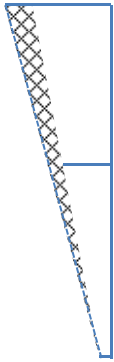
1"=100'



**Location 5-Town Center Path Just North
of Community College Gravel Path**



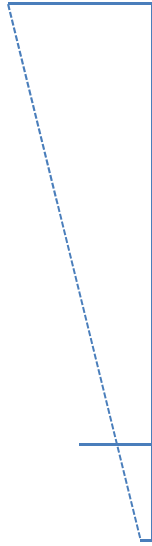
Location 5-Town Center Path just north of Community College Gravel Path



Location 5 to 55 Foot Poles (Pairs) 199'

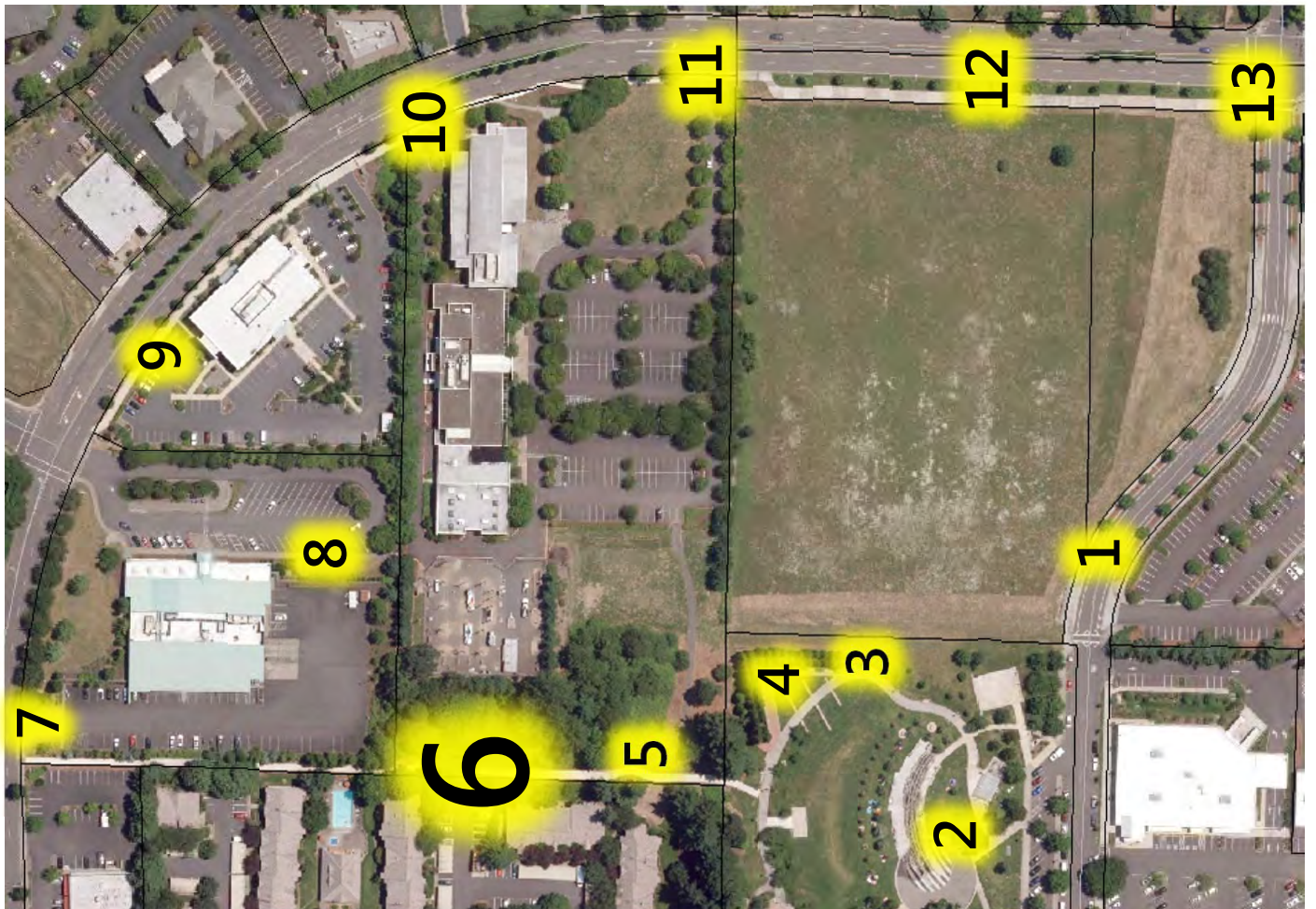


Location 5 to 55 Foot Poles (Circle) 142'

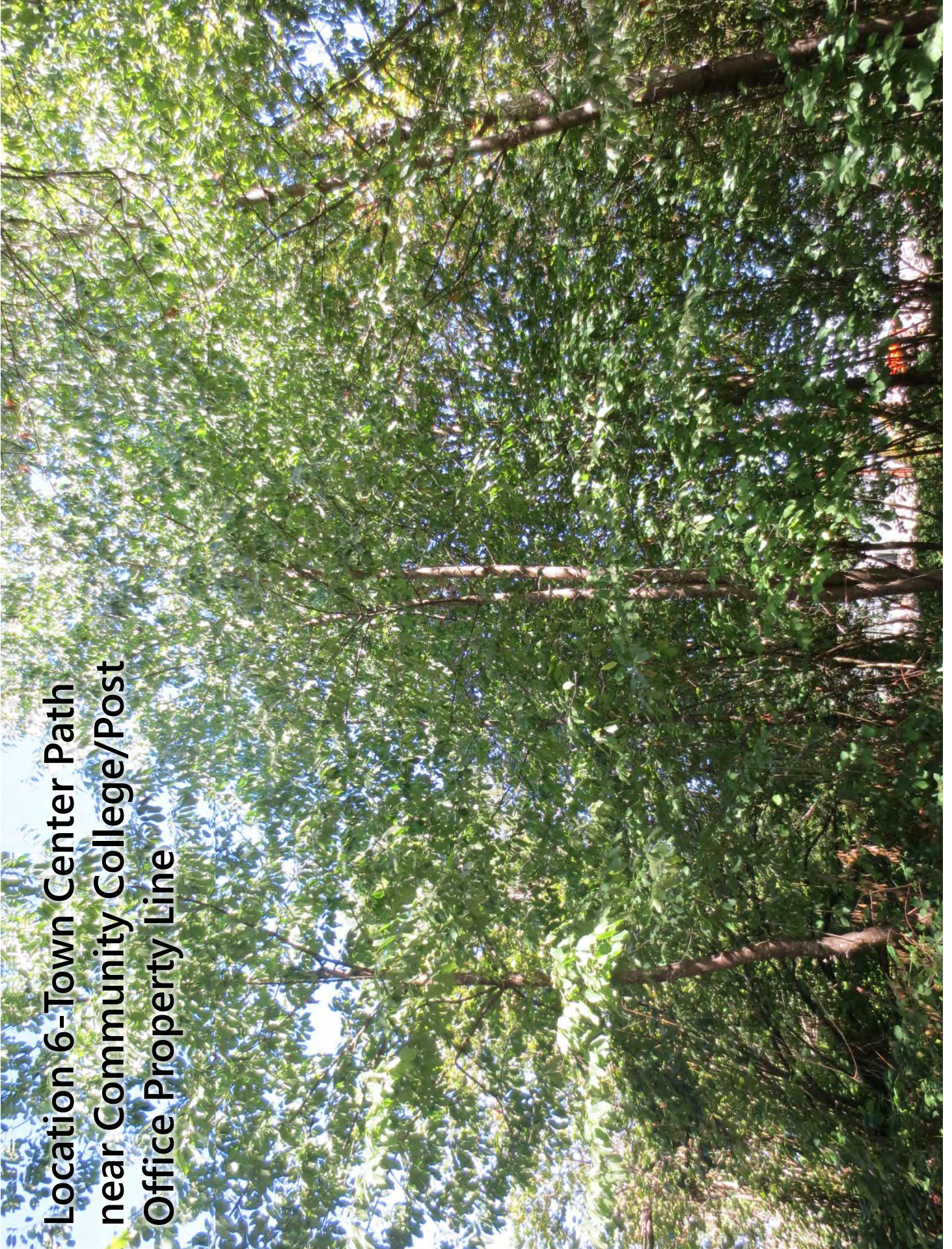


Location 5 to Tower 279'

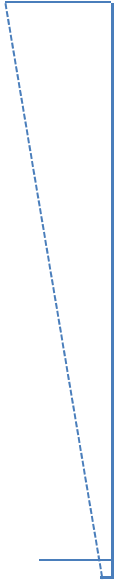
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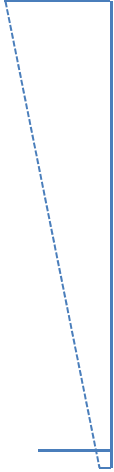
**Location 6-Town Center Path
near Community College/Post
Office Property Line**



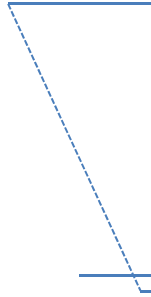
Location 6-Town Center Path near Community College/Post Office Property Line



Location 6 to 55 Foot Poles (Pairs) 300'

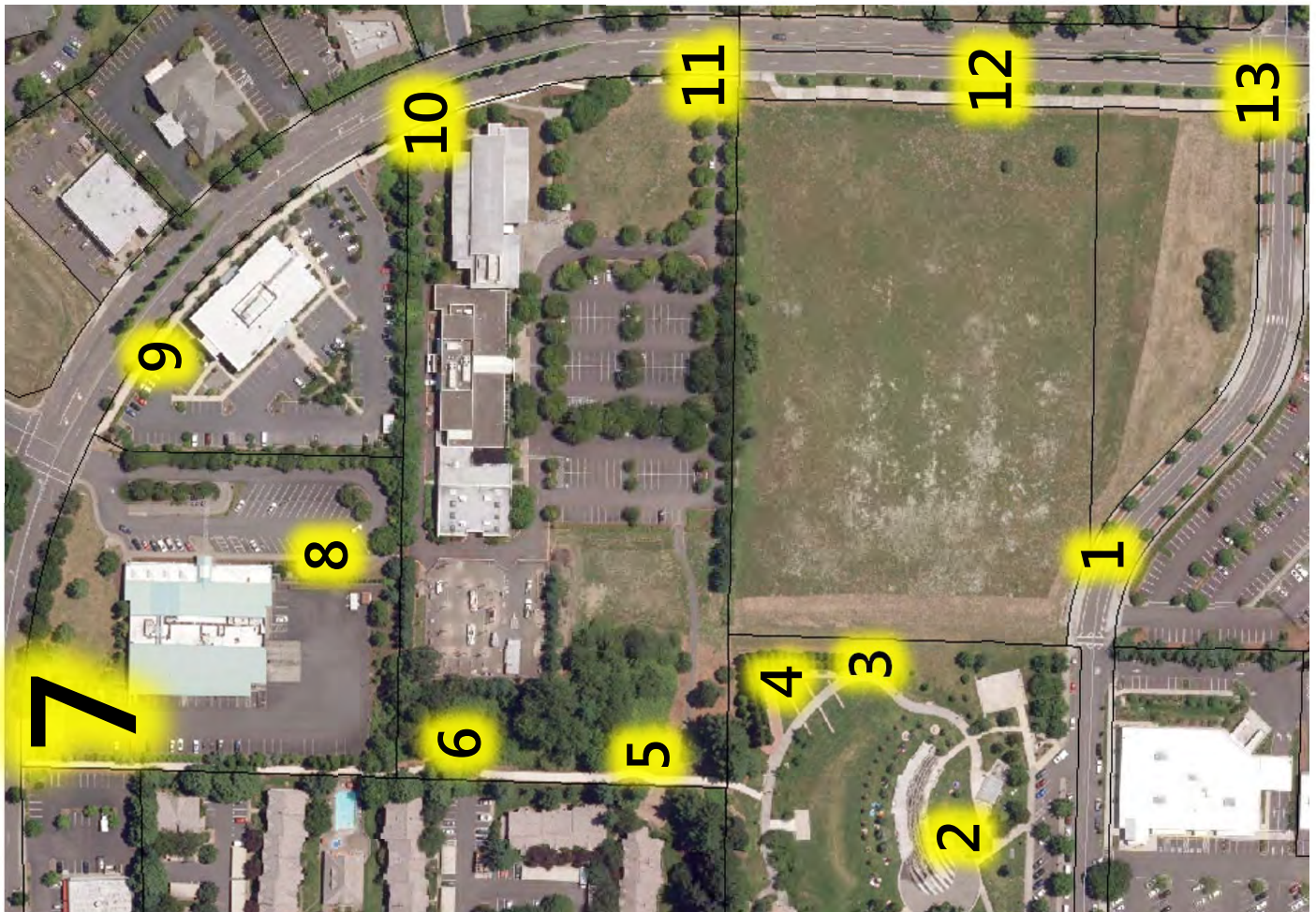


Location 6 to 55 Foot Poles (Circle) 243'



Location 6 to Tower 150'

1"=100'



Location 7-Town Center Loop East Sidewalk, Curb Cut for Post Office Delivery Area



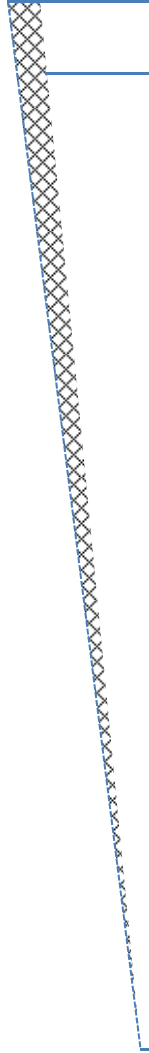
Location 7-Town Center Loop East Sidewalk, Curb Cut for Post Office Delivery Area



Location 7 to 55 Foot Poles (Pairs) 753'

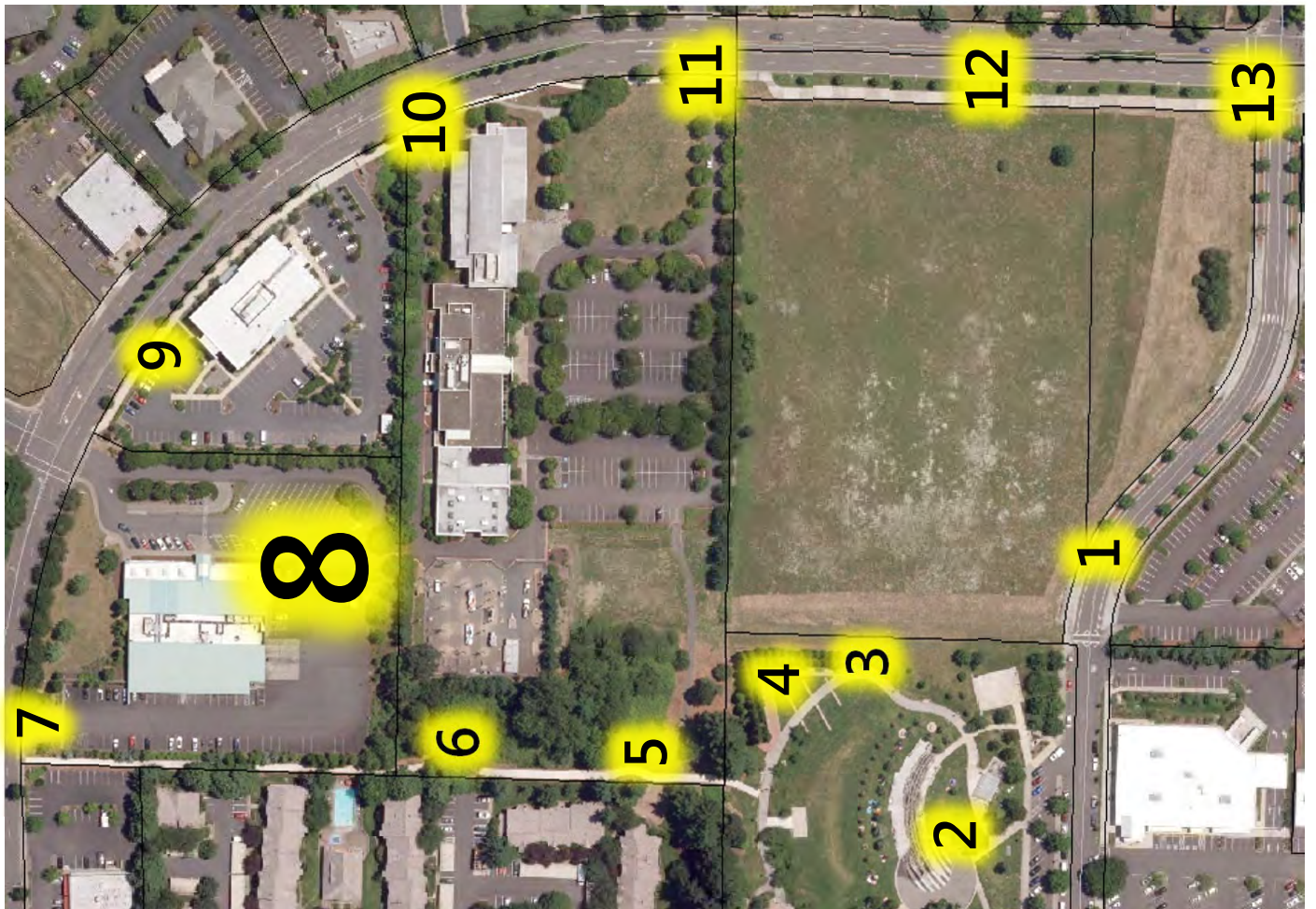


Location 7 to 55 Foot Poles (Circle) 716'



Location 7 to Tower 546'

1"=100'



Location 8-Post Office Parking Lot Sidewalk South of Post Office Building



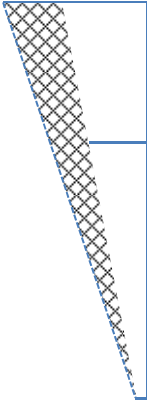
Location 8-Post Office Parking Lot Sidewalk South of Post Office Building



Location 8 to 55 Foot Poles (Pairs) 383'

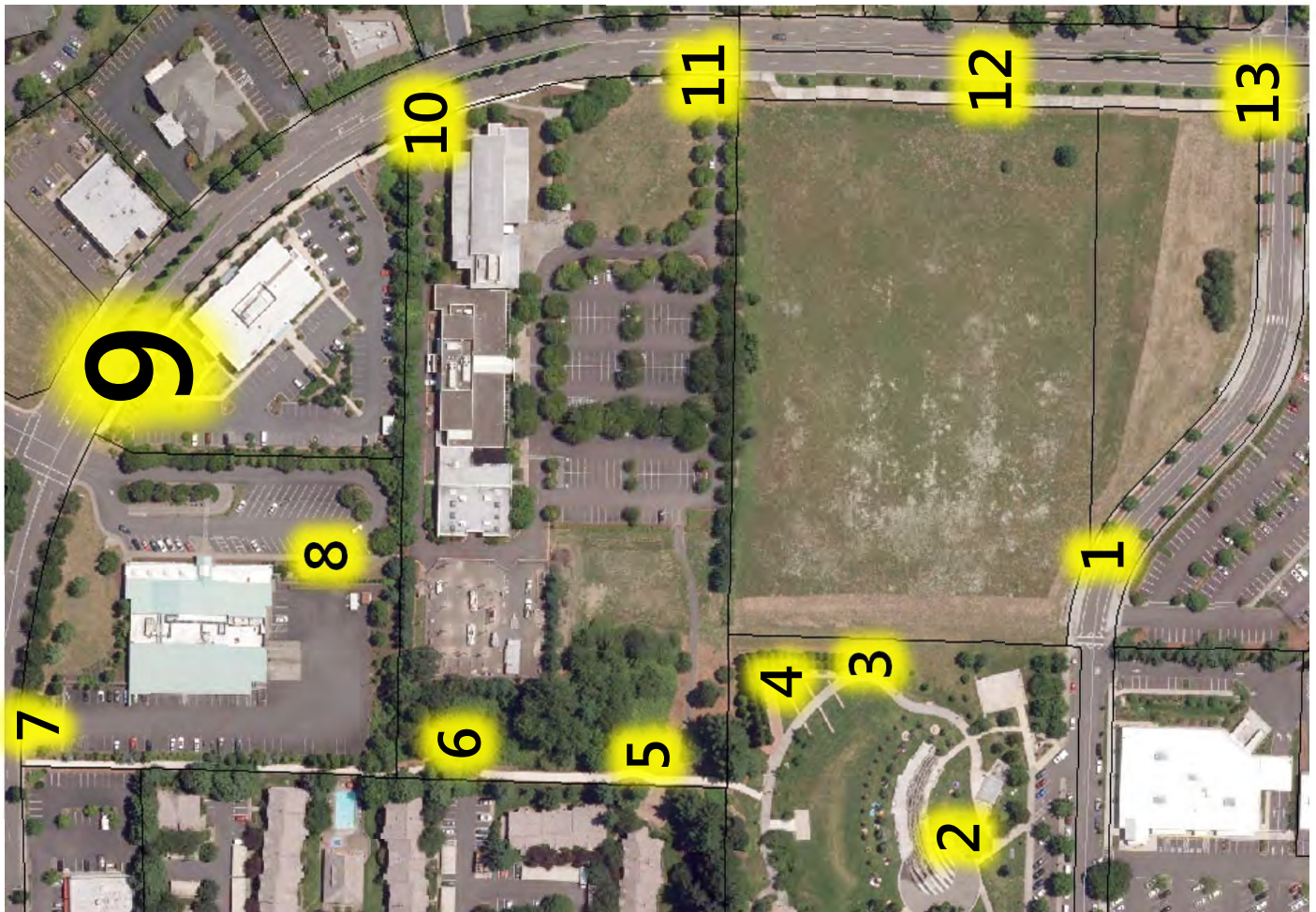


Location 8 to 55 Foot Poles (Circle) 373'



Location 8 to Tower 206'

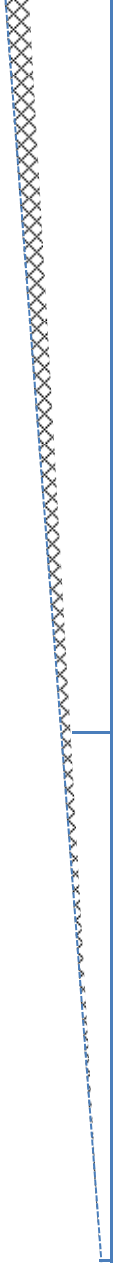
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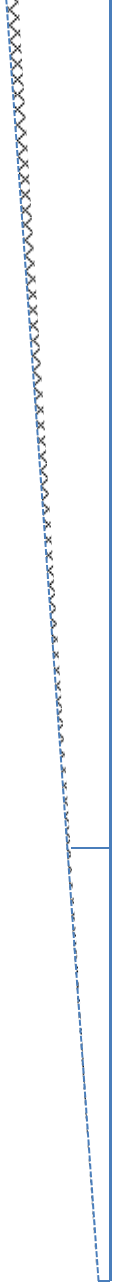
Location 9-Town Center Loop East Sidewalk, Adjacent to North Portion of Providence Parking Lot



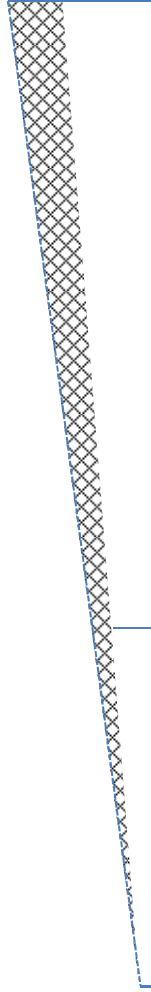
Location 9-Town Center Loop East Sidewalk, Adjacent to North Portion of Providence Parking Lot



Location 9 to 55 Foot Poles (Pairs) 658'

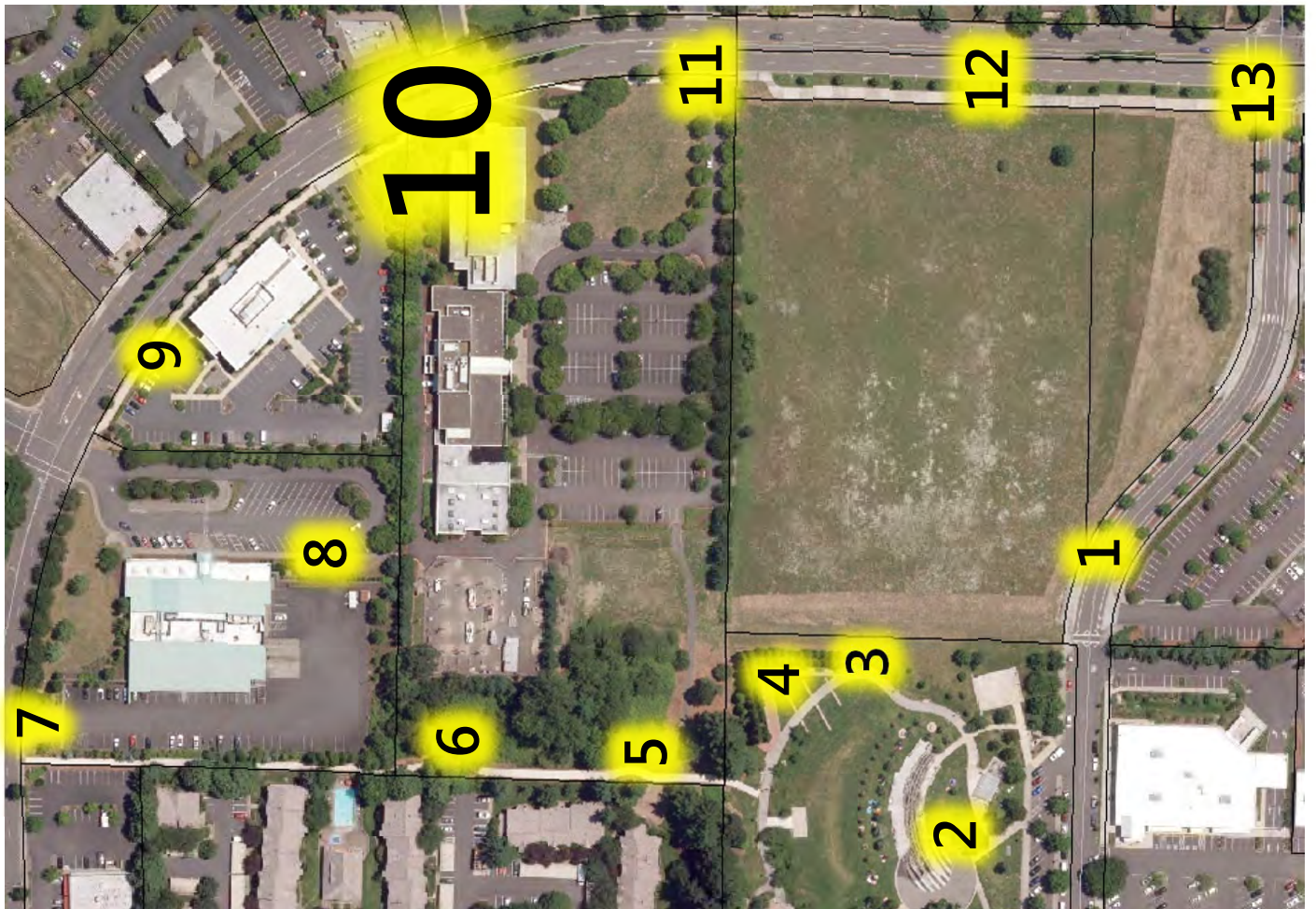


Location 9 to 55 Foot Poles (Circle) 668'



Location 9 to Tower 513'

1"=100'



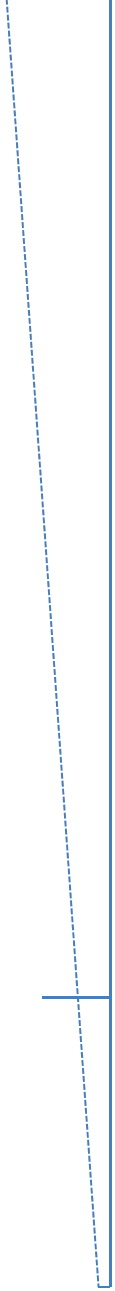
**Location 10-Town Center Loop East Sidewalk, at
Clackamas Community College North Curb Cut**



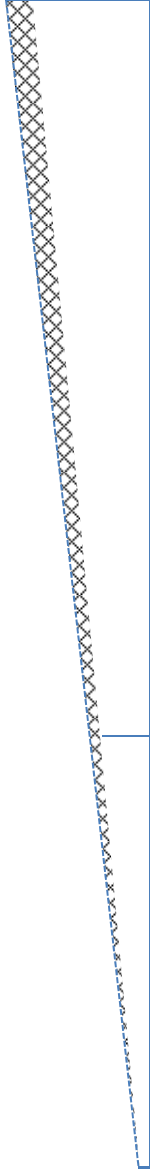
Location 10-Town Center Loop East Sidewalk, at Clackamas Community College North Curb Cut



Location 10 to 55 Foot Poles (Pairs) 630'

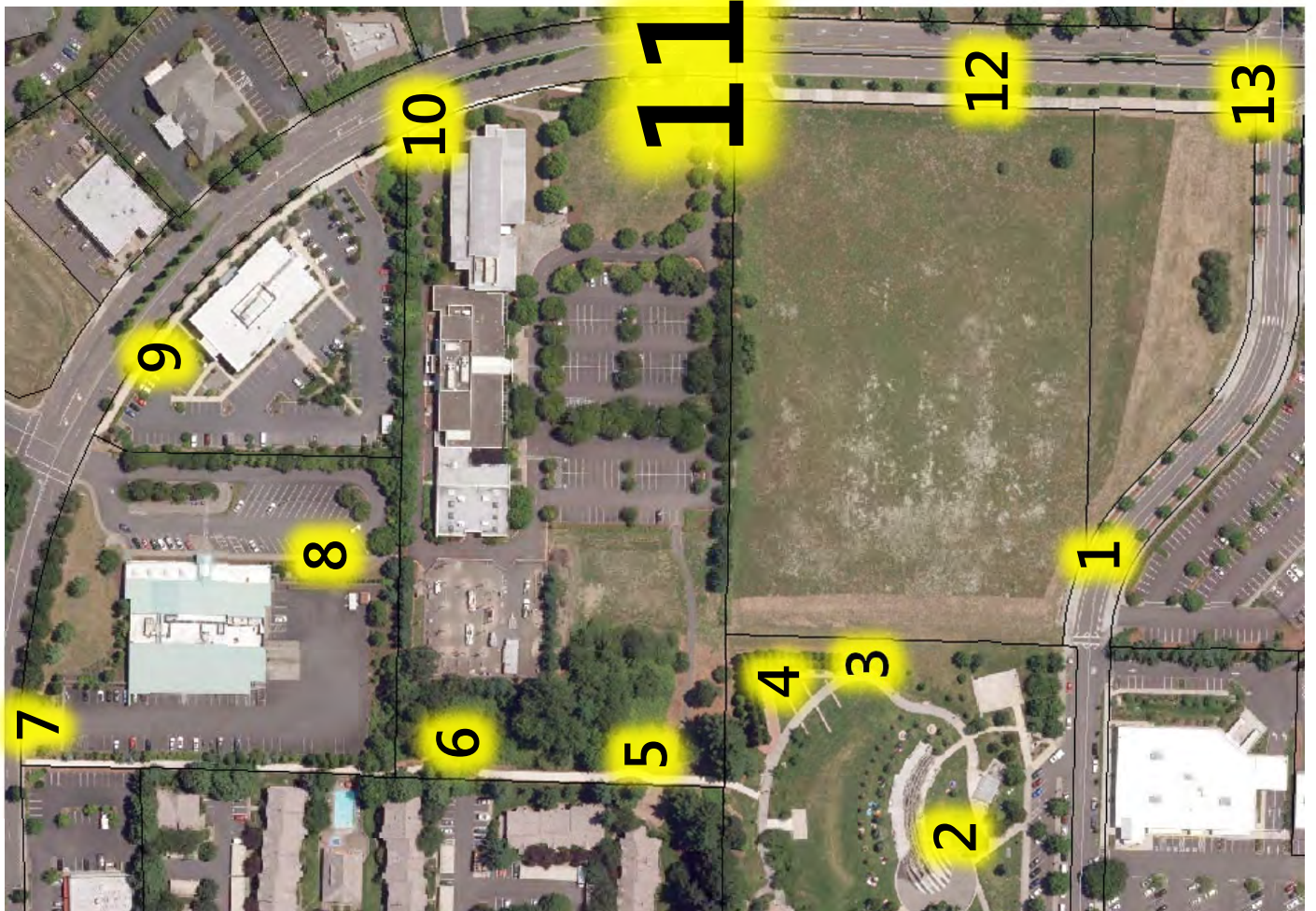


Location 10 to 55 Foot Poles (Circle) 671'



Location 10 to Tower 608'

1"=100'



**Location 11-Town Center Loop East Sidewalk, at
Clackamas Community College Main Driveway Entrance
(south side of property)**



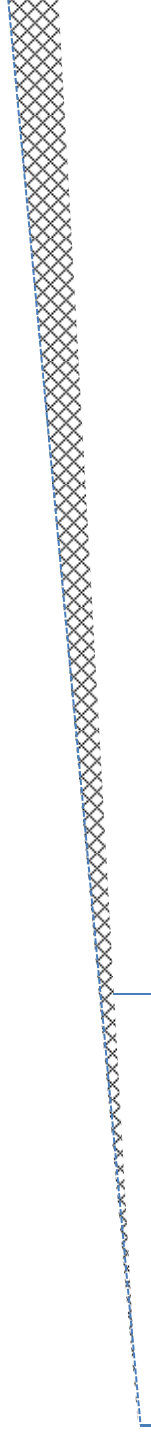
Location 11-Town Center Loop East Sidewalk, at Clackamas Community College Main Driveway Entrance (south side of property)



Location 11 to 55 Foot Poles (Pairs) 656'

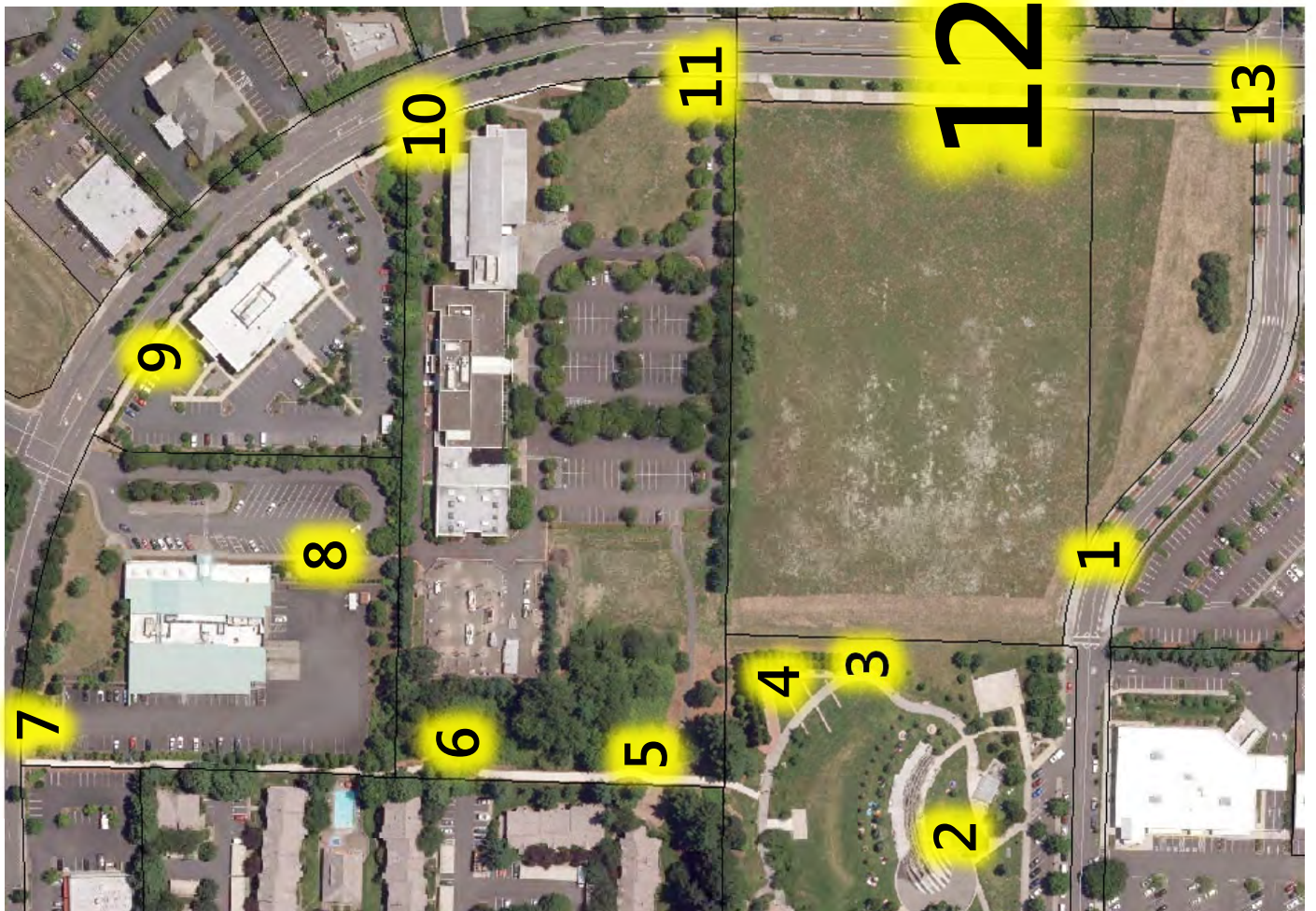


Location 11 to 55 Foot Poles (Circle) 709'



Location 11 to Tower 743'

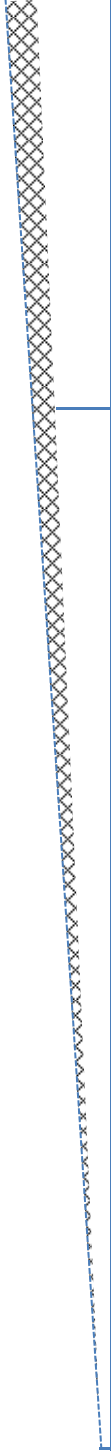
1"=100'



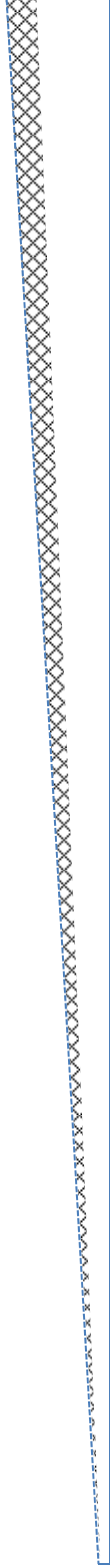
**Location 12-Town Center Loop East Sidewalk,
Halfway between Clackamas Community College and
Courtside Drive**



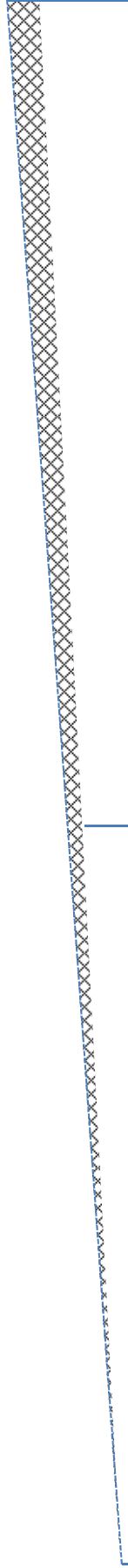
Location 12-Town Center Loop East Sidewalk, Halfway between Clackamas Community College and Courtside Drive



Location 12 to 55 Foot Poles (Pairs) 756'

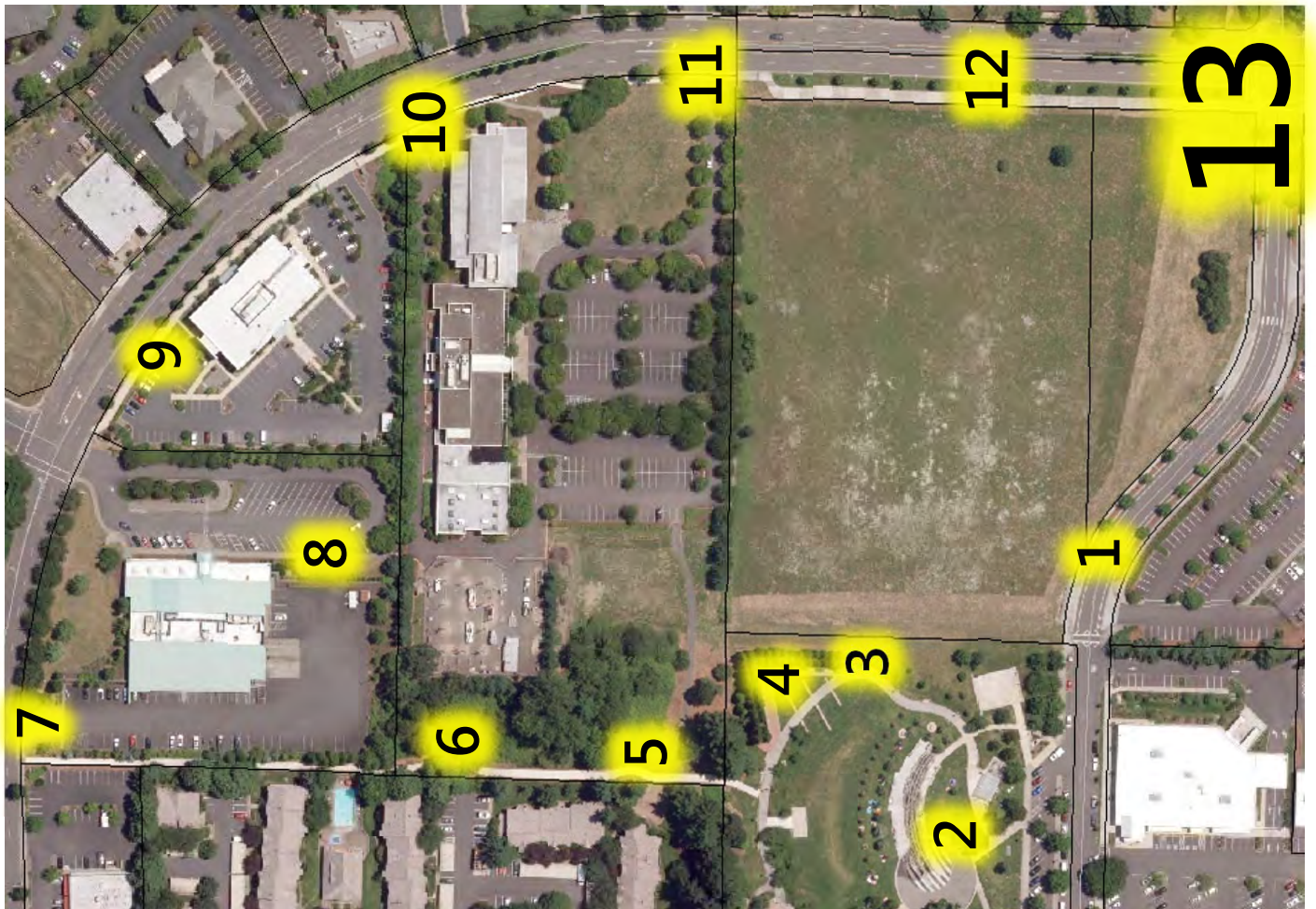


Location 12 to 55 Foot Poles (Circle) 817'



Location 12 to Tower 934'

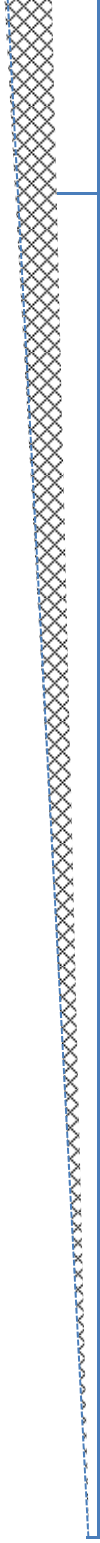
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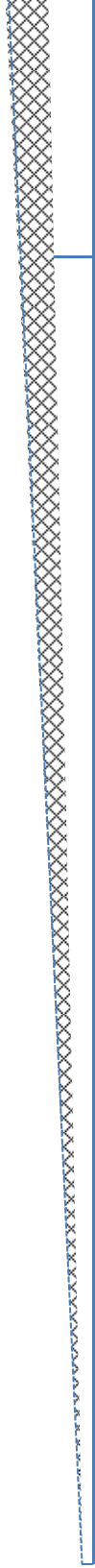
Location 13-Town Center Loop East Sidewalk, Just North of Courtside Drive



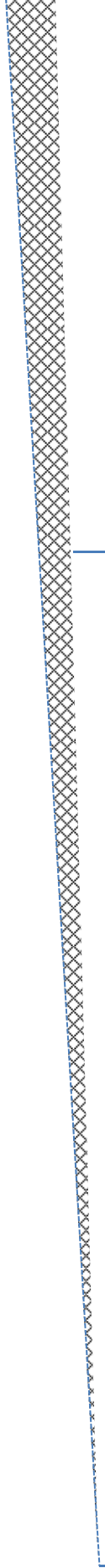
Location 13-Town Center Loop East Sidewalk, Just North of Courthouse Drive



Location 13 to 55 Foot Poles (Pairs) 963'



Location 13 to 55 Foot Poles (Circle) 1022'



Location 13 to Tower 1170'

1"=120'

From: Adams, Steve
Sent: Thursday, September 10, 2015 5:27 PM
To: Pauly, Daniel
Cc: Rappold, Kerry
Subject: CCC Pole Yard

Dan,

My only conditions for this project are:

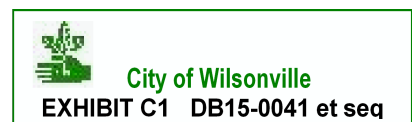
- | | |
|---------------|---|
| PFA 1. | All construction or improvements to public works facilities shall be in conformance to the City of Wilsonville Public Works Standards - 2014. |
| PFA 2. | The applicant shall be in conformance with all stormwater and flow control requirements for the proposed development per the Public Works Standards. |
| PFA 3. | 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. |

Thanks, Steve

Steve R. Adams, P.E.
Development Engineering Manager
City of Wilsonville
29799 SW Town Center Loop E
Wilsonville, OR 97070

ph: 503-682-4960
email: adams@ci.wilsonville.or.us

PUBLIC RECORDS LAW DISCLOSURE: Messages to and from this e-mail address is a public record of the City of Wilsonville and may be subject to public disclosure. This e-mail is subject to the State Retention Schedule.



From: Blankenship, Tod
Sent: Monday, September 14, 2015 12:37 PM
To: Pauly, Daniel
Cc: Sherer, Stan
Subject: RE: Plan Review: CCC Pole Yard Exp White 091015

Thank you for very much Dan!

Tod Blankenship
Wilsonville Parks and Recreation
Parks Supervisor
(503) 570-1544
blankenship@ci.wilsonville.or.us



WilsonvilleParksandRec.com

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

From: Pauly, Daniel
Sent: Monday, September 14, 2015 12:12 PM
To: Blankenship, Tod
Cc: Sherer, Stan
Subject: RE: Plan Review: CCC Pole Yard Exp White 091015

With your comments in mind 3 locations in Town Center Park were included in a view shed study for the proposed new Community College training yard. Due to existing vegetation the lattice tower and new taller wooden poles should not be visible from the Korean War Memorial, and only the very top will be visible from the fountain (see light yellow in attached diagrams), which will appear small due to the distance. Any additional questions let me know.



Daniel Pauly, AICP | Associate Planner | City of Wilsonville | Planning Division
29799 SW Town Center Loop East | Wilsonville OR 97070 | ☎: 503.682.4960 | ✉: pauly@ci.wilsonville.or.us

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

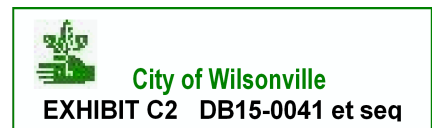
From: Pauly, Daniel
Sent: Friday, September 04, 2015 10:41 AM
To: Blankenship, Tod
Cc: Sherer, Stan
Subject: RE: Plan Review: CCC Pole Yard Exp White 091015

It is already sited as far from the park as possible on the northern edge of their existing pole yard near the post office.



Daniel Pauly, AICP | Associate Planner | City of Wilsonville | Planning Division
29799 SW Town Center Loop East | Wilsonville OR 97070 | ☎: 503.682.4960 | ✉: pauly@ci.wilsonville.or.us

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



From: Blankenship, Tod
Sent: Friday, September 04, 2015 10:07 AM
To: Pauly, Daniel
Cc: Sherer, Stan
Subject: RE: Plan Review: CCC Pole Yard Exp White 091015

Hi Dan,

Is it possible to ask them to locate the 75' tall structure in location where it would not be visible from the Korean War Memorial Area, perhaps in the trees to the NW? I think this would be a major eyesore as folks are viewing the Memorial and from the park. Thanks for your thoughts...

Tod Blankenship
Wilsonville Parks and Recreation
Parks Supervisor
(503) 570-1544
blankenship@ci.wilsonville.or.us



WilsonvilleParksandRec.com

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

From: Parent, Gail
Sent: Thursday, August 27, 2015 2:55 PM
To: Watson, Randy; Labrie, Jason; Gering, Steve; House, Dan; Folz, Mark; Havens, Paul; Gray, Arnie; Thorp, Ralph; Blankenship, Tod; Reeder, Tommy; Baker, Matt
Cc: Kerber, Delora
Subject: Plan Review: CCC Pole Yard Exp White 091015

Please review and reply to this email with your comments by the end of the day September 9, 2015.
Thank you
Gail

From: Parent, Gail
Sent: Monday, August 31, 2015 10:47 AM
To: Pauly, Daniel; White, Shelley
Subject: Plan Review: CCC Pole Yard Exp White 091015

FYI

From: Labrie, Jason
Sent: Monday, August 31, 2015 10:16 AM
To: Parent, Gail
Subject: RE: Plan Review: CCC Pole Yard Exp White 091015

JL comments:

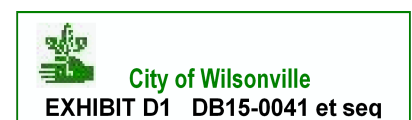
Dan - Please request an elevation view or artist's rendering of the tower with the existing skyline (photo view) from the South. I think this might be an eyesore right in the middle of town with nothing to hide it.

[Jason Labrie](#)

From: Parent, Gail
Sent: Thursday, August 27, 2015 2:55 PM
To: Watson, Randy; Labrie, Jason; Gering, Steve; House, Dan; Folz, Mark; Havens, Paul; Gray, Arnie; Thorp, Ralph; Blankenship, Tod; Reeder, Tommy; Baker, Matt
Cc: Kerber, Delora
Subject: Plan Review: CCC Pole Yard Exp White 091015

Please review and reply to this email with your comments by the end of the day September 9, 2015.

Thank you
Gail





Pole Yard Expansion

Planning Application

May 2015

Revised August 2015

Project Number

13-151

Project Address

29353 SW Town Center Loop

Wilsonville, OR 97070

Applicant

Clackamas Community College

ATTN: Shelly Tracy

19600 Molalla Avenue

Oregon City, OR 97045

Representative

Ray L. Moore P.E., P.L.S.

All County Surveyors & Planners, Inc.

PO Box 955

Sandy OR, 97055

503-668-3151

raym@allcountysurveyors.com



City of Wilsonville

EXHIBIT B1 DB15-0041 et seq

Exhibits

Exhibit A Application

Exhibit B Narrative

Exhibit C Preliminary Storm Water Report

Exhibit D Light Details

Exhibit E FAA Letter

Exhibit F Arborist Report

Exhibit G Traffic Study Waiver

Exhibit H Wilsonville Training Tower Detail

Exhibit I.....Reduced Plans 11x17

Exhibit A
Application

CITY OF WILSONVILLE

29799 SW Town Center Loop East
Wilsonville, OR 97070
Phone: 503.682.4960
Fax: 503.682.7025

Web: www.ci.wilsonville.or.us

Pre-Application meeting date:

Planning Division

Development Permit Application

Final action on development application or zone change is required within 120 days in accordance with provisions of ORS 227.175

A pre application conference is normally required prior to submittal of an application. Please visit the City's website for submittal requirements

Incomplete applications will not be scheduled for public hearing until all of the required materials are submitted.

TO BE COMPLETED BY APPLICANT:

Please PRINT legibly

Applicant:

Clackamas Community College

Address: 29353 Southwest Town Center Loop E

Phone: 503-594-0945

Fax: Shelly Tracy

E-mail: shellyt@clackamas.edu

Authorized Representative:

Ray Moore

Address: PO Box 955

Phone: 503-668-3151

Fax: 503-668-4730

E-mail: raym@allcountysurveyors.com

Property Owner:

Clackamas Community College

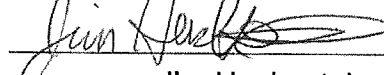
Address: 29353 Southwest Town Center Loop E

Phone: 503-594-0945

Fax: Shelly Tracy

E-mail: shellyt@clackamas.edu

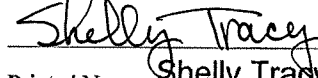
Property Owner's Signature:



Printed Name: Jim Huckestein

Date: 5-29-15

Applicant's Signature (if different from Property Owner):



Printed Name: Shelly Tracy

Date: 5/29/15

Site Location and Description:

Project Address if Available: 29353 SW Town Center Lp., Wilsonville, OR 97070 Suite/Unit _____

Project Location: SW Vlahos and Town Center Loop

Tax Map #(s): 03 S01 W 13CB Tax Lot #(s): 01300 County: Washington Clackamas

Request: Modified Stage I Plan, Stage II Final Plan, Design Review, Traffic Study Waiver, and Type C Tree removal

Project Type: Class I Class II Class III

Residential Commercial Industrial Other (describe below)

Application Type:

- Annexation
- Final Plat
- Plan Amendment
- Request for Special Meeting
- SROZ/SRIR Review
- Type C Tree Removal Plan
- Villebois SAP
- Zone Map Amendment
- Appeal
- Major Partition
- Planned Development
- Request for Time Extension
- Staff Interpretation
- Tree Removal Permit (B or C)
- Villebois PDP
- Other
- Comp Plan Map Amend
- Minor Partition
- Preliminary Plat
- Signs
- Stage I Master Plan
- Temporary Use
- Villebois PDP
- Conditional Use
- Parks Plan Review
- Request to Modify Conditions
- Site Design Review
- Stage II Final Plan
- Variance
- Waiver

Exhibit B
Narrative

Project Narrative for a
Proposed Pole Yard Expansion Project

May 01, 2015
Revised August 17, 2015

| | |
|--|--|
| <u>Applicant:</u> Clackamas Community College Shelly Tracy 29353 Southwest Town Center Loop E Wilsonville OR 97070 Phone: 503-594-0945 Email: shellyt@clackamas.edu | <u>Applicant's Representative:</u> All County Surveyors & Planners, Inc. Ray Moore, PE, PLS P.O. Box 955 Sandy, Oregon 97055 Phone: 503-668-3151 Email: raym@allcountysurveyors.com |
|--|--|

Legal Description: Tax Lot 1300, Map 3S 1W, 13CB
Clackamas County

Project Location: 29353 SW Town Center Loop, Wilsonville, OR 97070

Zone: (PDC-TC)

Site Size: 8 acres

Proposal: The applicant is seeking the approval for Stage II Final Plans and the Modification of Stage I Master Plan to construct an addition to the existing outdoor Pole Yard along with Site Design Review. In addition the applicant is applying for a Type C Tree Removal Permit as well as a Traffic Study Waiver.

SITE DESCRIPTION AND PROPOSAL

The site of the proposed pole yard expansion is situated west of the existing parking lot and south of the existing pole yard training area at the Clackamas Community College campus. The site is currently a vacant grassy field sloping slightly to the southwest. There is an existing gravel path located along the southern edge of the proposed pole yard. The current zoning is PDC-TC (Planned Development Commercial – Town Center).

The proposed improvements will consist of installing a gravel pad approximately 125' x 195' with a driveway connection from the adjacent parking area. The site will be fenced for security and a landscape buffer will be planted on the south side of the site. The existing gravel path will be relocated as shown on the drawings. The site is buffered on the west side by dense brush. There will be no new sewer or water utilities installed with this project. The site will be graded to drain to the southwest to a new rain garden before leaving the site into a flow spreader located along the south line of the property.

Utility poles, ranging from 5 feet to 55 feet tall, will be installed as shown on the attached drawing. There is also a 75 foot tall training tower proposed. The FAA has approved the tower without lights see the attached letter. The poles will be used for training. Two existing 45' x 10' containers will be covered as shown on the attached plans.

ZONING

Section 4.110. Zoning - Zones.

(.01) *The following Base Zones are established by this Code:*

D. Planned Development Commercial, which shall be designated "PDC," including PDC-TC (Town Center).

Section 4.116. Standards Applying To Commercial Developments In Any Zone.

Any commercial use shall be subject to the applicable provisions of this Code and to the following:

(.06) *In any Commercial Development directly across the street from any Residential District, the loading facilities shall be at least twenty (20) feet from the street, shall be sited whenever practicable at the rear or side, and if facing a residential area, shall be properly screened. Screening shall be provided in a manner that is compatible with the adjacent residential development in terms of quality of materials and design. Such screening shall effectively minimize light glare and noise levels to those of adjacent residential areas.*

(.10) *Commercial developments generally.*

C. Minimum Rear Yard Setback: None required except when rear yard abuts a more restrictive district. When rear yard abuts a more restrictive district, setbacks shall be the same as for the abutting district.

E. Maximum Building Height: Thirty-five (35) feet, unless taller buildings are specifically allowed in the zone.

Response: There is no zone change needed for this development. The proposed expansion of the existing use is allowed. The proposed facilities are already screened by being located to the rear of the property and by the existing building and structures on the college campus. The location of the proposed expansion does not abut a residential zone. The rear yard setback exceeds the required setback. The proposed location is about 60 feet from the south property line and 126 feet from the rear line.

Section 4.131.05. PDC-TC (Town Center Commercial) Zone

(.01) *Purpose: The purpose of this zoning is to permit and encourage a Town Center, adhering to planned commercial and planned development concepts, including provision for commercial services, sales of goods and wares, business and*

professional offices, department stores, shopping centers and other customer-oriented uses to meet the needs of the Wilsonville community as well as to meet the general shopping and service needs on an area-wide basis, together with such multiple family residential facilities, open space, recreational and park areas, and public uses facilities as may be approved as part of the Town Center compatible with the Comprehensive Plan of the City.

(.03) Examples of uses that are typically recommended:

A. *Central Commercial:*

Commercial Schools, such as business colleges, music conservatories, trade schools, preschools

Other uses similar in character of predominately retail or service establishments dealing directly with ultimate customers.

Response: The expansion of the existing pole yard is a permitted use.

Section 4.155. General Regulations - Parking, Loading and Bicycle Parking.

(.01) *Purpose:*

- A. *The design of parking areas is intended to enhance the use of the parking area as it relates to the site development as a whole, while providing efficient parking, vehicle circulation and attractive, safe pedestrian access.*
- B. *As much as possible, site design of impervious surface parking and loading areas shall address the environmental impacts of air and water pollution, as well as climate change from heat islands.*

Response: There is no changes being proposed for the parking lot. The students that are already attending class will use this training facility. There are new types of training devices and improving on the ones that are already there. Parking will remain the same and there is no additional impact.

Section 4.156.01. Sign Regulations Purpose and Objectives.

Response: There is no new signing proposed.

Section 4.175. Public Safety and Crime Prevention.

(.01) *All developments shall be designed to deter crime and insure public safety.*

- (.02) *Addressing and directional signing shall be designed to assure identification of all buildings and structures by emergency response personnel, as well as the general public.*
- (.03) *Areas vulnerable to crime shall be designed to allow surveillance. Parking and loading areas shall be designed for access by police in the course of routine patrol duties.*
- (.04) *Exterior lighting shall be designed and oriented to discourage crime.*

Response: The new development is open with no interior screening. There is existing campus lighting as well as proposed lighting for the new expansion, a lighting plan is attached. Some training is proposed for after dark hours. A 10:00 PM curfew is in place for turning off lights on training days.

Section 4.176. Landscaping, Screening, and Buffering.

Note: the reader is encouraged to see Section 4.179, applying to screening and buffering of storage areas for solid waste and recyclables.

- (.01) *Purpose. This Section consists of landscaping and screening standards and regulations for use throughout the City. The regulations address materials, placement, layout, and timing of installation. The City recognizes the ecological and economic value of landscaping and requires the use of landscaping and other screening or buffering to:*
 - A. *Promote the re-establishment of vegetation for aesthetic, health, erosion control, flood control and wildlife habitat reasons;*
 - B. *Restore native plant communities and conserve irrigation water through establishment, or re-establishment, of native, drought-tolerant plants;*
 - C. *Mitigate for loss of native vegetation;*

Response: The application must be reviewed as a Type C tree removal permit. In addition, there is a proposed buffer, landscape, tree mitigation, planting area along the south end of the proposed development. These new trees will replace any lost with the development and will screen the properties to the south, one of which is vacant. There will be 17 new trees which exceeds the required 8 new trees. See the landscape plan.

Section 4.178. Sidewalk and Pathway Standards. [Deleted by Ord. #719, 6/17/13, see Section 4.177.]

Response: There is an existing path that is proposed to relocate to the south as shown on the plans.

Section 4.421. Criteria and Application of Design Standards.

- (.01) *The following standards shall be utilized by the Board in reviewing the plans, drawings, sketches and other documents required for Site Design Review. These standards are intended to provide a frame of reference for the applicant in the development of site and building plans as well as a method of review for the Board. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention and innovation. The specifications of one or more particular architectural styles is not included in these standards. (Even in the Boones Ferry Overlay Zone, a range of architectural styles will be encouraged.)*
- A. *Preservation of Landscape. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soils removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.*
 - B. *Relation of Proposed Buildings to Environment. Proposed structures shall be located and designed to assure harmony with the natural environment, including protection of steep slopes, vegetation and other naturally sensitive areas for wildlife habitat and shall provide proper buffering from less intensive uses in accordance with Sections 4.171 and 4.139 and 4.139.5. The achievement of such relationship may include the enclosure of space in conjunction with other existing buildings or other proposed buildings and the creation of focal points with respect to avenues of approach, street access or relationships to natural features such as vegetation or topography.*
 - C. *Drives, Parking and Circulation. With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to location and number of access points, general interior circulation, separation of pedestrian and vehicular traffic, and arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the design of proposed buildings and structures and the neighboring properties.*
 - D. *Surface Water Drainage. Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties of the public storm drainage system.*
 - E. *Utility Service. Any utility installations above ground shall be located so as to have a harmonious relation to neighboring properties and site. The proposed method of sanitary and storm sewage disposal from all buildings shall be indicated.*
 - F. *Advertising Features. In addition to the requirements of the City's sign regulations, the following criteria should be included: the size, location, design, color, texture, lighting and materials of all exterior signs and outdoor advertising structures or features shall not detract from the design of proposed buildings and structures and the surrounding properties.*
 - G. *Special Features. Exposed storage areas, exposed machinery installations, surface areas, truck loading areas, utility buildings and structures and similar*

accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall be required to prevent their being incongruous with the existing or contemplated environment and its surrounding properties. Standards for screening and buffering are contained in Section 4.176.

Response: The application must be reviewed as a Type C tree removal permit. In addition, there is a proposed buffer, landscape, tree mitigation, planting area along the south end of the proposed development. These new trees will replace any lost with the development and screen the properties to the south, one of which is vacant. Replacement trees will be planted as shown and will add to the buffer. There are no new buildings proposed. The existing containers will be covered which will add screening to the site. There will be no change to the on-site circulation or parking on the site. The expansion of the training yard will add new students but no parking impacts will occur due to the way the campus schedules trainings. On-site parking is to remain the same. The site will have a security fence and only minor grading will occur. The site will drain towards the center of the new gravel area and then south across the trail through a new culvert and rain garden. The storm water will then be released through a flow spreader.

*Chapter 4 – Sections 4.600 – 4.640.20
Tree Preservation and Protection*

TREE PRESERVATION AND PROTECTION

Section 4.600. Purpose and Declaration

(.01) Rapid growth, the spread of development, need for water and increasing demands upon natural resources have the effect of encroaching upon, despoiling, or eliminating many of the trees, other forms of vegetation, and natural resources and processes associated therewith which, if preserved and maintained in an undisturbed and natural condition, constitute important physical, aesthetic, recreational and economic assets to existing and future residents of the City of Wilsonville.

Section 4.610.40. Type C Permit

(.01) Approval to remove any trees on property as part of a site development application may be granted in a Type C permit. A Type C permit application shall be reviewed by the standards of this subchapter and all applicable review criteria of Chapter 4. Application of the standards of this section shall not result in a reduction of square

footage or loss of density, but may require an applicant to modify plans to allow for buildings of greater height. If an applicant proposes to remove trees and submits a landscaping plan as part of a site development application, an application for a Tree Removal Permit shall be included. The Tree Removal Permit application will be reviewed in the Stage II development review process, and any plan changes made that affect trees after Stage II review of a development application shall be subject to review by DRB. Where mitigation is required for tree removal, such mitigation may be considered as part of the landscaping requirements as set forth in this Chapter. Tree removal shall not commence until approval of the required Stage II application and the expiration of the appeal period following that decision. If a decision approving a Type C permit is appealed, no trees shall be removed until the appeal has been settled.

- (.02) *The applicant must provide ten copies of a Tree Maintenance and Protection Plan completed by an arborist that contains the following information:*
- A. *A plan, including a topographical survey bearing the stamp and signature of a qualified, registered professional containing all the following information:*
1. *Property Dimensions. The shape and dimensions of the property, and the location of any existing and proposed structure or improvement.*
 2. *Tree survey.*
 - d. *All Oregon white oaks, native yews, and any species listed by either the state or federal government as rare or endangered shall be shown in the tree survey.*
 3. *Tree Protection. A statement describing how trees intended to remain will be protected during development, and where protective barriers are necessary, that they will be erected before work starts. Barriers shall be sufficiently substantial to withstand nearby construction activities. Plastic tape or similar forms of markers do not constitute "barriers."*

Section 4.620.00. Tree Relocation, Mitigation, Or Replacement

- (.01) Requirement Established. *A Type B or C Tree Removal Permit grantee shall replace or relocate each removed tree having six (6) inches or greater d.b.h. within one year of removal.*
- (.05) Replacement Tree Location.
- A. *City Review Required. The City shall review tree relocation or replacement plans in order to provide optimum enhancement, preservation and protection of wooded areas. To the extent feasible and desirable, trees shall be relocated or replaced on-site and within the same general area as trees removed.*

Section 4.620.10. Tree Protection During Construction

(.01) *Where tree protection is required by a condition of development under Chapter 4 or by a Tree Maintenance and Protection Plan approved under this subchapter, the following standards apply:*

A. All trees required to be protected must be clearly labeled as such.

Response: The site is subject to a Type “C” tree removal review. New trees will be added along the south boundary of the development at a more than 1:1 ratio. This will provide, not only tree replacement but extra tree buffering. Before construction all of the saved trees near construction will be protected as shown on the attached drawings. There is an Oregon white oak on site which will be saved. The trees are being replaced in an area close to the removal area. The trees being removed will be replaced with a species compatible with the City’s tree ordinance. Tree protection details will be shown on the construction plans. No grading of the site will occur near the protected trees as shown on the attached drawings.

Exhibit C
Preliminary Storm Water Report

POLE YARD EXPANSION

Preliminary Storm Report

May 2015

Project Number

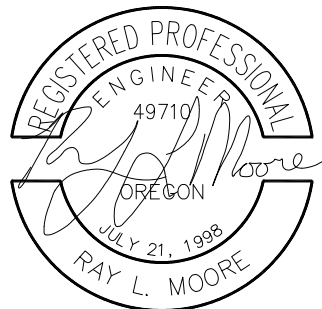
13-151

Project Address

29353 SW Town Center Loop E
Wilsonville, OR 97070

Applicant

Clackamas Community College
16900 Molalla Avenue
Oregon City, OR 97045



RENEWAL DATE: 12/31/2016

Project Narrative

The subject property is located at the Clackamas Community College, Wilsonville Campus at 29353 SW Town Center Loop E. The site is currently a vacant grassy field sloping slightly to the southwest. There is an existing gravel path located along the southern edge of the proposed pole yard. The current zoning is PDC-TC (Planned Development Commercial – Town Center).

The proposed improvements will consist of installing a gravel pad approximately 195' x 125' with a driveway connection from the adjacent parking area. The site will be fenced for security and a landscape buffer will be planted on the south side of the site. The existing gravel path will be relocated as shown on the drawings. The site is buffered on the west side by dense brush. There will be no new sewer or water utilities installed with this project. The site will be graded to drain to the southwest to a new water quality rain garden before leaving the site into a flow spreader located along the south line of the property.

Storm Water Infiltration/Treatment

Using Clean Water Service's (CWS) Low Impact Development Approaches (LIDA) Handbook we designed the proposed rain garden (See the attached CWS rain garden detail) to be sized to a factor of 0.06 of the proposed gravel (impervious) area. The proposed gravel area is 21,277sf. The minimum rain garden area is 1,277 sf ($21,277 \text{ sf} \times 0.06 = 1,277 \text{ sf}$). We are proposing a 1,366 sf rain garden which exceeds the requirements. See the attached CWS LIDA form.

Storm Water Detention

Storm water runoff from this site is conveyed to a regional detention facility which has been sized to handle runoff from this site. No on-site detention is required.

Clean Water Services LIDA Sizing Form

| | |
|-----------------------------|--|
| Project Title: | Pole Yard Expansion Project |
| Project Location: | 29353 SW Town Center Loop E |
| Contact Name/Title/Company: | Ray Moore, All County Surveyors & Planners |
| Phone/e-mail: | (503) 668-3151 raym@allcountysurveyors.com |

STEP 1: Determine Impervious Area Requiring Treatment

| | |
|---|--------------------------------------|
| Total Site Area (acres): | <input type="text" value="8.00"/> |
| Total Existing Impervious Area (sq.ft.): | <input type="text" value="241,356"/> |
| Proposed New Impervious Area (sq.ft.): | <input type="text" value="21,277"/> |
| Impervious Area Requiring Treatment (sq.ft.) (Refer to Design & Construction Standards Chapter 4 for instructions to calculate this area, which will be less than or equal to the new plus existing site impervious area.) | <input type="text" value="1,277"/> |

STEP 2: Deduct Impervious Area LIDA Credits

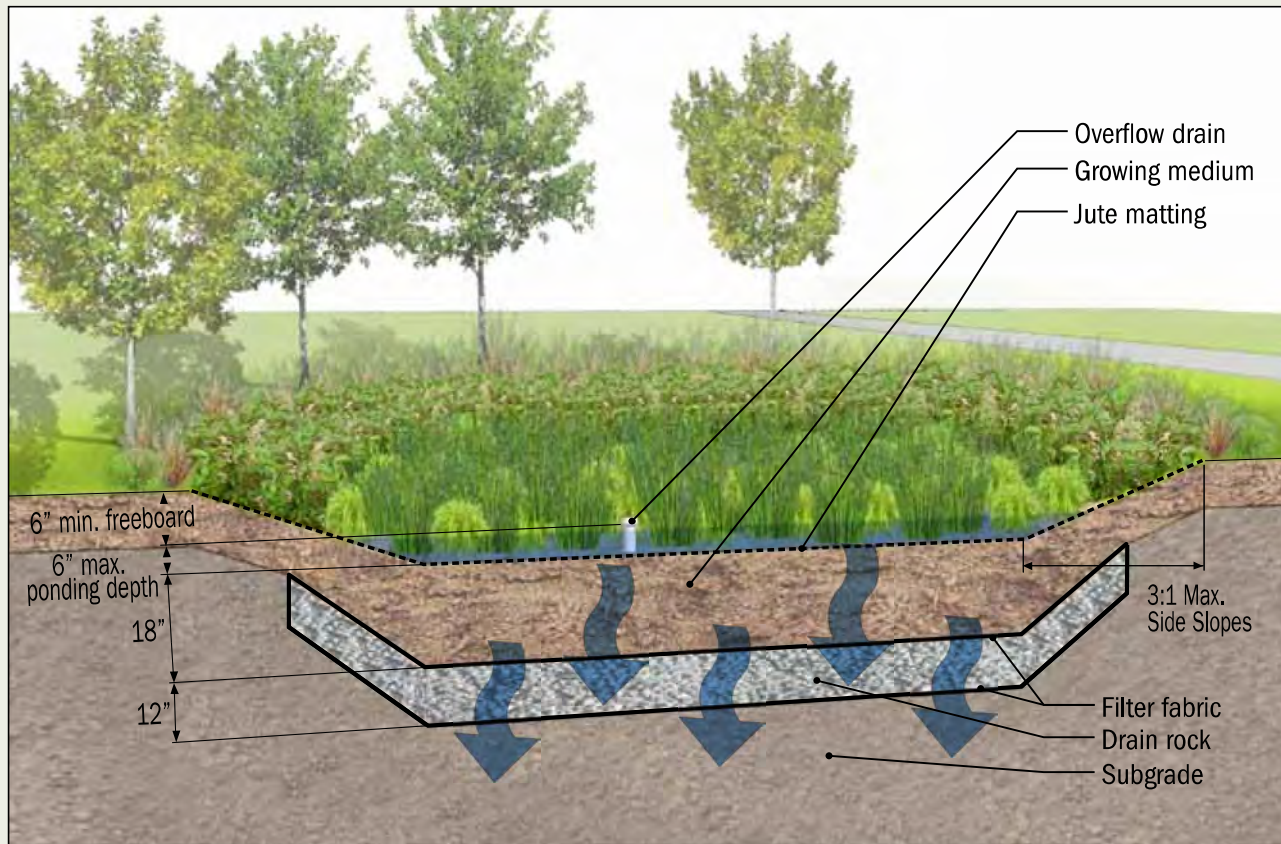
| | |
|---|-------------------------------------|
| Porous Pavement (sq. ft.): | <input type="text" value="0"/> |
| Green Roof (sq. ft.): | <input type="text" value="0"/> |
| Other Credits as approved (sq. ft.): | <input type="text" value="0"/> |
| Total Credits (sq. ft.): | <input type="text" value="0"/> |
| Remaining Impervious area (sq. ft.) (Total from Step 1 – Total Credits): | <input type="text" value="21,277"/> |

STEP 3: Size LIDA Facilities for Remaining Impervious Area

| | IA: Impervious area treated (sq.ft.) | SF, Sizing Factor | LIDA facility size (sq.ft.) (IA x SF) |
|-----------------------------------|--------------------------------------|-------------------|---------------------------------------|
| Infiltration Planters/Rain Garden | 21,277 | 0.06 | 1,277 |
| Flow-through Planter | 0 | 0.06 | 0 |
| LIDA Swale | 0 | 0.06 | 0 |
| Vegetated Filter Strip | 0 | 0.06 | 0 |

Total Impervious Area treated (sq.ft.)

(*Must equal total from Step 2 or additional LIDA facilities or Water Quality Facilities must be added.)



Design Factors

Soil Suitability and Facility Sizing

The size and depth of the infiltration planter will depend upon the infiltration rate of existing soils. A sizing factor of 0.06 assumes the site infiltration rate is less than 2 in/hr.

For example, the size of an infiltration planter managing 1,500 square feet of total impervious area would be 90 square feet (1,500 x 0.06).

Size may be decreased if:

- Demonstrated infiltration rate is greater than 2 in/hr using ASTM D3395-09 method; or
- Amended soil depth is increased

Geometry/Slopes

The shape may be circular, square, rectangular, etc. to suit the site design requirements. Regardless of the shape, a minimum planter width of 30 inches is needed to achieve sufficient time for treatment and avoid short-circuiting. Planters in a relatively flat landscaped open area should not slope more than 0.5% in any direction.

Piping for Infiltration Planters

Follow Plumbing Code requirements for piping that directs stormwater from impervious surfaces to planters.

Stormwater may flow directly from the public street right-of-way or adjacent parking lot areas via curb openings. For infiltration planters with walls, install an overflow drain to allow not more than 6 inches of water to pond. Infiltration planters with side slopes, such as rain gardens, need an overflow drain to ensure no more than 6 inches of water will pond. On private property, follow Plumbing Code requirements for this overflow drain and piping, and direct excess stormwater to an approved disposal point as identified on permit drawings. Check with local jurisdiction or use Clean Water Services Design and Construction Standards for additional information on piping material for use in the public right-of-way.

Setbacks

Check with the local building department to confirm site-specific requirements.

- Generally, a minimum setback of 10 feet from building structures is recommended.
- Planters should not be located immediately upslope of building structures.

Before site work begins, clearly mark infiltration planter areas to avoid soil disturbance during construction. No vehicular traffic should be allowed within 10 feet of

Exhibit D
Light Details

Memorandum

To: Margaret Nickerson / Shelly Tracy - CCC
 From: Mark Peckover
 Date: March 16, 2015
 Subject: CCC WILSONVILLE POLE YARD
 LIGHTING ANALYSIS – SOUTH YARD

Please find the below summary of the technical requirements for the expansion of the pole yard lighting system at Clackamas Community College's Wilsonville campus.

| Code Requirement | Project Conformance |
|--|---|
| Lighting Zone | LZ3 |
| Statement of Lighting Method Used | Performance Method, Tables 8, 9, 10. |
| A site lighting plan | Site lighting plan with locations and a table describing fixture information and aiming angle has been provided. |
| Fixture information | A table with fixture information, lamp type, tilt angle and mounting height is included on the drawing. |
| Light level calculations across the site | Site lighting plan includes footcandle calculations. |
| Light level calculations at property lines | <p>Only one property line has light levels above 0.0 fc on the horizontal plane but the levels are still within the allowed range of Section 4.199.40. The vertical footcandle levels are provided for this property line and they are also within the allowed range.</p> <p>Per Table 9 the light levels shall be: Maximum % of uplight (lumens)- 10% Max horiz. light level at property line (fc)- 0.4 Max. vert. light level at property line (fc)- 0.8</p> |

Notes:

- Code requirements based on City of Wilsonville Code Planning and Land Development dated March 2015.

Please note that one requirement for the new lighting system that is not currently documented in our calculations is the requirement for lighting controls. Per Section 4.199.40.(.01).D a control system shall be provided for the pole yard lighting. The applicable portions of this code are contained below.

D. Curfew. All prescriptive or performance based exterior lighting systems shall be controlled by automatic device(s) or system(s) that:

1. Initiate operation at dusk and either extinguish lighting one hour after close or at the curfew times according to Table 10; or
2. Reduce lighting intensity one hour after close or at the curfew time to not more than 50% of the requirements set forth in the *Oregon Energy Efficiency Specialty Code* unless waived by the DRB due to special circumstances; and
3. Extinguish or reduce lighting consistent with 1. and 2. above on Holidays.

The following are exceptions to curfew:

- a. Exception 1: Building Code required lighting.
- b. Exception 2: Lighting for pedestrian ramps, steps and stairs.
- c. Exception 3: Businesses that operate continuously or periodically after curfew.

| Table 10: Curfew | |
|-------------------------|-----------------------|
| Lighting Zone | Curfew Time |
| LZ 0 | 8:00 PM (2000 hours) |
| LZ 1 | |
| LZ 2 | 10:00 PM (2200 hours) |
| LZ 3 | Midnight (2400 hours) |
| LZ 4 | |

Should you have any questions or comments, please do not hesitate to contact our office.
Thank you.

cc:

mm:filename



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Engineering Software
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www.agi32.com

sample banner copyright 2006 Lighting Analysts, Inc.

Photometric Report (Type B)

Filename: TFA_400M_TA2_(PROBE).ies
 [TEST] LTL11584
 [ISSUEDATE] 1/31/2008
 [MANUFAC] Lithonia Lighting
 [LUMCAT] TFA 400M TA2 (PROBE)
 [LUMINAIRE] SPECIFICATION FLOODLIGHT, TA2
 DISTRIBUTIONS, 400W MH, W/ CLEAR LAMP.
 [LAMPCAT] MVR400/U
 [LAMP] ONE 400-WATT CLEAR ED-37 METAL HALIDE, VERTICAL
 BASE-DOWN POSITION.

Maximum Candela = 18273 at -7 H 7 V

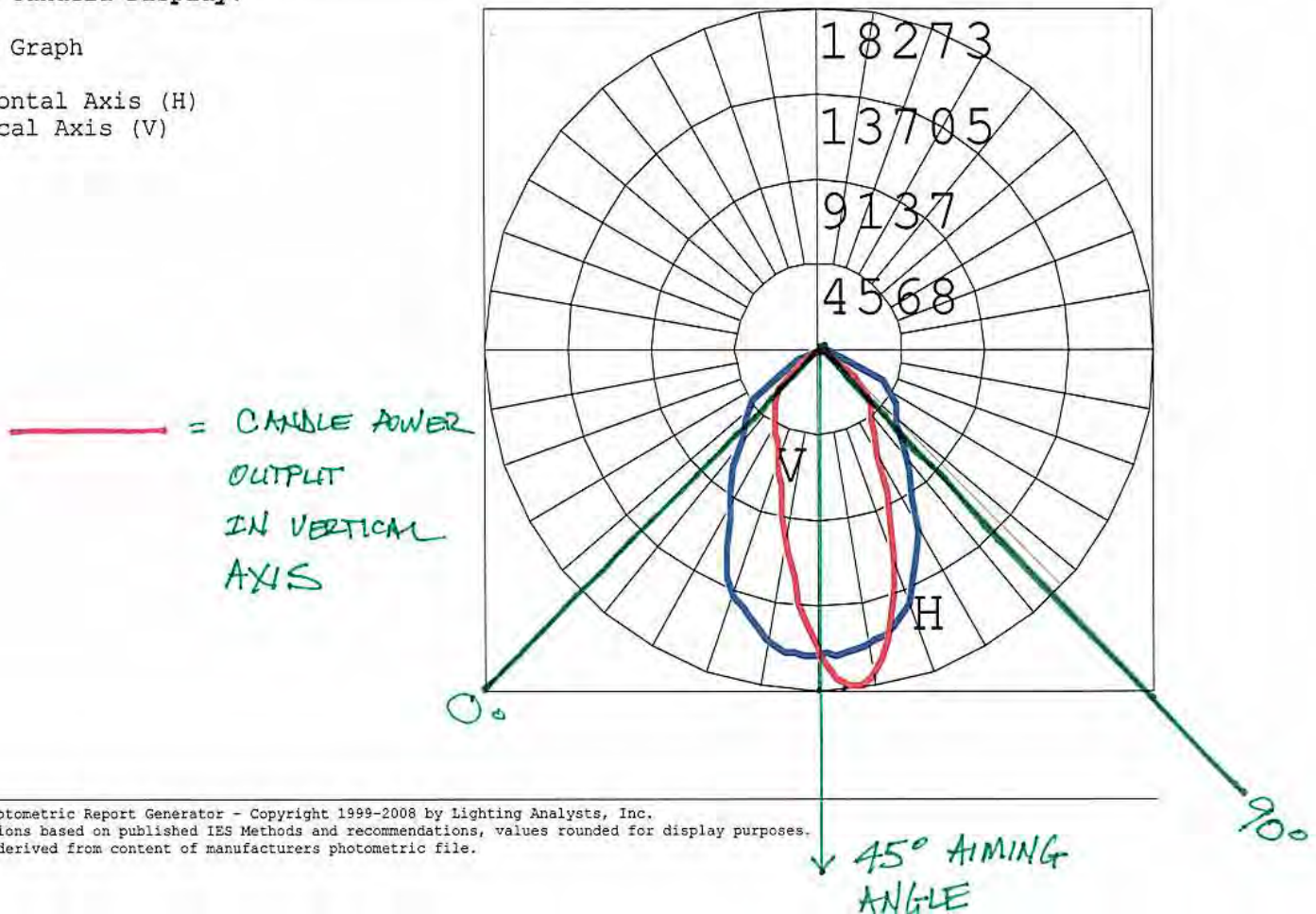
Classification:

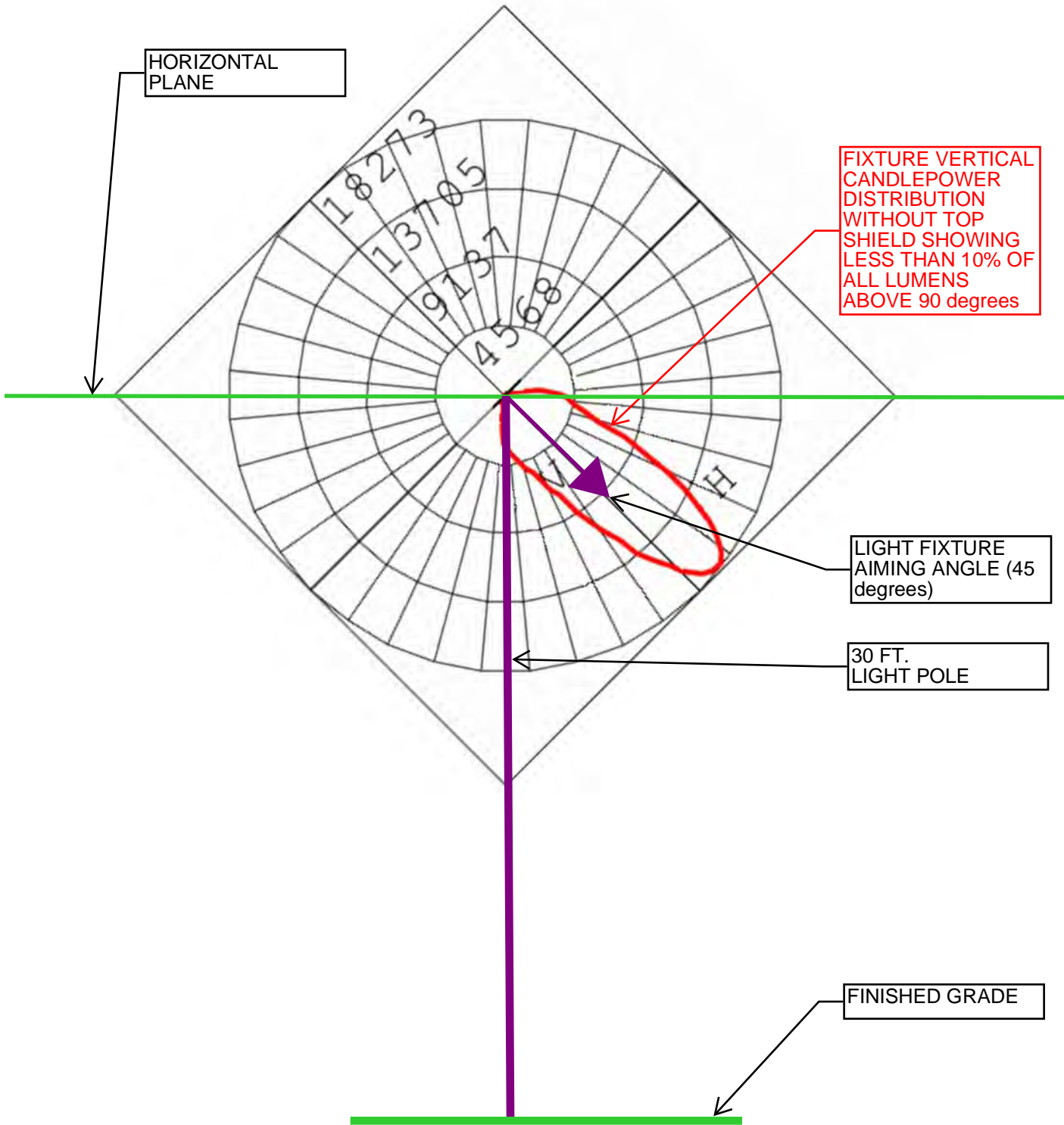
Luminaire Efficacy Rating (LER): 48
 Flood NEMA Type: 7H x 6 V

Axial Candela Display:

Polar Graph

Horizontal Axis (H)
 Vertical Axis (V)





POLE LIGHT FIXTURE SECTION
 NOT TO SCALE

FEATURES & SPECIFICATIONS

INTENDED USE — Use for industrial yards, parking lots, construction sites, and signage.

CONSTRUCTION — NEMA heavy-duty construction. Contoured die-cast aluminum housing and front bezel. Bezel is hinged and latched for fast, easy "no-tool" internal access to optical and electrical compartments.

Finish: Standard finish is dark bronze (DDB) corrosion resistant polyester powder finish with other architectural colors available.

OPTICS — Precision die-formed specular anodized aluminum reflector provides high efficiencies with vertical or horizontal lamp orientation. Premium one-piece silicone gasket seals optical chamber to inhibit entrance of outside contaminants. Lamp support standard with horizontally lamped 1000W units.

Lens: heavy-duty, thermal shock-resistant clear tempered glass with no metal-to-glass contact.

ELECTRICAL — Ballast: high power factor constant-wattage autotransformer. Super CWA pulse start ballast required for 200M, 320M, 350M, & 750M (SCWA option). Super CWA Pulse Start ballasts, 88% efficient and EISA legislation compliant, are required for 200-400W (must order SCWA option) for US shipments only. CSA, NOM or INTL required for probe start shipments outside of the US. Ballast is 100% factory-tested. Electrical components are mounted to rear housing for maximum heat dissipation, accessible through front bezel.

Socket: Porcelain, vertically or horizontally-oriented, mogul-base socket with copper alloy, nickel-plated screw shell and center contact. UL listed 1500W, 600V.

INSTALLATION — Front bezel "no-tool" latches are easily operable while wearing heavy work gloves. Corrosion-resistant, heavy-duty painted steel mounting yoke included.

LISTINGS — UL Listed (standard). CSA certified (See Options). NOM certified (See Options). UL listed for 25°C ambient and wet locations. IP65 rated.

Note: Specifications subject to change without notice.

| |
|----------------|
| Catalog Number |
| Notes |
| Type |



CONTOUR
SERIES

Floodlighting

TFA

METAL HALIDE: 200W - 1000W
HIGH PRESSURE SODIUM: 250W - 1000W

Specifications

Overall height: 24-3/8 (61.9)

Overall width: 24 (61.0)

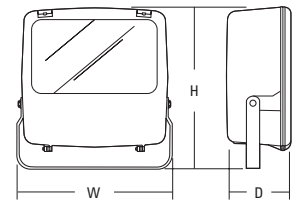
Depth: 10 (25.4)

*Weight: 65lbs(29.5 kg)

EPA: 2.6ft²

*Weight as configured in example below.

All dimensions are inches (centimeters) unless otherwise specified.



ORDERING INFORMATION

For shortest lead times, configure product using **standard options (shown in bold)**.

Example: TFA 1000M TA TB LPI

| Series | Wattage | Distribution | Voltage | Ballast | Mounting |
|------------|--|--|---|--|---|
| TFA | Metal halide High pressure sodium ⁹ 200M ¹ 250S 250M ² 400S 320M ¹ 750S 350M ³ 1000S⁵ 400M ² 750M ⁴ 1000M ⁵ | Horizontal TA (7 X 7) RN (6 X 3) Vertical RE (4 X 4) ⁷ RC (5 X 5) ^{7,8} RM (6 X 5) RB (6 X 6) TA2 (7 X 6) | 120 208 ⁹ 240 ⁹ 277 347 480⁹ TB¹⁰ 23050HZ ¹¹ | (blank) Magnetic ballast CWI Constant wattage isolated SCWA Super SCWA pulse start ballast Note: For shipments to U.S. territories, SCWA must be specified to comply with EISA. | Shipped installed (blank) Yoke IS Integral slipfitter (2-3/8" to 2-7/8" OD tenon) Shipped separately^{12,13} FTS Tenon slipfitter (2-3/8" to 2-7/8" OD tenon) ¹⁴ FRWB Radius wall bracket ¹⁵ FSAB Steel angle bracket ¹⁴ FSPB Steel square pole bracket ¹⁵ FWPB Wood pole bracket ¹⁴ |

| Options | Finish ²⁰ | Lamp ²² |
|---|---|---|
| Shipped installed in fixture SF Single fuse (120, 277, 347V) ¹⁶ DF Double fuse (208, 240, 480V) ¹⁶ CF Charcoal filter C62 2' 16-3 SEO cord prewired C42 2' 14-3 SEO cord prewired C22 2' 12-3 SEO cord prewired EC Emergency circuit ¹⁷ QRS Quartz restrike system ¹⁷ QRSTD Quartz time delay ^{11,17} | (blank) Dark bronze DWH White DBL Black DMB Medium bronze DNA Natural aluminum CR Enhanced corrosion resistance CRT Non-stick protective coating ²¹ | LPI Lamp included L/LP Less lamp |
| PER NEMA twist-lock photoelectric receptacle ¹⁸ TP Tamper proof latches CSA CSA certified NOM NOM certified ¹¹ INTL Available for MH probe start shipping outside the U.S. REGCI California Title 20 effective 1/1/02010 Shipped separately ¹² FV Full visor ^{13,19} UV Upper visor ^{13,19} VG Vandal guard ^{13,19} WG Wire guard ¹⁹ PE1 NEMA twist-lock photocontrol (120, 208, 240V) PE3 NEMA twist-lock photocontrol (347V) PE4 NEMA twist-lock photocontrol (480V) PE7 NEMA twist-lock photocontrol (277V) SC Shorting cap for PER option | | |

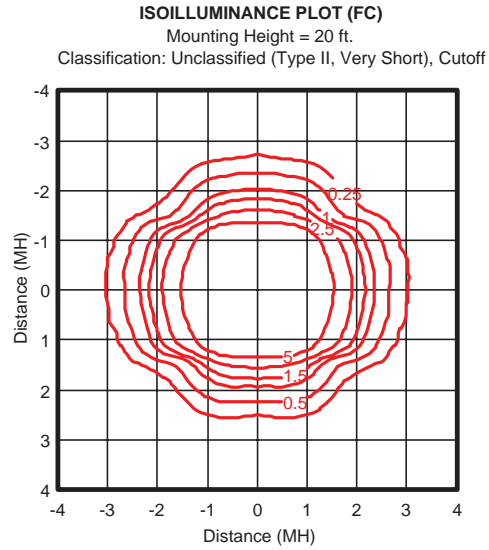
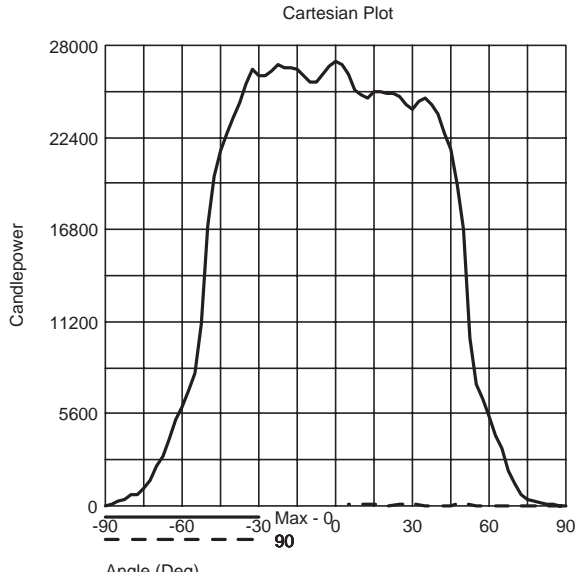
Notes

- Must be ordered with SCWA.
- These wattages require the REGCI option to be chosen for shipments into California for Title 20 compliance. 250M REGCI in not available in 347 or 480V.
- These wattages do not comply with California Title 20 regulations.
- N/A with vertical distributions.
- 1000W vertical and 1000M SCWA horizontal distributions require a reduced jacketed lamps.
- N/A with SCWA.
- N/A with 1000S or 750S.
- N/A with 1000M.
- Must specify CWI for use in Canada.
- Optional multi-tap ballast (120, 208, 240, 277V). In Canada 120, 277, 347V; ships as 120/347.
- Consult factory for available wattages.
- May be ordered as an accessory.
- Must specify finish when ordered as an accessory.
- Yoke-mount only.
- Requires IS or FTS.

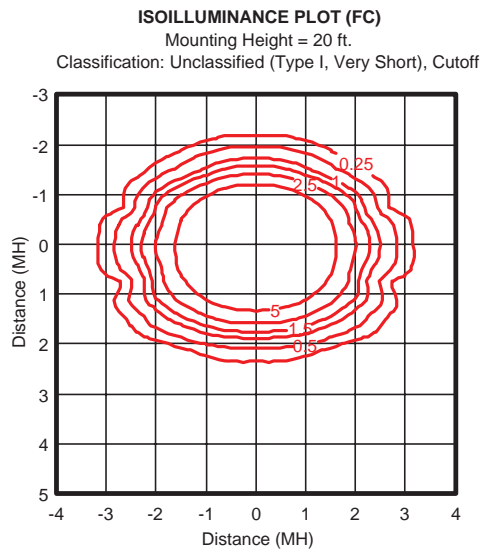
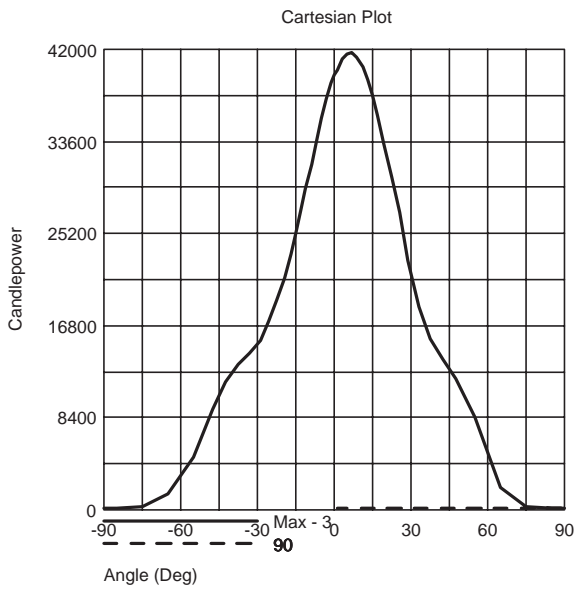
- Must specify voltage. N/A with TB.
- Max allowable wattage lamp included.
- Photocell not included.
- Prefix with TFA when ordered as an accessory. Field modification required unless ordered with fixture.
- See www.lithonia.com/archcolors for additional color options.
- Black finish only.
- Must be specified.

TFA Floodlight

TFA 1000M TA, 1000W metal halide lamp, 107800 rated lumens, test no. 97121701



TFA 1000M TA2, 1000W metal halide lamp, 110000 rated lumens, test no. LTL11697



ELECTRICAL CHARACTERISTICS

| Wattage/ballast | Primary voltage | Line current (amps) start/operating | Primary dropout voltage | Input watts | Power factor (%) | Regulation Line V = Lamp lumens |
|-----------------|-----------------|-------------------------------------|-------------------------|-------------|------------------|---------------------------------|
| | 120 | 5.90/9.20 | 70 | | | |
| | 208 | 3.40/5.30 | 120 | | | |
| 1000 CWA | 240 | 2.90/4.60 | 140 | 1070 | 90+ | ±10% = ±10% |
| Peak-lead | 277 | 2.50/4.00 | 160 | | | |
| | 480 | 1.50/2.30 | 280 | | | |

Mounting Height Correction Factor

(Multiply the fc level by the correction factor)

25 ft. = 1.44

35 ft. = .73

40 ft. = .56

$$\left(\frac{\text{Existing Mounting Height}}{\text{New Mounting Height}} \right)^2 = \text{Correction Factor}$$

Tested to current IES and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory data and actual field measurements. Dimensions and specifications on this sheet are based on the most current available data and are subject to change without notice.

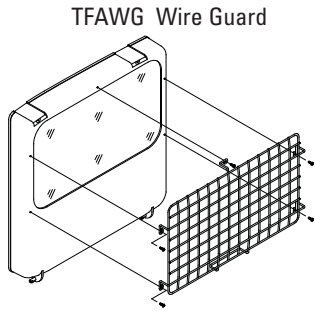
Notes

1. Photometric data for other distributions can be accessed from the Lithonia Lighting website. (www.Lithonia.com)
2. For electrical characteristics, consult outdoor technical data specifications on www.lithonia.com.

Installation Instructions
TFA Accessories

Delivery: Upon receipt of fixture and accessories (packed separately), thoroughly inspect for any freight damage. All damage should be reported to the delivery carrier. Compare the catalog description listed on the packing slip with the fixture label on the inside of the housing to be sure you have received the correct merchandise.

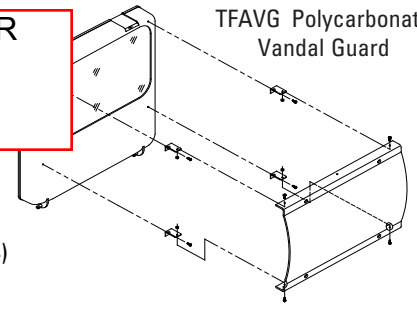
LIGHT FIXTURE VISOR DESCRIBED IN NARRATIVE



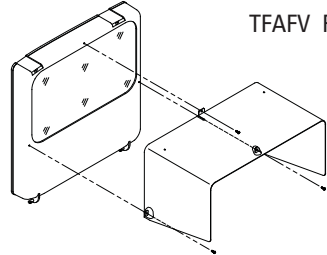
TFAWG Wire Guard

Wire Guard: Attach with (5) five 8-32 x 1/2" screws. If holes are not pre-drilled, open bezel, align wire guard with mounting hole to correct bosses to be drilled. Remove indicator pilot bosses with 5/32" bit. Place on surface and mount as noted above.

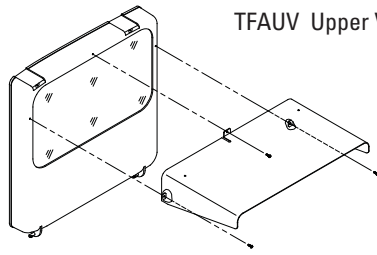
Vandal Guard: Attach 2 top L-shaped mounting brackets to the top of the guard and the 2 remaining L-shaped brackets to the bottom of the guard using the (4) screws and nuts provided. Drill cast front cover in the four (4) locations shown with indicators (.140 dia. - 9/64")



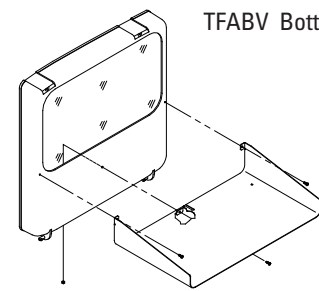
TFAVG Polycarbonate Vandal Guard



TFAFV Full Visor



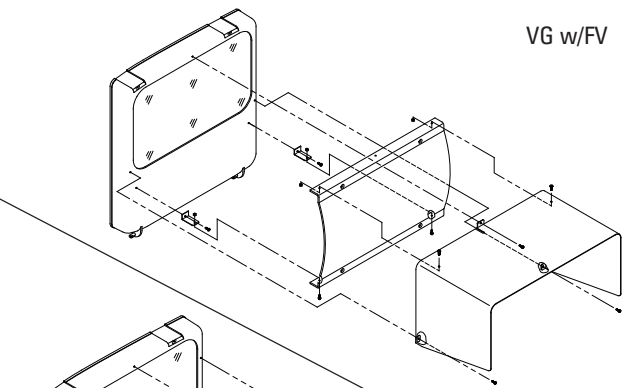
TFAUV Upper Visor



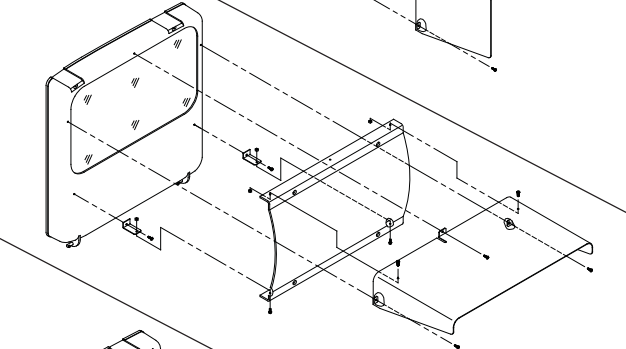
TFABV Bottom Visor

Full, Upper, and Bottom Visor 1. Attach the visor to the doorframe using (3) screws provided. If your TFA did not come factory drilled, drill .140 diameter (9/64") holes. The inside of the front cover has locator holes to aid in drilling.

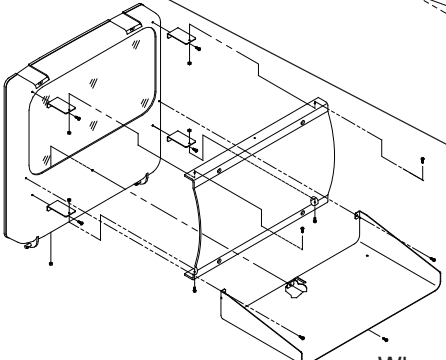
NOTE: When using the upper visor or full visor with a vandal or wire guard, you must: 1) Attach visor first, then place guard on fixture; and 2) Use closing screws that are included in hardware bag.



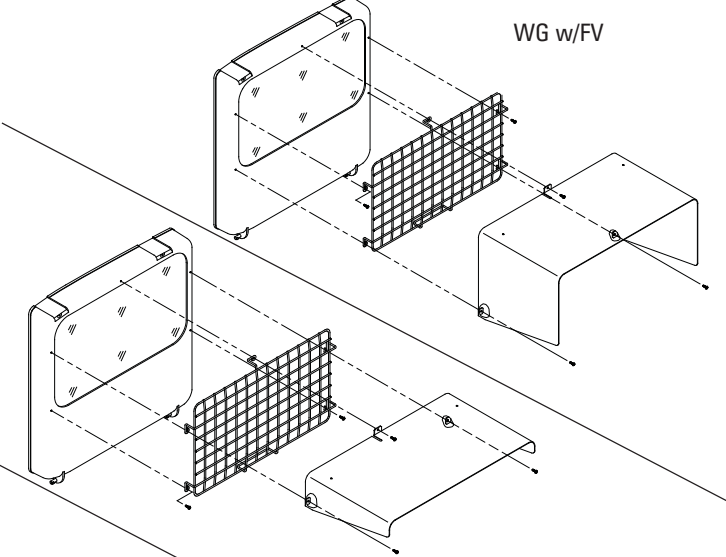
VG w/FV



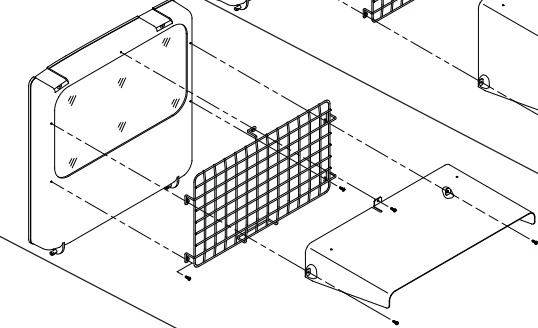
VG w/UV



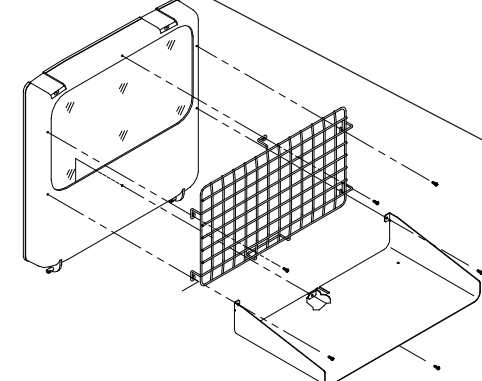
VG w/BV



WG w/FV



WG w/UV



WG w/BV

When using the bottom visor with a vandal or wire guard, you must attach the guard first as shown.



An Acuity Brands Company

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Lithonia Lighting Outdoor
One Lithonia Way, Conyers, GA 30012
Phone: 800-279-8041 Fax: 770-918-1209
www.lithonia.com

Part Number: RJ52100163 Rev C
Revision Date: 11/4/10



Exterior Lighting Compliance Certificate

2010 Oregon Energy Efficiency Specialty Code

Section 1: Project Information

Project Type: **New Construction**

Project Title : CCC WILSONVILLE SOUTH POLE YARD

Exterior Lighting Zone: **1 (Developed rural area)**

Construction Site:
29353 SW Town Center Loop E
Wilsonville, OR 97070

Owner/Agent:
CCC Wilsonville

Designer/Contractor:
Mark Martin
Sparling / Stantec
733 SW Oak street
Suite 200
Portland, OR 97205
53-273-0060
mmartin@sparling.com

Section 2: Exterior Lighting Area/Surface Power Calculation

| A Exterior Area/Surface | B Quantity | C Allowed Watts / Unit | D Tradable Wattage | E Allowed Watts (B x C) | F Proposed Watts |
|---|---------------|---------------------------------|--------------------------|----------------------------------|------------------------|
| Sout Pole Yard (Outdoor sales area/lot) | 34500 ft2 | 0.25 | Yes | 8625 | 3234 |
| Total Tradable Watts* = | | | | 8625 | 3234 |
| Total Allowed Watts = | | | | 8625 | |
| Total Allowed Supplemental Watts** = | | | | 500 | |

* Wattage tradeoffs are only allowed between tradable areas/surfaces.

** A supplemental allowance equal to 500 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Section 3: Exterior Lighting Fixture Schedule

| A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast | B Lamps/ Fixture | C # of Fixtures | D Fixture Watt. | E (C X D) |
|--|------------------------|-----------------------|-----------------------|--------------|
| Sout Pole Yard (Outdoor sales area/lot 34500 ft2): Tradable Wattage | | | | |
| HID 1: Metal Halide: Pulse start: | 1 | 7 | 462 | 3234 |
| Total Tradable Proposed Watts = | | | | 3234 |

Section 4: Requirements Checklist

In the following requirements, blank checkboxes identify requirements that the applicant has not acknowledged as being met. Checkmarks identify requirements that the applicant acknowledges are met or excepted from compliance. 'Plans reference page/section' identifies where in the plans/specs the requirement can be verified as being satisfied.

Controls, Switching, and Wiring:

- ✓ 1. Lighting designated to operate more than 2000 hours per year for Uncovered Parking Areas shall be equipped with motion sensors that will reduce the luminaire power by thirty-three percent or turn off one-third the luminaires when no activity is detected.

Plans reference page/section: EX01

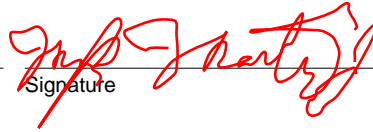
Exterior Lighting Restrictions and Exceptions:

- ✓ 2. Mercury vapor and incandescent lighting is not permitted for use as exterior lighting.
- ✓ 3. Exempt lighting fixtures are equipped with a control device independent of the control of the nonexempt lighting and are identified in Section 3 table above.

Section 5: Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed lighting system has been designed to meet the 2010 Oregon Energy Efficiency Specialty Code requirements in COMcheck Version 3.9.4 and to comply with the mandatory requirements in the Requirements Checklist.

Mark Martin - Elec Designer



03-16-2015

Name - Title

Signature

Date

Exhibit E
FAA Letter



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
2601 Meacham Boulevard
Fort Worth, TX 76193

Aeronautical Study No.
2015-ANM-428-OE

Issued Date: 04/02/2015

Bob Cochran
Clackamas Community College
19600 Molalla Avenue
Oregon City, OR 97045

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

| | |
|------------|--|
| Structure: | Transmission Line Wilsonville Pole Yard |
| Location: | Wilsonville, OR |
| Latitude: | 45-18-27.00N NAD 83 |
| Longitude: | 122-45-43.00W |
| Heights: | 142 feet site elevation (SE) 80 feet above ground level (AGL) 222 feet above mean sea level (AMSL) |

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
 Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 10/02/2016 unless:

- the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- extended, revised, or terminated by the issuing office.
- the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (310) 725-6591. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2015-ANM-428-OE.

Signature Control No: 243175398-247977188

(DNE)

Tamera Burch
Technician

Exhibit F
Arborist Report



December 9, 2014

Bob Cochran
 Clackamas Community College
 19600 Molalla Ave.
 Oregon City, OR 97045

Re: Clackamas Community College
 Wilsonville Campus

I was requested by Ray Moore from All County Surveyors & Planners Inc. to provide an identification and conditional report for approximately (12) trees located in a vacant lot as part of the planned Pole Yard Expansion Project at the Wilsonville Campus for Clackamas Community College. This report is part of the information necessary pursuant to application for a Class 'C' tree removal permit through the City of Wilsonville. All trees listed are indicated on a site map provided by All County Surveyors & Planners Inc. (attached).

Tree Inventory

| # | DBH | Height | Species | Comment |
|----|-------------|--------|------------------|--|
| 1 | 21" | 50' | Oregon White Oak | Double stem tree divided at 5', |
| 1A | 10", 18" | 18' | Apple sp. | Old tree that failed in past, leaning into Oak above, poor quality |
| 2 | Clump | 20' | Willow | 8 stems in cluster. Avg 4" each, typical of many trees in area |
| 3 | Clump | 20' | Willow | 6 stems in cluster. Avg 3" each, typical of many trees in area |
| 4 | Clump | 20' | Willow | Multiple stems 5" & 3", typical of many trees in area. |
| 4A | 4" | 20' | Hawthorn | Growing in cluster with Willows above |
| 5 | Clump | 50' | Willow | 6 stems in cluster. Avg 10" each, typical of many trees in area |
| 6 | 14", 10" | 35' | Hawthorn | Multi-trunk tree splitting at ground level |
| 7 | Clump | 18' | Willow | 5 stems in cluster. Avg 3" each, typical of many trees in area |
| 8 | 4", 4" | 20' | Willow | 2 stems in cluster, typical of many trees in area |
| 9 | 18" | 40' | Willow | Very poor specimen with poor canopy development |
| 10 | 13" | 40' | Willow | Very poor specimen with poor canopy development |
| 11 | Clump | 20' | Willow | Multi-stem clump typical of trees in the area |
| 12 | Clump | 20' | Willow | Multi-stem clump typical of trees in the area |

Observations:

The majority of the trees in this location, as you can see, are native willow (Scouler or Sitka) interspersed with invasive English Hawthorne. These trees are all growing in a fairly dense patch of Himalayan Blackberry. The majority of the specimens in the area are small clump form trees which is typical for these species. The larger willows in this area are in relatively poor health.

If you have any questions regarding my observations, please call me. I can be reached at our office at (503) 656-2656 ext. 412.

A handwritten signature in black ink that reads "James W. Sherwood". The signature is written in a cursive style with a large, looping initial "J".

James W. Sherwood
ISA Certified Arborist PN-0252A
ISA Tree Risk Assessor Qualified



EXISTING CONDITIONS

LEGEND

- PROPERTY LINE
- - - - - EXISTING 1" GROUND CONTOUR
- ===== BUILDING WALL
- ===== PAVEMENT
- ===== EXISTING ASPHALT/CONCRETE
- ===== GRAVEL
- ===== EDGE OF GRAVEL
- ===== EXISTING CURB
- ===== EXISTING FENCE
- ===== EXISTING 4" POWER LINE
- ===== EXISTING TELEPHONE JUNCTION BOX
- ===== EXISTING CLEANOUT
- ===== EXISTING POWER RISER
- ===== EXISTING LIGHT POLE
- ===== EXISTING UTILITY POLE
- ===== UTILITY POLE W/ AIR LINE
- ===== SERVICE CONTROL POINT
- ===== EXISTING BOLLARD
- ===== EXISTING EVERGREEN TREE
- ===== EXISTING DECIDUOUS TREE

NOTES

1. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY LINES SHOWN ARE FOR GENERAL REFERENCE ONLY AND MAY VARY UPON PERFORMANCE OF THE FINAL BOUNDARY SURVEY.
2. THE ELEVATION DATA IS BASED ON SURVEY CONTROL POINT TWO (TWO) NAIL, 4" TEMPERED BIRCH TREE HAS AN ADJUSTED ELEVATION OF 100'.

Surveyors & Planners, Inc.
 Surveying, Planning and
 Civil Engineering
 P.O. Box 855 Sandy, OR 97055
 Phone: (503) 658-3151
 Fax: (503) 658-4750
 DATE OF PLOT: 9-22-14

CLACKAMAS COMMUNITY COLLEGE
 19600 MOLALLA AVE.
 OREGON CITY, OR 97045
 PHONE: 503-594-6790

PROJECT NAME: **Pole Yard Expansion Project**
EXISTING CONDITIONS
 LOCATION: **WILSONVILLE OREGON**

SCALE: **VERT. N/A**
HORIZ. 1"=20'
 DATE: **9-22-14**
 FILE: **13-181-TOPODMS**
 LEGAL: _____
 SECTION: **13** TWP. **3S** RANGE **1W**

REGISTERED PROFESSIONAL LAND SURVEYOR
Raymond M. ...
 OREGON REG. NO. 4878
 RENEWAL DATE: 12/31/14

| DATE | NO. | REVISION | BY |
|------|-----|----------|----|
| | | | |
| | | | |

DESIGNED: _____ RLM
 DRAWN: _____ RLM
 CHECKED: _____ DLH
 APPROVED: _____ RLM

SHEET **2** OF **2**

General Tree Service

6795 SW 111th Ave
Beaverton, OR, 97008
(503)656-2656
Fax (503)656-3219

June 29, 2015

Bob Cochran
Clackamas Community College
19600 Molalla Ave.
Oregon City, OR 97045

Re: Clackamas Community College
Wilsonville Campus
Oregon White Oak (*Quercus garryana*)

Bob this letter is to discuss the health of the Oregon White Oak located on the south edge of the proposed Pole Yard Expansion Project.

This tree is currently slated to be retained on this project. This is a 21" tree with a double trunk separating at about 5' above ground level. There is a pronounced branch bark ridge below this union that will need to be monitored moving forward. As the canopy on this tree expands it will put more stress on this union and at some point could possibly fail. Crown cleaning and installation of support(s) may be necessary depending on the activity generated around this tree moving forward.

Currently the foliage on this tree appears to be very healthy with very little buildup of dead limbs. There is an old apple tree directly adjacent to the oak that at some point may have to be removed.

If you have any questions regarding my observations, please call me. I can be reached at our office at (503)656-2656 ext. 412.

James W. Sherwood

James W. Sherwood
ISA Certified Arborist PN-0252A
ISA Qualified Tree Risk Assessor

'Caring for trees and landscapes for over 90 years!'

"Our business is growing great relationships!"

Oregon CCB # 63604

Oregon LCB# 5814

Ray Moore

From: "Jim Sherwood" <j.sherwood@generaltree.com>
Date: Wednesday, July 1, 2015 9:27 AM
To: "Ray Moore" <raym@allcountysurveyors.com>
Attach: CCC Wilsonville Oak 6-15.doc
Subject: FW: Clackamas Community College Pole Yard Expansion Project Oak Tree

Ray, attached is the letter I sent off to Daniel Pauly.

Thanks,

Jim Sherwood

From: Jim Sherwood [mailto:j.sherwood@generaltree.com]
Sent: Tuesday, June 30, 2015 10:26 AM
To: 'Pauly, Daniel'
Cc: 'Bob Cochran'
Subject: RE: Clackamas Community College Pole Yard Expansion Project Oak Tree

Daniel, attached is a letter outlining my observations on the Oak tree to be retained on the Pole Yard Expansion Project. Please call me with any questions.

Thank you,

Jim Sherwood

From: Pauly, Daniel [mailto:pauly@ci.wilsonville.or.us]
Sent: Monday, June 22, 2015 3:01 PM
To: Jim Sherwood
Subject: RE: Clackamas Community College Pole Yard Expansion Project

The main tree we needed more information on is the health of the 21" Oregon White Oak to determine if it is worth saving. I am not concerned with updated info for the willows and hawthorns, etc. While we encourage preservation of White Oak we want to ensure the tree has long term viability before we require it to be retained and site improvements to be designed around it.



Daniel Pauly, AICP | Associate Planner | City of Wilsonville | Planning Division

29799 SW Town Center Loop East | Wilsonville OR 97070 | ☎: 503.682.4960 | ✉: pauly@ci.wilsonville.or.us

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

From: Jim Sherwood [mailto:j.sherwood@generaltree.com]
Sent: Monday, June 22, 2015 2:55 PM
To: Pauly, Daniel
Subject: Clackamas Community College Pole Yard Expansion Project

Daniel, I received an email from Ray Moore, the surveyor/planner for the Pole Yard Expansion Project at CCC Wilsonville Campus. He noted that you needed additional information as the health report for the trees marked for removal on this project. If you could get more information as to what you are looking for I can provide a revised report for this project.

Thank you,

Jim Sherwood

James W. Sherwood
Sales Manager
General Tree Service
Certified Arborist PN-0252A
Tree Risk Assessor Qualified
j.sherwood@generaltree.com
Office: (503)656-2656 ext. 412
Cell: (503)803-0027
www.generaltree.com
www.safeaccesslifts.com

'Celebrating 90 years serving the Community!'



Please consider the environment before printing this email

Exhibit G
Traffic Study Waiver

July 31, 2015

Daniel Pauly, AICP
Associate Planner
City of Wilsonville Planning Division
29799 SW Town Center Loop Drive E
Wilsonville, OR 97070

Dear Sir:

Per your letter of June 19th, missing item #1, approved traffic waver, I am providing reasons for approving a traffic waiver for our application.

The modification of the existing pole yard and associated new training equipment provide a needed update to existing technical and educational programs, primarily for Portland General Electric (PGE) and other regional utility employers. Such updates of facilities and equipment are typical from time to time for staying current with industry trends in the evolution of technology and field construction methods, and are a part of the normal process of maintaining a high quality educational training facility at the Wilsonville Campus of Clackamas Community College. The updating of the pole yard training facility is not expected to significantly change overall traffic volume or patterns to the Wilsonville Campus due to factors listed below:

- The typical hours of PGE instructional training end at 3 PM, which means students using the pole yard are leaving campus before the 4-6 PM time frame you noted in your letter.
- The pole yard modification will allow training courses not currently possible with existing facilities. This modification will be perceived as an “advanced” educational and training center in the Northwest. There will be renewed interest from construction and electric utilities throughout the region, which have needs for ongoing training. There will be specialized courses offered to regional cohort groups of employees who could be lodged locally in Wilsonville. This is not a main focus of the campus, but one that fills our role as a regional resource for specialized utility training.

In Summary, the Pole Yard Expansion Project allows for an update to educational and technical training at the Wilsonville Campus and is not expected to increase traffic on the City’s transportation network between 4-6 PM, Monday through Friday, at any time of the year. I request that a traffic waiver be approved for the proposed modifications to the pole yard training facility at the Wilsonville Campus.

Sincerely,
Shelly Tracy

Shelly Tracy
Director of Wilsonville Campus/UTA/Apprenticeship
Clackamas Community College
29353 SW Town Center Loop East, Wilsonville, OR 97070
503-594-0945 • shellyt@clackamas.edu



City of Wilsonville
Community Development Department
Engineering and Planning Divisions

29799 SW Town Center Loop E
Wilsonville, OR 97070
Phone: 503 682-4960; Fax 503 682-7025
adams@ci.wilsonville.or.us

This form must be completed and returned to Steve Adams, Deputy City Engineer, to initiate a traffic Scope of Services, a request for a traffic study waiver, a determination of de minimus traffic impact, or other traffic-related issues.

REQUEST FOR TRAFFIC STUDY – PLEASE READ COMPLETELY

| | |
|--|---|
| <input type="checkbox"/> Traffic Study Scope of Services | <input checked="" type="checkbox"/> Waiver from Traffic Study requirement |
| Other Traffic Related Request _____ | |

Requested by: Clackamas Community College Date: 5-01-2015

Property address: 29353 SW Town Center loop, Wilsonville, OR 97070

Legal description: Tax lot(s) 1300 Section T3SR1W12DB

Project name: Wilsonville Pole Yard Expansion Project

Property owner: Clackamas Community College
Name: _____
Address: 29353 Southwest Town Center Loop E, Wilsonville Or, 97070

Applicant: Clackamas Community College
Name: _____
Address: 29353 Southwest Town Center Loop E, Wilsonville Or, 97070

Authorized representative:
(Contact person)*
Name: Ray L. Moore
Company: All County Surveyor & Planners, Inc.
Address: PO Box 955 Sandy OR, 97055
Phone: 503-668-3151 Email: raym@allcountysurveyors.com

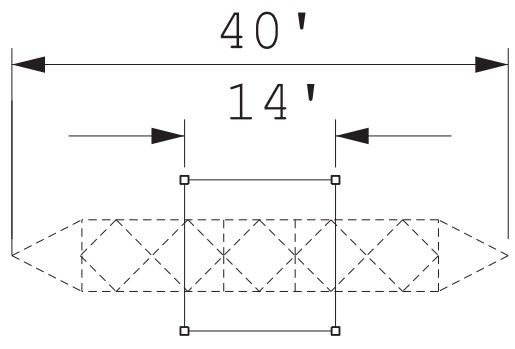
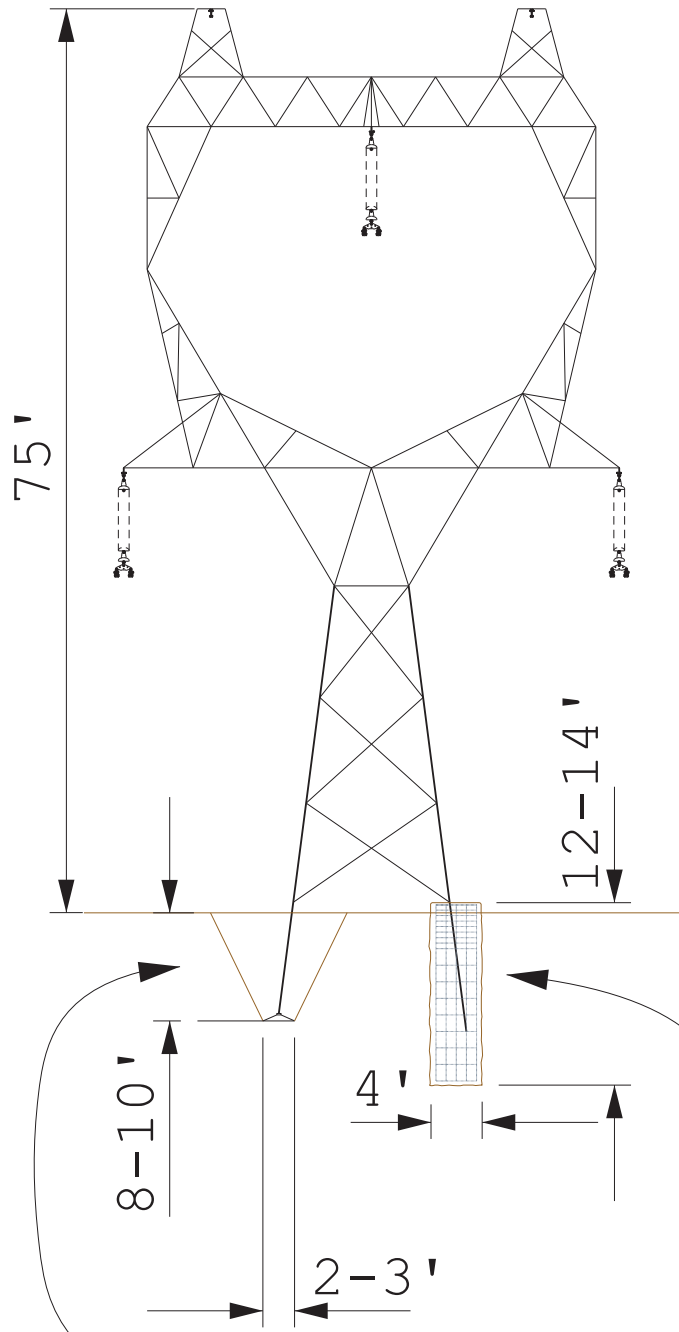
**Note: This person will receive all correspondence regarding traffic analysis.*

Process: A Request, along with a site plan and project description must be submitted to the Engineering Division. The request is forwarded to the City's traffic consultant who will prepare a Scope of Services, which will include the necessary fee. The prepared Scope will be reviewed by the Engineering Division, and once approved, will be forwarded to the authorized representative listed above. When the applicant reviews and submits the fee indicated in the Scope of Services, the scope will be authorized by Staff and forwarded to the traffic consultant. When the traffic study has been received and approved by the City's Engineering Division, it will be forwarded to the applicant and the Planning Division.

A request for a Waiver from a traffic study will be reviewed by the Community Development Director and the Engineering Division and the requestor will be notified by mail.

Note: If the project description and/or site plan change from what was originally submitted, additional traffic analysis and fees may be required.

Exhibit H
Wilsonville Training Tower Detail



PLAN VIEW

STANDARD PLATE
 PREFERRED FOUNDATION OPTION
 PENDING RESOURCE AVAILABILITY.

DRILLED PIER
 ADDITIONAL FOUNDATION OPTION

ELEVATION VIEW
75' - 28M TYPE TOWER

SCALE: N.T.S.

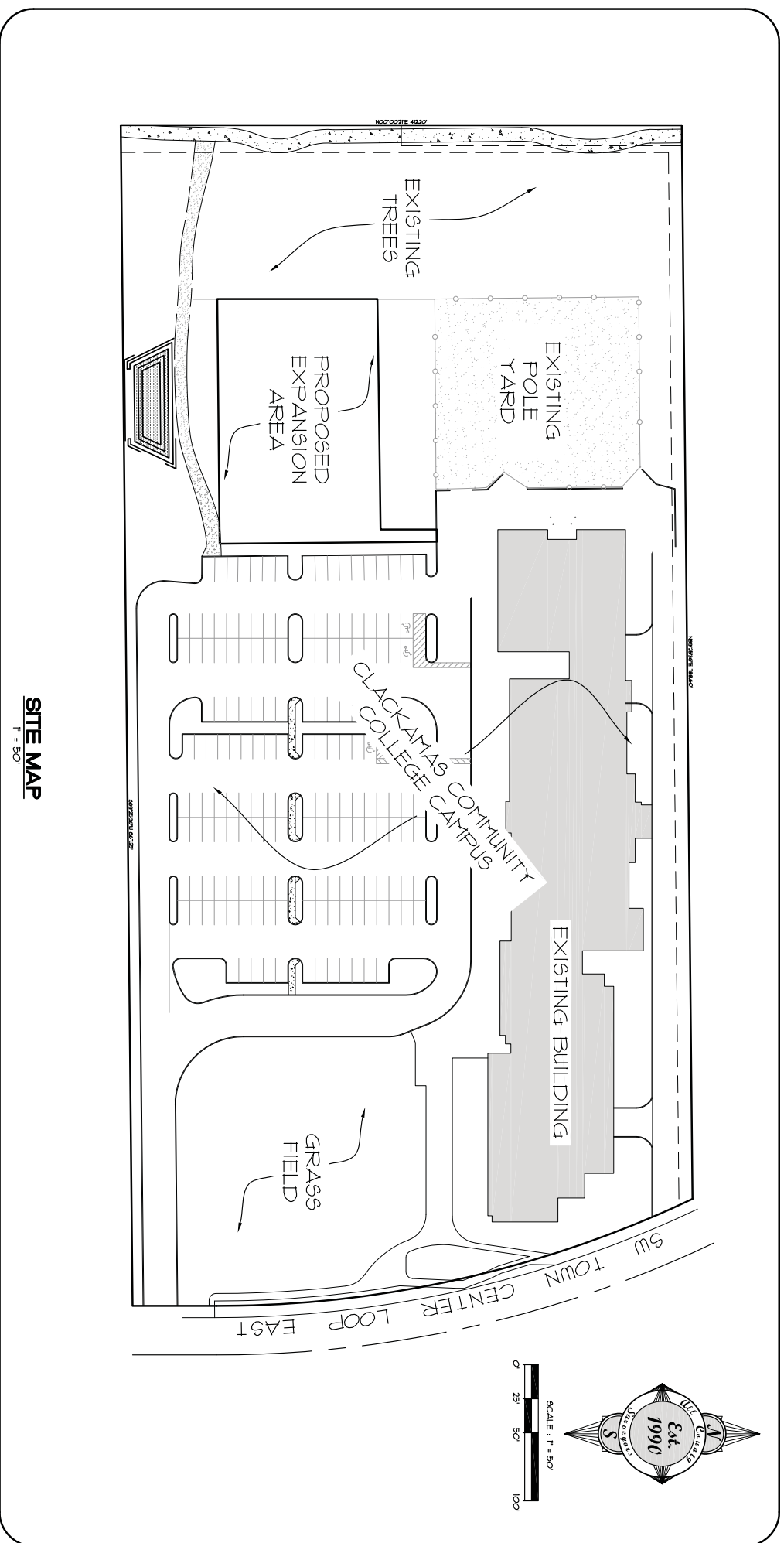
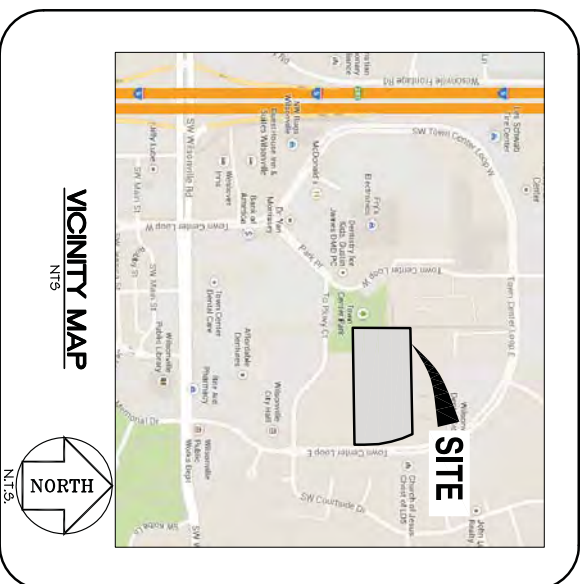
WILSONVILLE TRAINING TOWER
12/22/2014

Exhibit I
Reduced Plans 11x17

CLACKAMAS COMMUNITY COLLEGE

POLE YARD EXPANSION PROJECT - 2015 -

TAX LOT 1300 LOCATED IN THE NORTHWEST 1/4, SOUTHWEST 1/4
OF SECTION 13, T.35N., R.10W., W.1E,
IN THE CITY OF WILSONVILLE, CLACKAMAS COUNTY, STATE OF OREGON



AREA TABLE

| ITEM | PRE-DEVELOPED | | POST-DEVELOPED | |
|--|---------------|------------|----------------|------------|
| | SF | % OF TOTAL | SF | % OF TOTAL |
| BUILDINGS | 44,415 | 12.15 | 44,415 | 12.15 |
| NEW ROOF OVER STORAGE CONTAINER | 0 | 0.00 | 2,000 | 0.57 |
| PARKING, DRIVES, SIDEWALKS, AND PAVED TRAILS | 116,895 | 33.55 | 118,151 | 33.90 |
| GRAVEL POLE YARD AND TRAILS | 23,705 | 6.80 | 45,102 | 12.93 |
| OPEN SPACE AND LANDSCAPE | 163,415 | 46.90 | 136,156 | 39.85 |
| TOTAL SITE | 348,430 | 100.00 | 348,430 | 100.00 |

OWNER
CLACKAMAS COMMUNITY COLLEGE
CONTACT: SHELLY TRACY
29353 SOUTHWEST TOWN CENTER LP E
WILSONVILLE, OR 97100
PHONE: (503) 594-0945

PLANNER / ENGINEER
ALL COUNTY SURVEYORS & PLANNERS, INC.
ATTENTION: RAY MOORE, PE, PLS
PO BOX 955 SANDY, OR 97055
PHONE: 503-668-3151

SHEET INDEX

| CI | COVER SHEET |
|-------|--|
| C2 | EXISTING CONDITIONS |
| C3 | PROPOSED IMPROVEMENTS |
| LI | LANDSCAPE PLAN |
| EX CI | SITE LIGHTING - SOUTH YARD ELEVATION AND ROOF PLAN |
| 1 | |

All County
Surveyors & Planners, Inc.
Surveying, Planning and
Civil Engineering
P.O. Box 955 Sandy, OR 97055
Phone: (503) 668-3151
Fax: (503) 668-4730
DATE OF PLOT: 8-18-15

CLACKAMAS
COMMUNITY COLLEGE
19600 MOLALLA AVE.
OREGON CITY, OR 97045
PHONE: 503-594-6790

PROJECT NAME:
POLE YARD EXPANSION PROJECT
CLACKAMAS COMMUNITY COLLEGE
LOCATION:
WILSONVILLE OREGON

| | |
|---------|-----------------|
| SCALE | VERT: N/A |
| | HORIZ: 1"=50' |
| DATE: | 9-22-14 |
| FILE: | 13-151-TOPO.DWG |
| LEGAL | |
| SECTION | TWP. RANGE |
| 13 | 3S 1W |

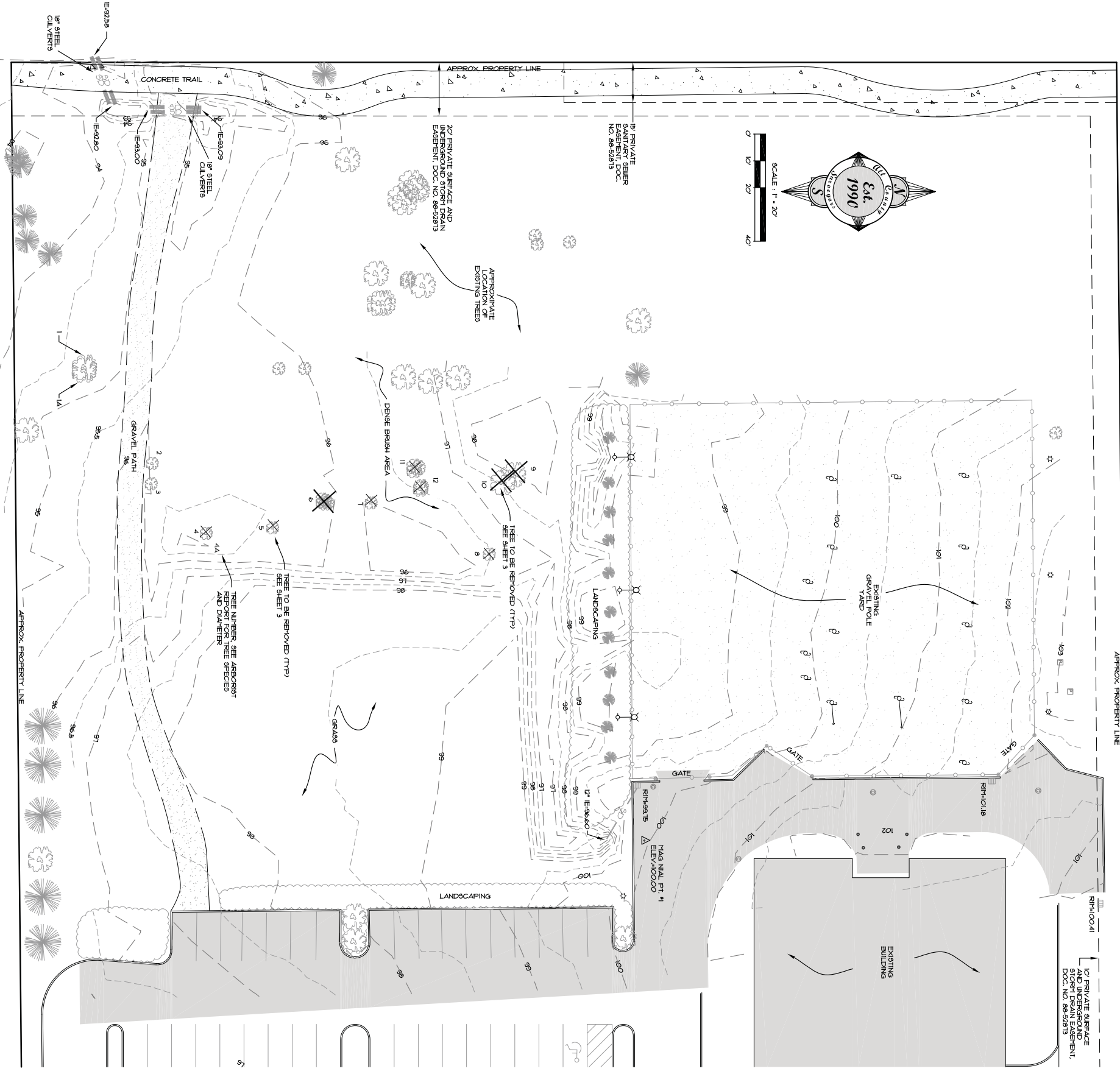
REGISTERED PROFESSIONAL ENGINEER
RAY L. MOORE
RENEWAL DATE: 12/31/2016

| DATE | NO. | REVISION | BY |
|------|-----|----------|----|
| - | - | - | - |

DESIGNED: RLM
DRAWN: RLM
CHECKED: DLH
APPROVED: RLM

C1
OF 3
SHEET

EXISTING CONDITIONS



LEGEND

- PROPERTY LINE
- - - - - EXISTING 1' GROUND CONTOUR
- ▨ BUILDING WALL
- ▤ PAVEMENT
- ▧ EXISTING SIDEWALK/CONCRETE
- ▩ GRAVEL
- EDGE OF GRAVEL
- EXISTING CURB
- EXISTING FENCE
- EXISTING STORM LINE
- EXISTING TELEPHONE JUNCTION BOX
- EXISTING CLEANOUT
- EXISTING POWER RISER
- ⊕ EXISTING LIGHT POLE
- ⊖ EXISTING UTILITY POLE
- ⊙ UTILITY POLE w/ GUY WIRE
- △ SURVEY CONTROL POINT
- EXISTING BOLLARD
- ⊕ EXISTING EVERGREEN TREE
- ⊖ EXISTING DECIDUOUS TREE
- ♿ EXISTING HANDICAP PARKING

NOTES

1. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY LINES SHOWN ARE FOR GRAPHICAL PURPOSES ONLY AND MAY VARY UPON PERFORMANCE OF THE FINAL BOUNDARY SURVEY.
2. THE ELEVATION DATUM IS BASED ON SURVEY CONTROL POINT HAG NAIL #1, TEMPORARY BENCH MARK HAS AN ASSUMED ELEVATION OF 100'

All County
Surveyors & Planners, Inc.
 Surveying, Planning and
 Civil Engineering
 P.O. Box 955 Sandy, OR 97055
 Phone: (503) 668-3151
 Fax: (503) 668-4730

CLIENT:
CLACKAMAS
 COMMUNITY COLLEGE
 19600 MOLALLA AVE.
 OREGON CITY, OR 971045
 PHONE: 503-594-6790

PROJECT NAME:
Pole Yard Expansion Project
 EXISTING CONDITIONS
 LOCATION:
WILSONVILLE OREGON

| | |
|---------|-----------------|
| SCALE | VERT: N/A |
| | HORIZ: 1"=20' |
| DATE: | 9-22-14 |
| FILE: | 13-151-TOPO.DWG |
| LEGAL | |
| SECTION | TWP. RANGE |
| 13 | 3S 1W |

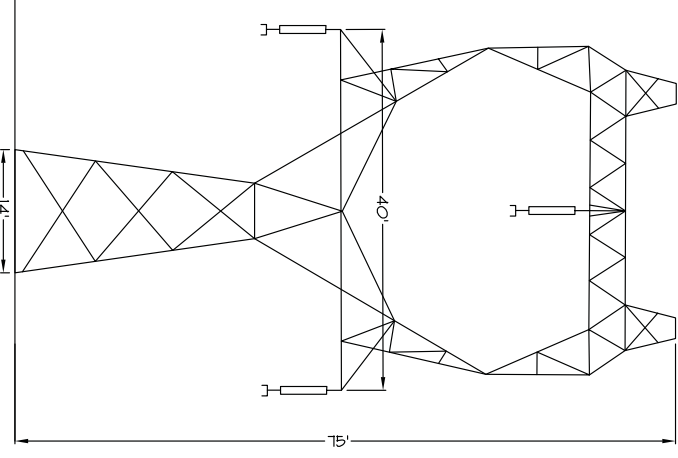
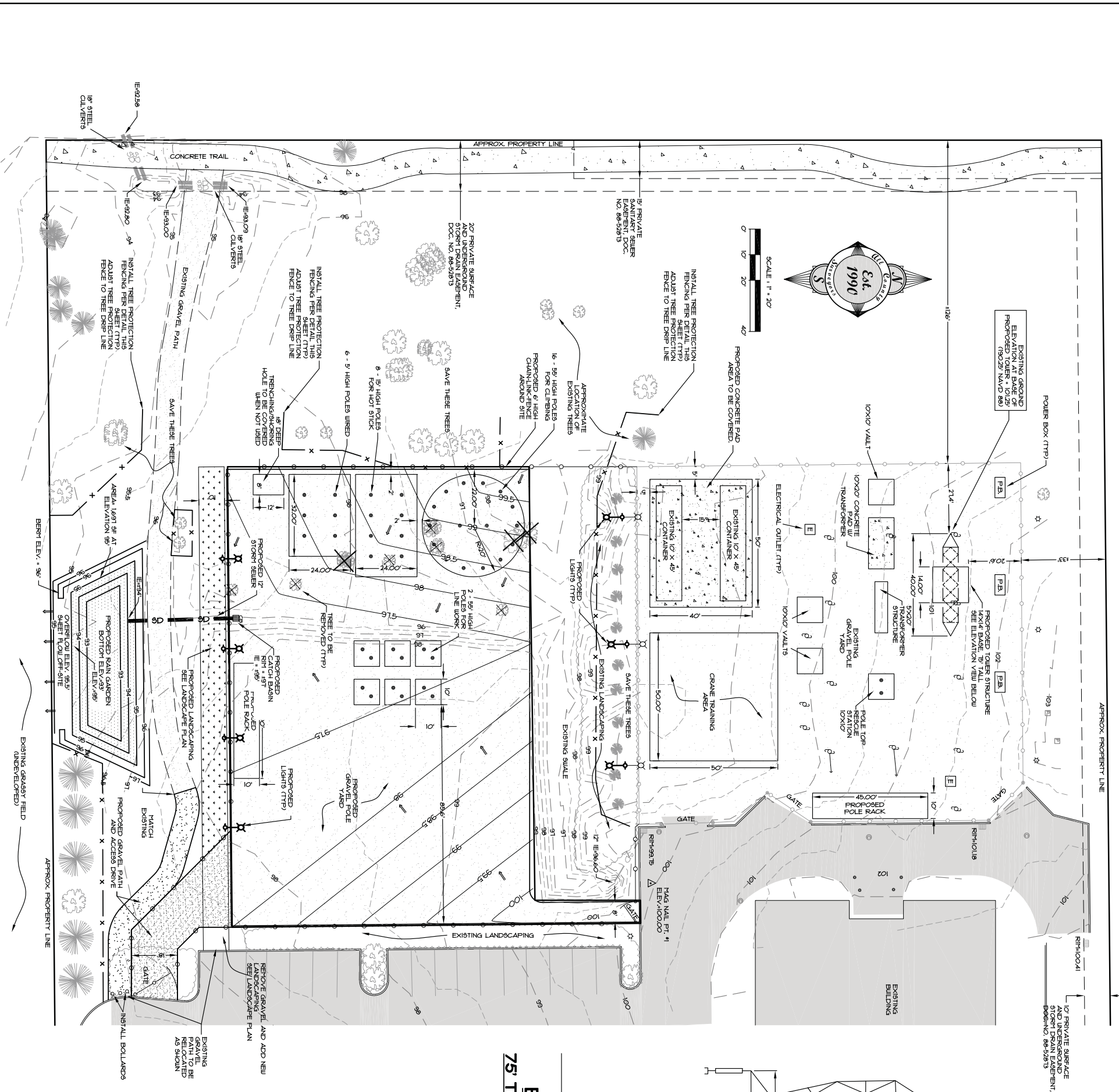
REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 JULY 16, 2003
 RAY L. MOORE
 49710
 RENEWAL DATE: 12/31/16

| DATE | NO. | REVISION | BY |
|------|-----|----------|----|
| - | - | - | - |

| | |
|-----------|-----|
| DESIGNED: | RLM |
| DRAWN: | RLM |
| CHECKED: | DLH |
| APPROVED: | RLM |

PROPOSED IMPROVEMENTS



LEGEND

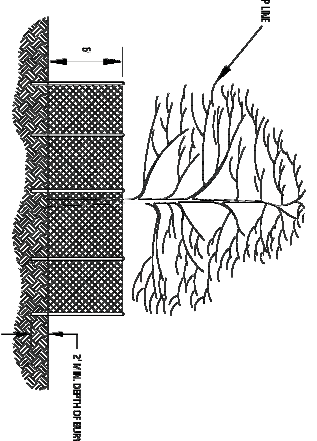
- PROPERTY LINE
- - - - - EXISTING 1' GROUND CONTOUR
- ▬ BUILDING WALL
- ▬ PAVEMENT
- ▬ EXISTING SIDEWALK/CONCRETE
- ▬ GRAVEL
- ▬ EDGE OF GRAVEL
- ▬ EXISTING CURB
- ▬ EXISTING FENCE
- ▬ EXISTING STORM LINE
- ▬ TREE PROTECTION FENCING
- ▬ EXISTING TELEPHONE JUNCTION BOX
- ▬ EXISTING CLEANOUT
- ▬ EXISTING POWER RISER
- ▬ EXISTING LIGHT POLE
- ▬ EXISTING UTILITY POLE
- ▬ UTILITY POLE W/ GUY WIRE
- ▬ SURVEY CONTROL POINT
- ▬ EXISTING BOLLARD
- ▬ EXISTING EVERGREEN TREE
- ▬ EXISTING DECIDUOUS TREE
- ▬ EXISTING HANDICAP PARKING

NOTES

- THIS IS NOT A BOUNDARY SURVEY BOUNDARY LINES SHOWN ARE FOR GRAPHICAL PURPOSES ONLY AND MAY VARY UPON PERFORMANCE OF THE FINAL BOUNDARY SURVEY.
- THE ELEVATION DATUM IS BASED ON SURVEY CONTROL POINT HAG NAIL #1. TEMPORARY BENCH MARK HAS AN ASSIGNED ELEVATION OF 100'. (TO CONVERT TO NAVD 88, ADD 950.0' TO THE ASSUMED ELEVATIONS)

ELEVATION VIEW 75' TALL - 28M TYPE TOWER N19'

- NOTES:**
- FENCE SHALL BE 5' HEIGHT AND SET AT TREE DRIP LINE.
 - REMOVE EXISTING 12" STORM SEWER FROM EXISTING 12" STORM SEWER. SEE LANDSCAPE PLAN FOR DETAILS.
 - REMOVE GRAVEL AND ADD NEW GRAVEL. SEE LANDSCAPE PLAN FOR DETAILS.
 - EXISTING PAINT TO BE RELOCATED AS SHOWN.



| | |
|--|---|
| <p>THESE DRAWINGS MAY BE USED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER OR ARCHITECT. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THESE DRAWINGS.</p> | |
| <p>Tree Protection Fencing</p> | <p>SCALE: N.T.S.</p> |
| <p>DRAWING NUMBER: RD-230</p> | <p>DATE: 02/14</p> |
| <p>APPROVED BY: [Signature]</p> | <p>CITY OF WILSONVILLE PUBLIC WORKS STANDARDS</p> |

Surveyors & Planners, Inc.
 Surveying, Planning and Civil Engineering
 P.O. Box 955 Sandy, OR 97055
 Phone: (503) 668-3151
 Fax: (503) 668-4730

CLACKAMAS COMMUNITY COLLEGE
 19600 MOLALLA AVE.
 OREGON CITY, OR 97045
 PHONE: 503-594-6790

CLIENT: **CLACKAMAS COMMUNITY COLLEGE**

PROJECT NAME: **Pole Yard Expansion Project**
 PROPOSED IMPROVEMENTS

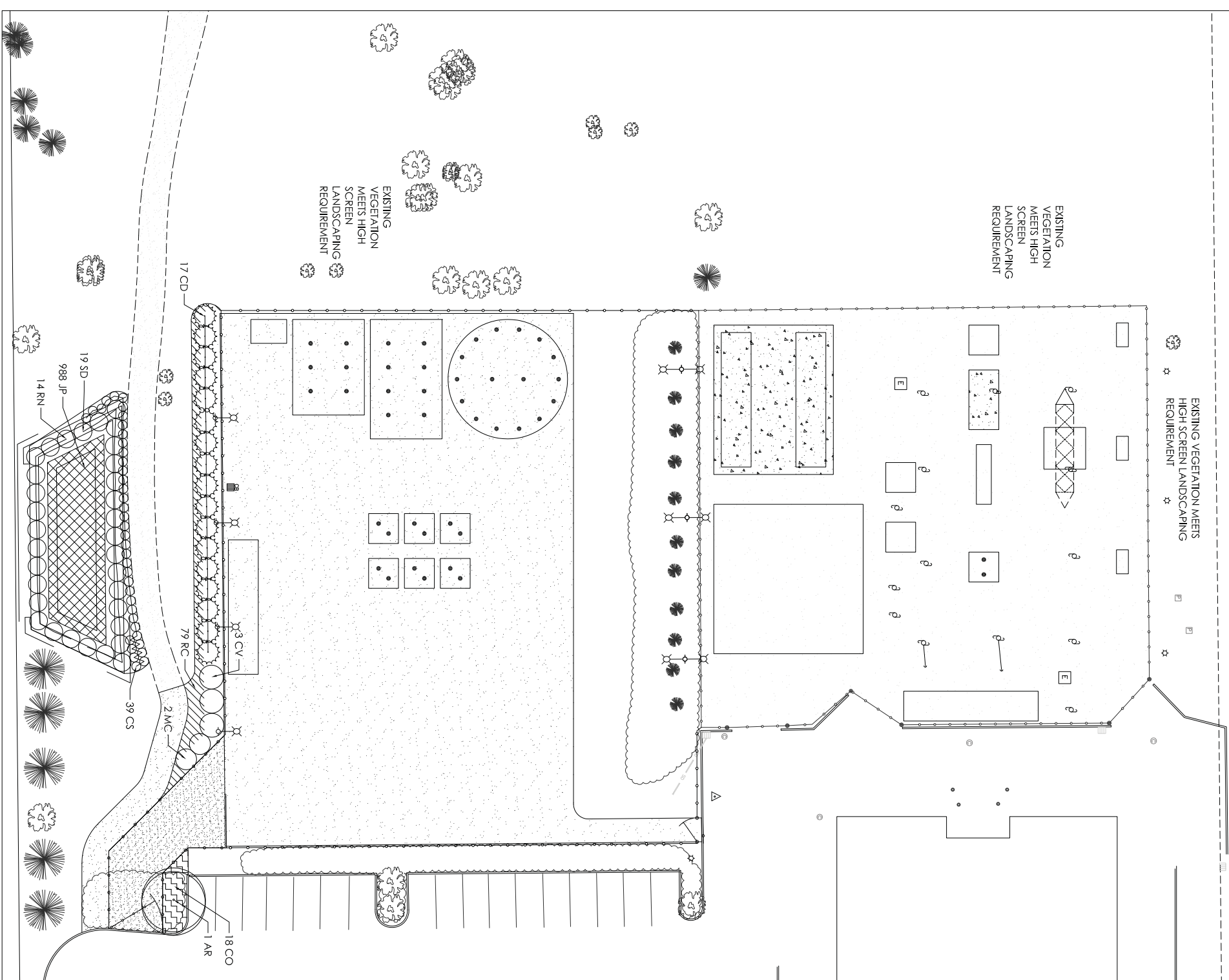
LOCATION: **WILSONVILLE OREGON**

| | | |
|---------|-----------------|---------------|
| SCALE | VERT: N/A | HORIZ: 1"=20' |
| DATE: | 9-22-14 | |
| FILE: | 13-151-TOPO.DWG | |
| LEGAL | | |
| SECTION | TWP. | RANGE |
| 13 | 3S | 1W |

REGISTERED PROFESSIONAL ENGINEER
 RAY L. MOORE
 RENEWAL DATE: 12/31/2016

| DATE | NO. | REVISION | BY |
|------|-----|----------|----|
| | | | |

DESIGNED: RLM
 DRAWN: RLM
 CHECKED: DLH
 APPROVED: RLM



GENERAL NOTES:

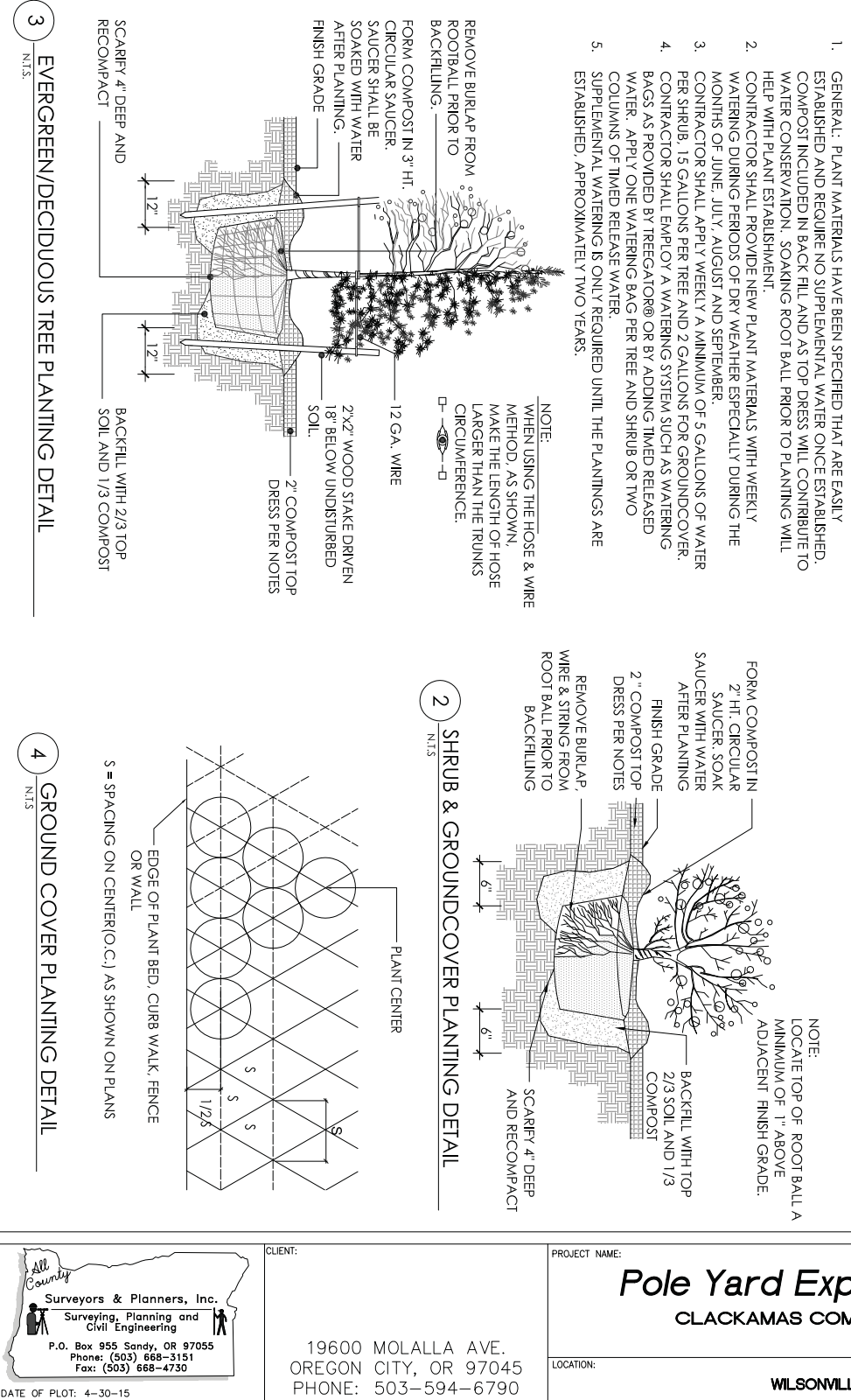
1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, INCLUDING LOCATION OF PROPERTY LINES, PRIOR TO BEGINNING ANY WORK. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES, LINES, PIPES, VAULTS, OR BOXES PRIOR TO EXCAVATION. ANY DAMAGE TO ANY KNOWN EXISTING UTILITY ELEMENTS SHALL BE REPAIRED PROPERLY AND IMMEDIATELY AT THE CONTRACTOR'S EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION WHEN UNKNOWN OBSTRUCTIONS AND/OR DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE OF UNKNOWN OBSTRUCTIONS AND/OR DIFFERENCES. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO PROVIDE THIS NOTIFICATION.
4. PRIOR TO REMOVING ANY EXISTING FEATURES, CONTRACTOR SHALL REVIEW AND CONFIRM EXTENT OF DEMOLITION WITH OWNER'S REPRESENTATIVE.
5. CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES, TREES & SHRUBS TO REMAIN FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE TO EXISTING ITEMS DESIGNATED TO REMAIN (E. CURBS, WALKS, PLANT MATERIAL, LAWN OR FENCES) SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
6. CONTRACTOR SHALL REMOVE FROM THE SITE AND LEGALLY DISPOSE OF ALL DEBRIS AND EXCAVATED MATERIAL NOT REQUIRED FOR FILL. NO RUBBISH OR DEBRIS SHALL BE BURIED ON THE SITE.
7. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL ROADWAYS AND PAVED PATHWAYS CLEAN AND FREE OF CONSTRUCTION MATERIALS AND DEBRIS. PROVIDING NECESSARY DUST CONTROL WHERE REQUIRED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING ALL WORK WITH THE OWNER'S REPRESENTATIVE.
9. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST ADOPTED EDITIONS OF THE INTERNATIONAL BUILDING CODE AND ALL OTHER LOCAL AND STATE CODES AND ORDINANCES AND REGULATIONS.

PLANTING NOTES:

1. LAYOUT ALL PLANT MATERIAL WITHIN A DEFINED AREA AT THE SAME TIME, PRIOR TO PLANTING, FOR LAYOUT AND ADJUSTMENT.
2. AFTER REMOVING EXISTING PLANT MATERIALS, FINE GRADE ALL AREAS SMOOTH INSURING POSITIVE DRAINAGE.
3. REMOVE PLANTS FROM CONTAINERS, GENTLY LOOSEN ROOT BALL, AND SOAK ROOT BALL IN WATER FOR A MINIMUM OF 5 MINUTES BEFORE PLANTING.
4. SET TOP OF ROOT BALLS 1" HIGHER THAN ADJACENT GRADES. FORM SAUCER WITH COMPOST.
5. TOP DRESS ALL NEW PLANTING BEDS WITH 2" MIN. DEPTH MEDIUM GRIND COMPOSTED YARD DEBRIS THAT IS FREE OF WEED. PLANT MATERIAL SHALL CONFORM TO ANSI Z60.1 'AMERICAN STANDARD FOR NURSERY STOCK' (AAN). ALL TREES SHALL BE B&B OR CONTAINER STOCK UNLESS NOTED OTHERWISE.
6. KEEP AREA AROUND NEWLY PLANTED SHRUBS FREE FROM WEEDS AS REQUIRED FOR ESTABLISHMENT.

PLANT ESTABLISHMENT WATERING NOTES:

1. GENERAL: PLANT MATERIALS HAVE BEEN SPECIFIED THAT ARE EASILY ESTABLISHED AND REQUIRE NO SUPPLEMENTAL WATER ONCE ESTABLISHED. COMPOST INCLUDED IN BACK FILL AND AS TOP DRESS WILL CONTRIBUTE TO WATER CONSERVATION. SOAKING ROOT BALL PRIOR TO PLANTING WILL HELP WITH PLANT ESTABLISHMENT.
2. CONTRACTOR SHALL PROVIDE NEW PLANT MATERIALS WITH WEEKLY WATERING DURING PERIODS OF DRY WEATHER ESPECIALLY DURING THE MONTHS OF JUNE, JULY, AUGUST AND SEPTEMBER.
3. CONTRACTOR SHALL APPLY WEEKLY A MINIMUM OF 5 GALLONS OF WATER PER SHRUB. 15 GALLONS PER TREE AND 2 GALLONS FOR GROUNDCOVER.
4. CONTRACTOR SHALL EMPLOY A WATERING SYSTEM SUCH AS WATERING BAGS AS PROVIDED BY TREGATOR® OR BY ADDING TIMED RELEASED WATER. APPLY ONE WATERING BAG PER TREE AND SHRUB OR TWO COLUMNS OF TIMED RELEASE WATER.
5. SUPPLEMENTAL WATERING IS ONLY REQUIRED UNTIL THE PLANTINGS ARE ESTABLISHED, APPROXIMATELY TWO YEARS.



Marianne Zarkin
 LANDSCAPE ARCHITECTS
 1020 Southeast 11th
 Portland, OR 97214
 P: 503-566-3133
 F: 503-802-0031
 MARIANNE.ZARKIN@AZA
 mich@marzark.com

| DATE | NO. | REVISION | BY |
|------|-----|----------|----|
| - | - | - | - |

DESIGNED: MZ
 DRAWN: TL
 CHECKED: MZ
 APPROVED: MZ

REGISTERED
 LANDSCAPE ARCHITECT
 MARIANNE H. ZARKIN
 396 F.S.

| | | |
|---------|--------------|--------|
| SCALE | VERT: N/A | HORIZ: |
| DATE: | 7-27-15 | |
| FILE: | 15.08-LS.dwg | |
| LEGAL | | |
| SECTION | TWP. | RANGE |
| 13 | 3S | 1W |

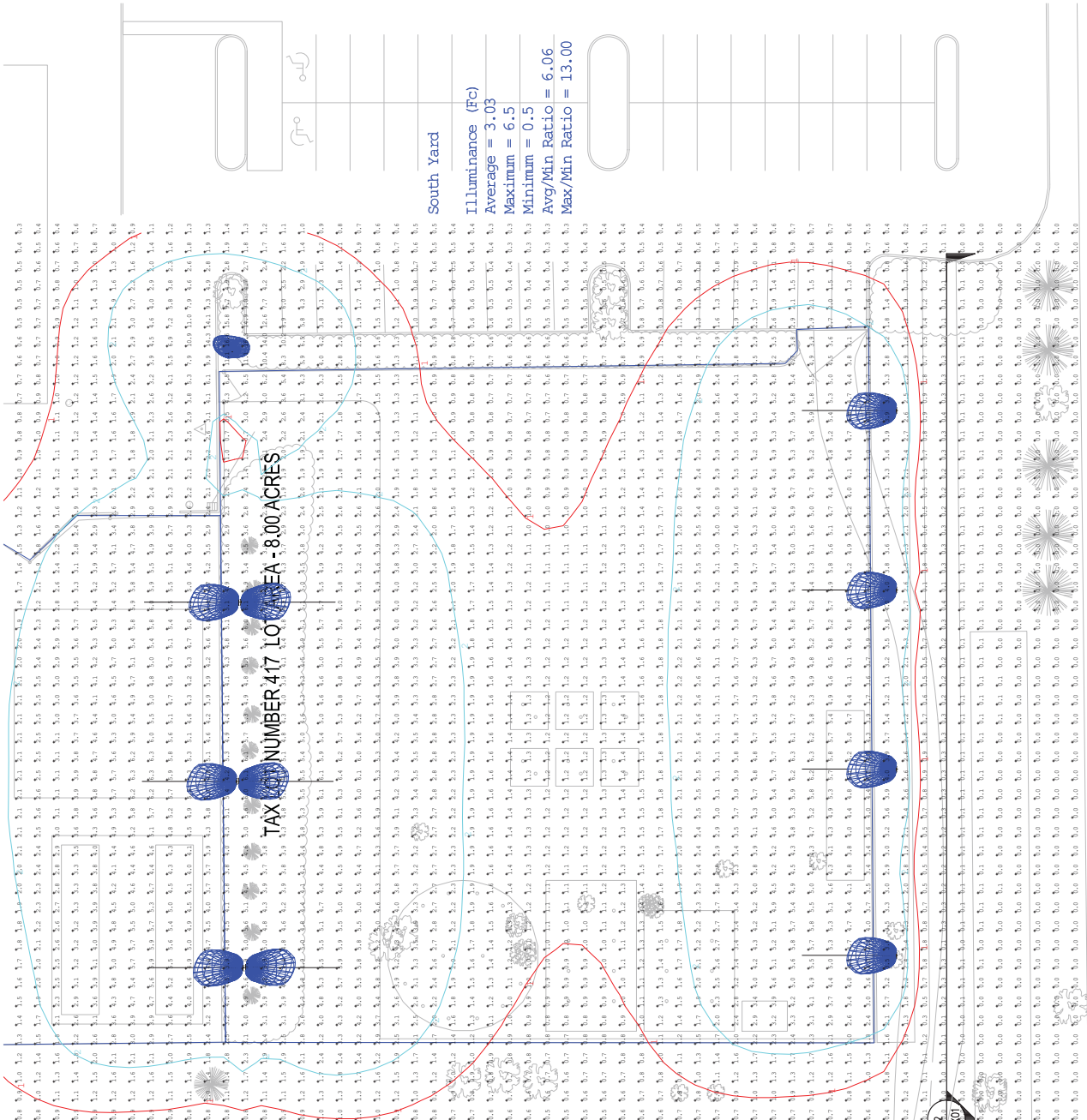
PROJECT NAME:
Pole Yard Expansion Project
 CLACKAMAS COMMUNITY COLLEGE
 WILSONVILLE OREGON

CLIENT:
 19600 MOLALLA AVE.
 OREGON CITY, OR 97045
 PHONE: 503-594-6790

Surveyors & Planners, Inc.
 Surveying, Planning and
 Civil Engineering
 P.O. Box 955 Sandy, OR 97055
 Phone: (503) 688-3151
 Fax: (503) 688-4730

DATE OF PLOT: 4-30-15

VEGE

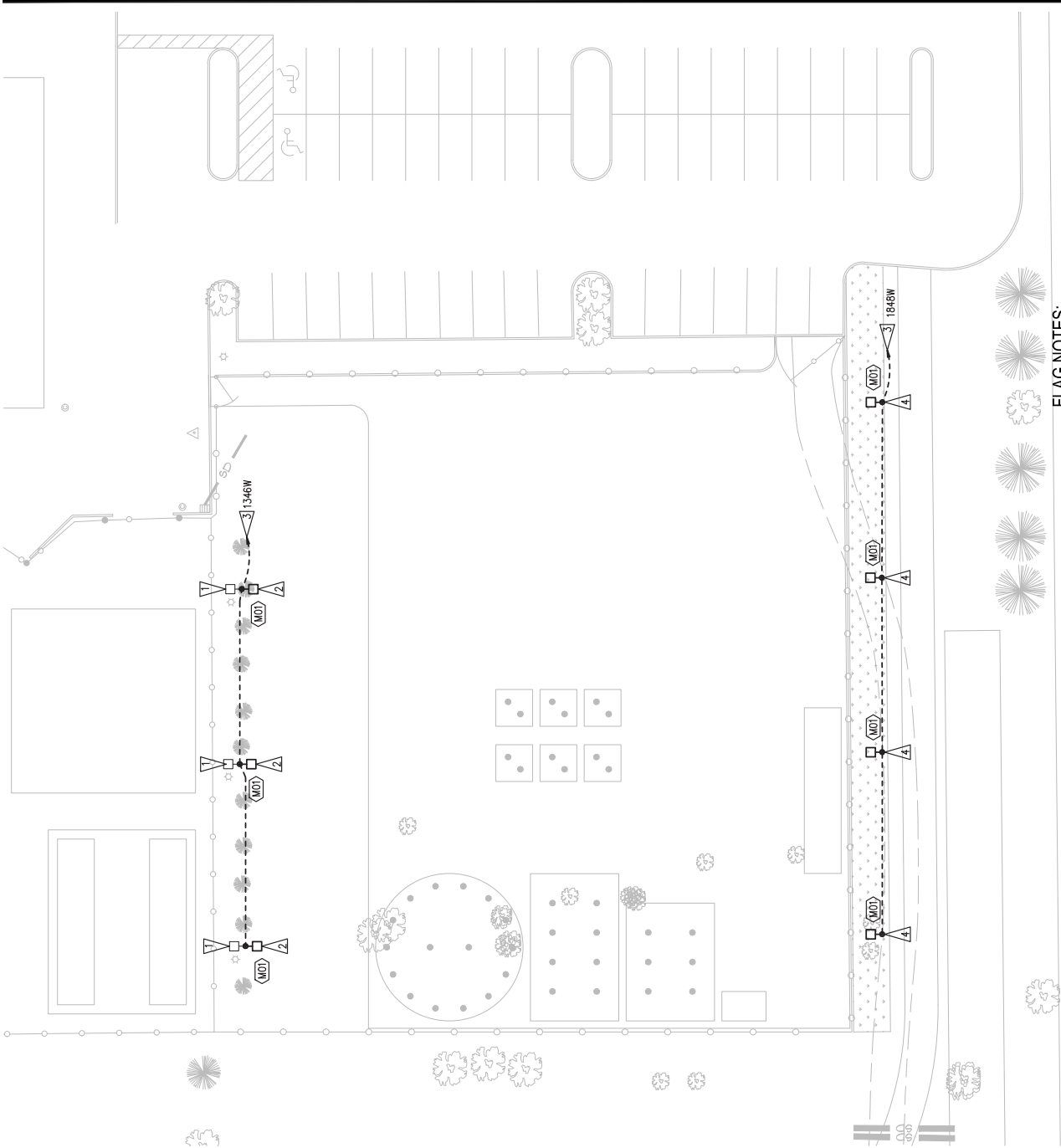


PERFORMANCE METHOD

| | |
|-----------------|---|
| Fixture Type | Lithonia TFA with upper visor cap |
| Lamp Type | 4000K-H |
| Tilt Angle | 45 |
| Mounting Height | 30 ft |
| Zone | Zone 3, per City of Wilsonville Code 4.199 Lighting Overlay Zone Map (see March 2015) |

1
 EX01
 SITE LIGHTING CALC - PLAN VIEW
 SCALES AS INDICATED
 0 10 20 40 60 Feet
 1 inch plotted = 10 feet
 If measurement is other than 1 inch then the plot is reduced.

3
 EX01
 SITE LIGHTING - VERTICAL AT SOUTH PROPERTY LINE
 SCALES AS INDICATED
 0 10 20 40 60 Feet
 1 inch plotted = 10 feet
 If measurement is other than 1 inch then the plot is reduced.



FLAG NOTES:

- 1 EXISTING LIGHT FIXTURE TO REMAIN.
- 2 MOUNT NEW FIXTURE TYPE TO EXISTING POLE.
- 3 EXTEND CIRCUIT TO NEAREST NORMAL POWER PANEL IN BUILDING. PROVIDE ZOA/FP BREAKER. EXTEND EXISTING CONTROLS FROM NORTH POLE YARD. PROVIDE ADDITIONAL SWITCH AS REQUIRED. CONTROLS TO MEET THE CITY OF WILSONVILLE LAND DEVELOPMENT CODE REQUIREMENTS. IT IS ACCEPTABLE TO EXCEED THE CALCULATED LOAD BY UP TO 10% PROVIDED THE OVERCURRENT PROTECTION DEVICE RATING. CONTRACTOR TO VERIFY THAT ADDITIONAL LOAD TO THE DISTRIBUTION PANEL WILL NOT EXCEED 80% OF THE AVAILABLE LOAD OF THE PANEL RATING. COORDINATE WORK WITH CCC FACILITY OPERATIONS.
- 4 NEW POLE.

2
 EX01
 SITE LIGHTING - PLAN VIEW
 SCALES AS INDICATED
 0 10 20 40 60 Feet
 1 inch plotted = 10 feet
 If measurement is other than 1 inch then the plot is reduced.

LIGHTING FIXTURE SCHEDULE

| TYPE | DESCRIPTION | MANUFACTURER | ALTERNATE MANUFACTURERS | LAMP # | CODE | WATTS | VOLT | INPUT | INITIAL LUMENS | COMMENTS |
|------|---|--------------|-------------------------|--------|--------|-------|------|-------|----------------|--|
| M01 | HID ADJUSTABLE POLE MOUNTED FLOOD. PRECISION DIE-FORMED SPECULAR ANODIZED ALUMINUM REFLECTOR WITH ONE-PIECE SILICONE GASKET - HEAVY DUTY STEEL MOUNTING YOE. (LITHONIA TFA 4000K-HV100 - TYPE I) AL DISTRIBUTION. | LITHONIA | TFA | 1 | 4000MH | 462 | TBD | | 36000 | PROVIDE WITH UPPER VISOR OPTION. FIXTURE TO MATCH EXISTING FIXTURES ON SITE. MOUNTING TILT ANGLE AT 45 DEGREES FROM NADIR. |

SPARKLING
 WORK TOGETHER | STAND APART™
 733 Oak Street, Suite 200
 Portland, Oregon 97205-3710
 503-273-0060 800-667-0610
 www.sparkling.com

STAMP:
 REVISIONS:
 DRAWN:
 CHECKED:
 MWM
 MP
 SUBMITTAL:
 CD
 DATE: 03/16/2015

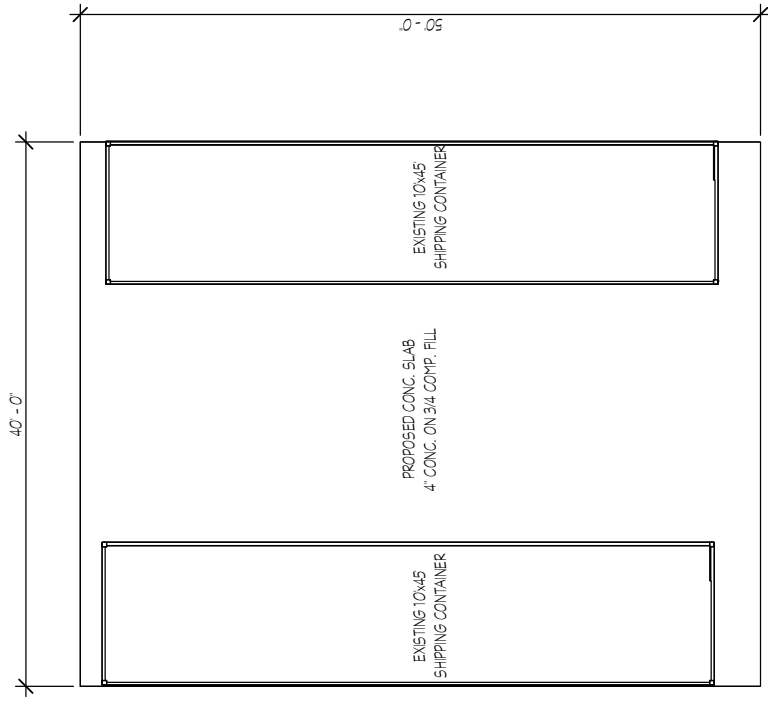
TITLE: SITE LIGHTING - SOUTH YARD
 OWNER: CCC WILSONVILLE POLE YARD LIGHTING
 EXTERIOR LIGHTING ANALYSIS

SHEET: EX01

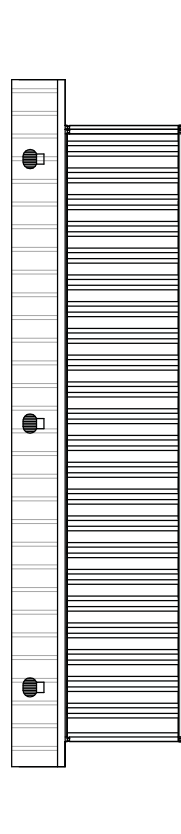
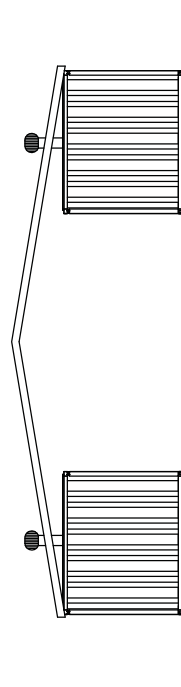
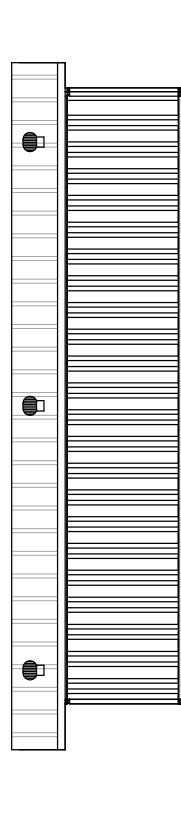
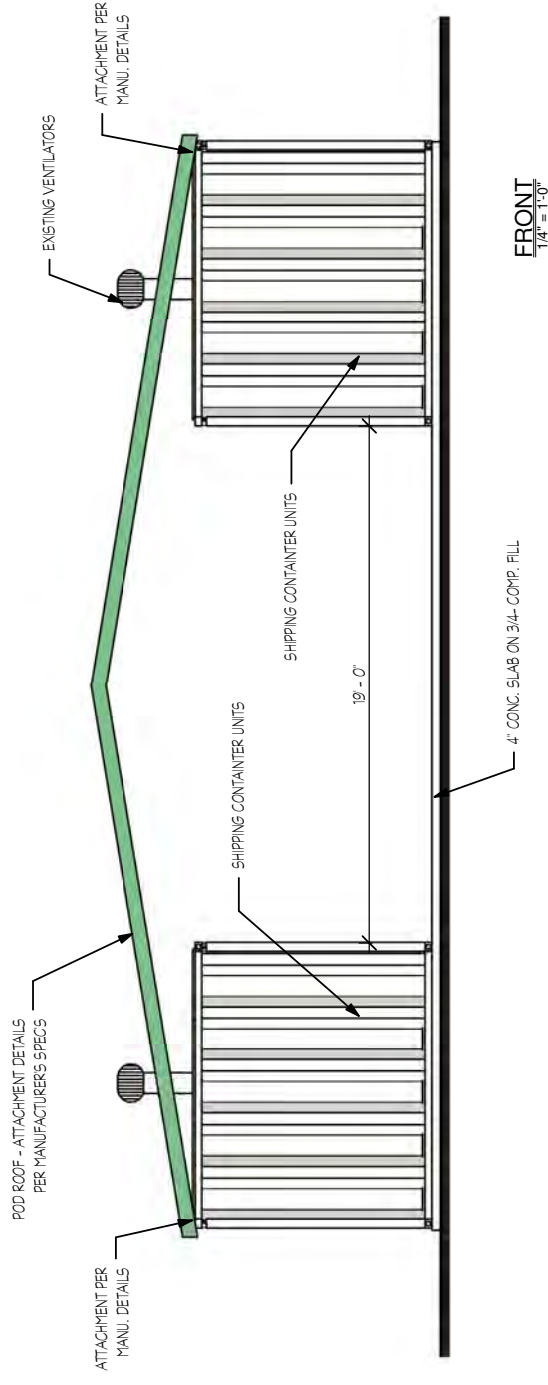
All ideas, arrangements, drawings and plans set forth on this sheet are the original work product of, owned by and are the property of Builders Design, Inc., and Oregon corporation, and for the construction work product is limited to a specified project for the persons named hereon, and for the construction and/or arrangements, other than by Builders Design, Inc., is strictly prohibited without the written permission of Builders Design, Inc. Written dimensions on these drawings have precedence over scaled dimensions, contractors shall verify and be responsible for all dimensions and conditions on these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication. Supervision is not included unless specified in work contract.

MARGARET NICKERSON
ELEVATIONS AND ROOF
PLAN

Project number: 10057
 Date: 4/5/2015 4:52:35 PM
 Drawn by: KG
 Area: 2,000 ft²
 Scale: As indicated



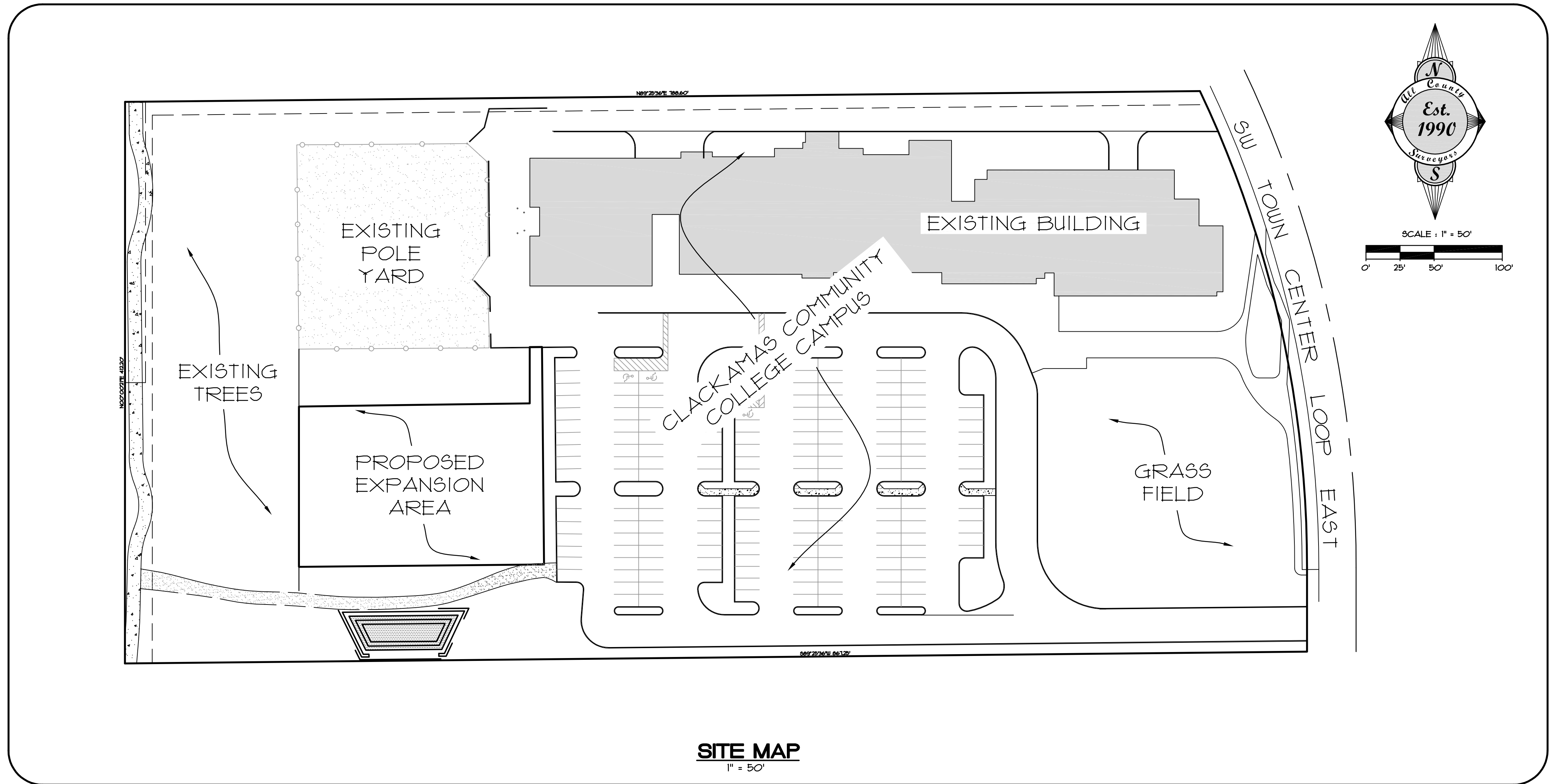
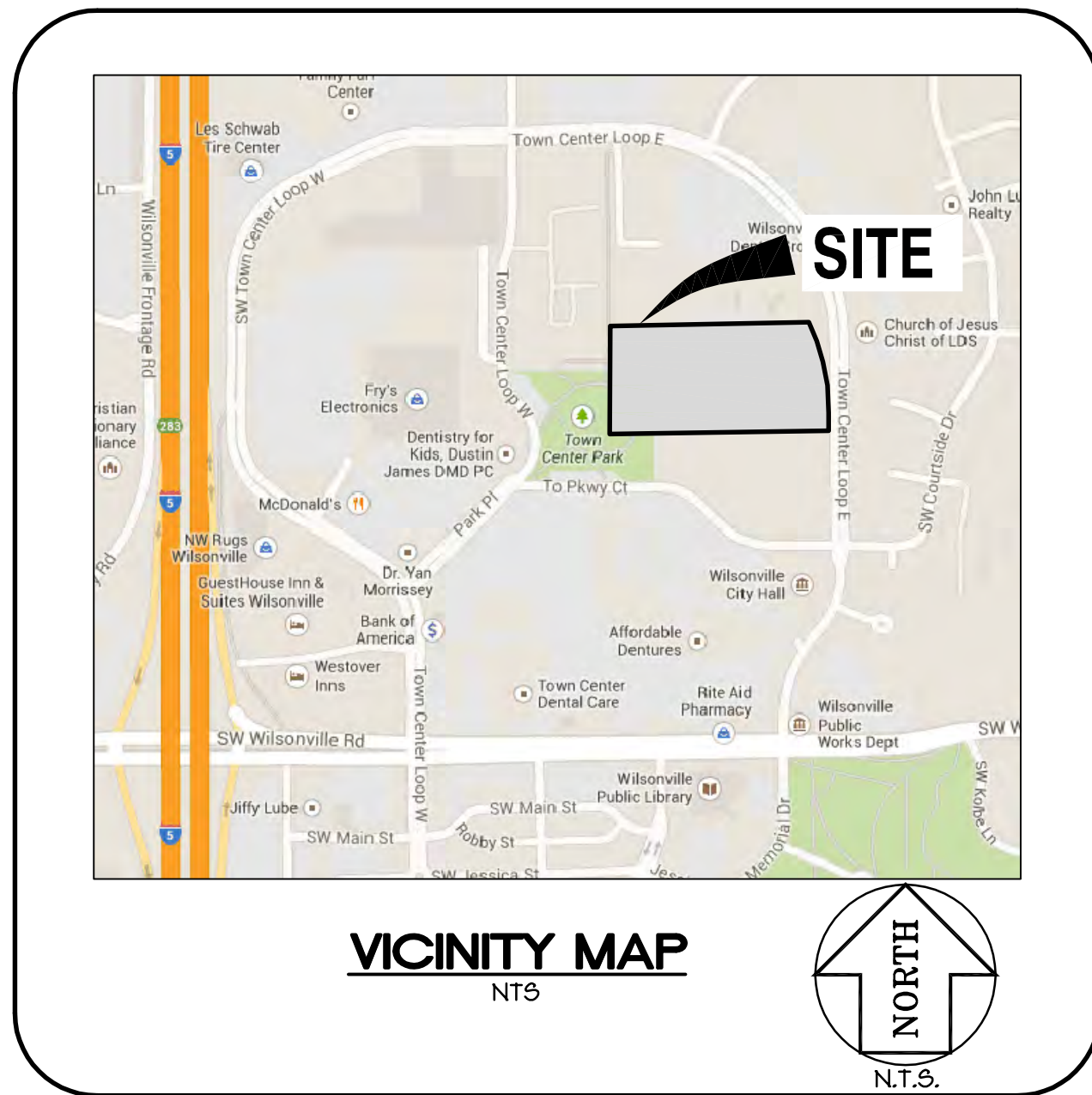
FIRST FLOOR PLAN
 $\frac{1}{8"} = 1'-0"$



CLACKAMAS COMMUNITY COLLEGE

POLE YARD EXPANSION PROJECT - 2015 -

TAX LOT 1300 LOCATED IN THE NORTHWEST 1/4, SOUTHWEST 1/4
OF SECTION 13, T.39., R.1W., W.M.
IN THE CITY OF WILSONVILLE, CLACKAMAS COUNTY, STATE OF OREGON



| ITEM | PRE-DEVELOPED | | POST-DEVELOPED | |
|--|---------------|------------|----------------|------------|
| | SF | % OF TOTAL | SF | % OF TOTAL |
| BUILDINGS | 44,415 | 12.15 | 44,415 | 12.15 |
| NEW ROOF OVER STORAGE CONTAINER | 0 | 0.00 | 2,000 | 0.51 |
| PARKING, DRIVES, SIDEWALKS, AND PAVED TRAILS | 116,895 | 33.55 | 118,151 | 33.90 |
| GRAVEL POLE YARD AND TRAILS | 23,105 | 6.80 | 45,102 | 12.93 |
| OPEN SPACE AND LANDSCAPE | 163,415 | 46.90 | 138,156 | 39.85 |
| TOTAL SITE | 348,490 | 100.00 | 348,490 | 100.00 |

OWNER
CLACKAMAS COMMUNITY COLLEGE
CONTACT: SHELLY TRACY
29353 SOUTHWEST TOWN CENTER LP E
WILSONVILLE, OR 97105
PHONE: (503) 594-0945

PLANNER / ENGINEER
ALL COUNTY SURVEYORS & PLANNERS, INC.
ATTENTION: RAY MOORE, PE, PLS
PO BOX 955 SANDY, OR 97055
PHONE: 503-668-3151

SHEET INDEX

- C1 COVER SHEET
- C2 EXISTING CONDITIONS
- C3 PROPOSED IMPROVEMENTS
- L1 LANDSCAPE PLAN
- EX 01 SITE LIGHTING - SOUTH YARD
- 1 ELEVATION AND ROOF PLAN

| DATE | NO. | REVISION |
|------|-----|----------|
| | | |



| SCALE | VERT. | HORIZ. |
|-------|--------|--------|
| N/A | 1"=50' | 1"=50' |

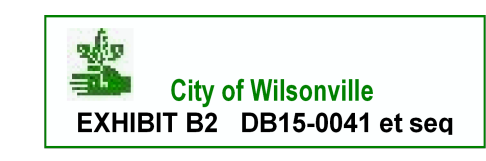
PROJECT NAME: POLE YARD EXPANSION PROJECT
CLACKAMAS COMMUNITY COLLEGE

SECTION: 13
TWP.: 3S
RANGE: 1W

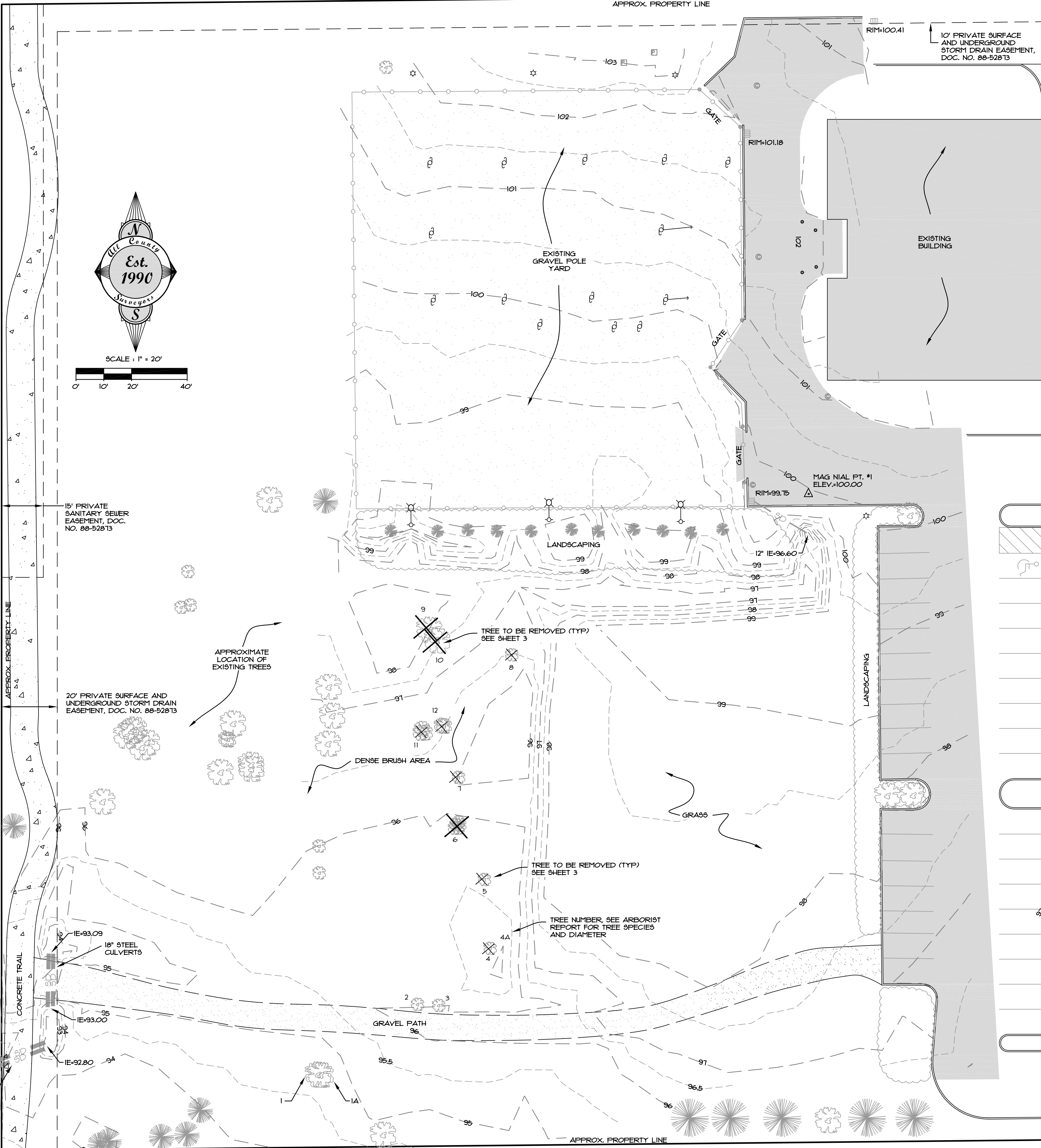
LOCATION: WILSONVILLE OREGON

CLIENT: CLACKAMAS COMMUNITY COLLEGE
19600 MOLALLA AVE.
OREGON CITY, OR 97045
PHONE: 503-594-6190

Surveyors & Planners, Inc.
Surveying, Planning and
Civil Engineering
P.O. Box 955 Sandy, OR 97055
Phone: (503) 668-3151
Fax: (503) 668-4750
DATE OF PLOT: 8-18-15



EXISTING CONDITIONS



LEGEND

- PROPERTY LINE
- EXISTING 1' GROUND CONTOUR
- BUILDING WALL
- PAVEMENT
- EXISTING SIDEWALK/CONCRETE
- GRAVEL
- EDGE OF GRAVEL
- EXISTING CURB
- EXISTING FENCE
- EXISTING STORM LINE
- EXISTING TELEPHONE JUNCTION BOX
- EXISTING CLEANOUT
- EXISTING POWER RISER
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- UTILITY POLE W/ GUY WIRE
- SURVEY CONTROL POINT
- EXISTING BOLLARD
- EXISTING EVERGREEN TREE
- EXISTING DECIDUOUS TREE
- EXISTING HANDICAP PARKING

NOTES

1. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY LINES SHOWN ARE FOR GRAPHICAL PURPOSES ONLY AND MAY VARY UPON PERFORMANCE OF THE FINAL BOUNDARY SURVEY.
2. THE ELEVATION DATUM IS BASED ON SURVEY CONTROL POINT MAG NAIL #1. TEMPORARY BENCH MARK HAS AN ASSUMED ELEVATION OF 100'

| | | | | | |
|--|---|--|--|--|---|
| | Est. 1990 Surveyors & Planners, Inc. Surveying, Planning and Civil Engineering P.O. Box 955 Sandy, OR 97055 Phone: (503) 668-3151 Fax: (503) 668-4750 | Clackamas Community College 19600 MOLALLA AVE. OREGON CITY, OR 97045 PHONE: 503-594-6190 | WILSONVILLE OREGON | PROJECT NAME: Pole Yard Expansion Project EXISTING CONDITIONS | LOCATION: WILSONVILLE OREGON |
| DATE: _____ NO. _____ REVISION _____ | VERT: N/A HORIZ: 1/20' DATE: 9-22-14 FILE: 13-151-TOP-ODUG | SCALE: _____ DATE: 9-22-14 FILE: 13-151-TOP-ODUG | LEGAL SECTION: 13 TWP: 3S RANGE: 1W | REGISTERED PROFESSIONAL LAND SURVEYOR OREGON DRAWN: _____ CHECKED: _____ APPROVED: _____ RENEWAL DATE: 12/31/16 | SHEET C2 OF 3 RLM DLH RLM |

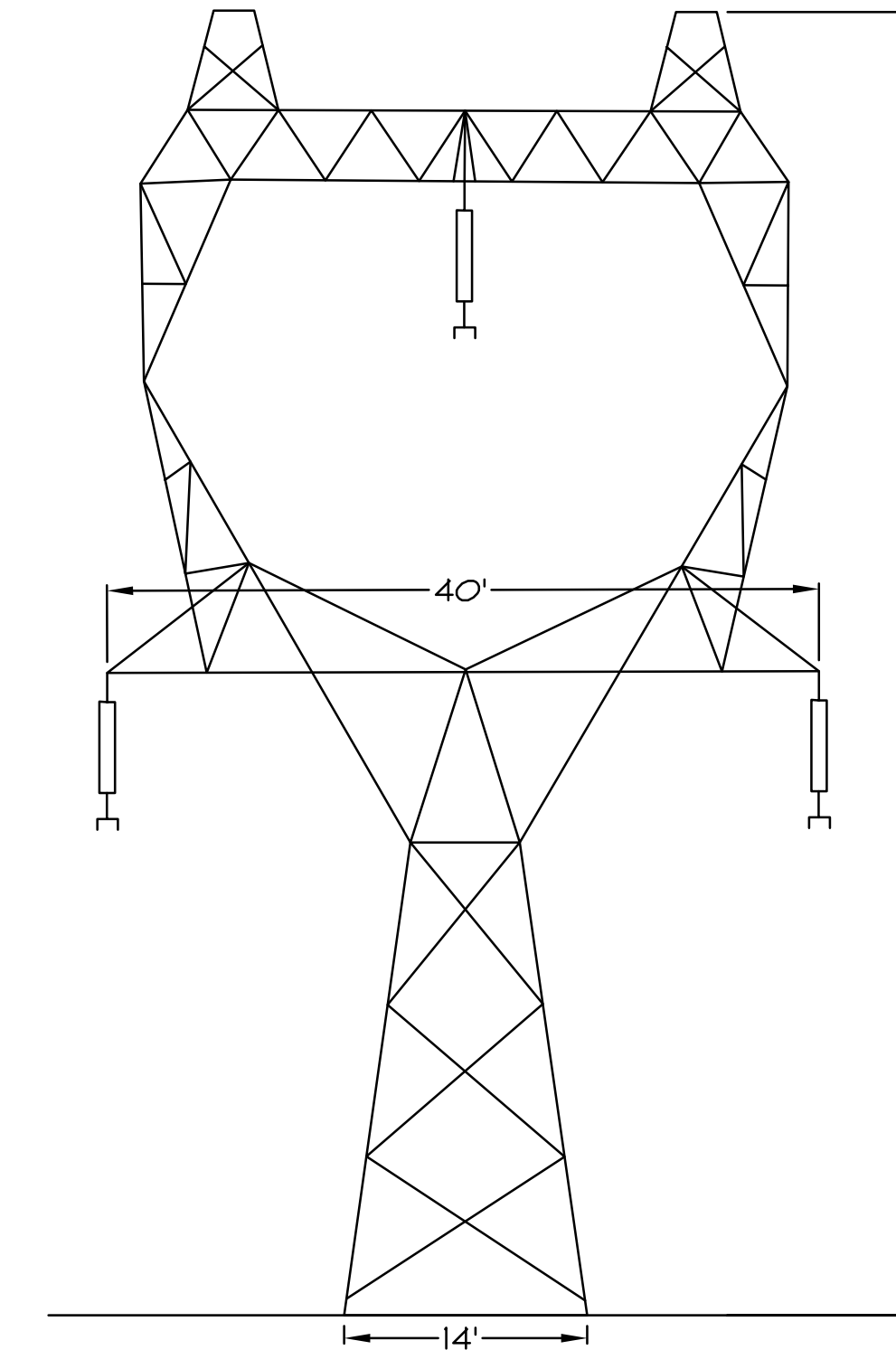
PROPOSED IMPROVEMENTS

LEGEND

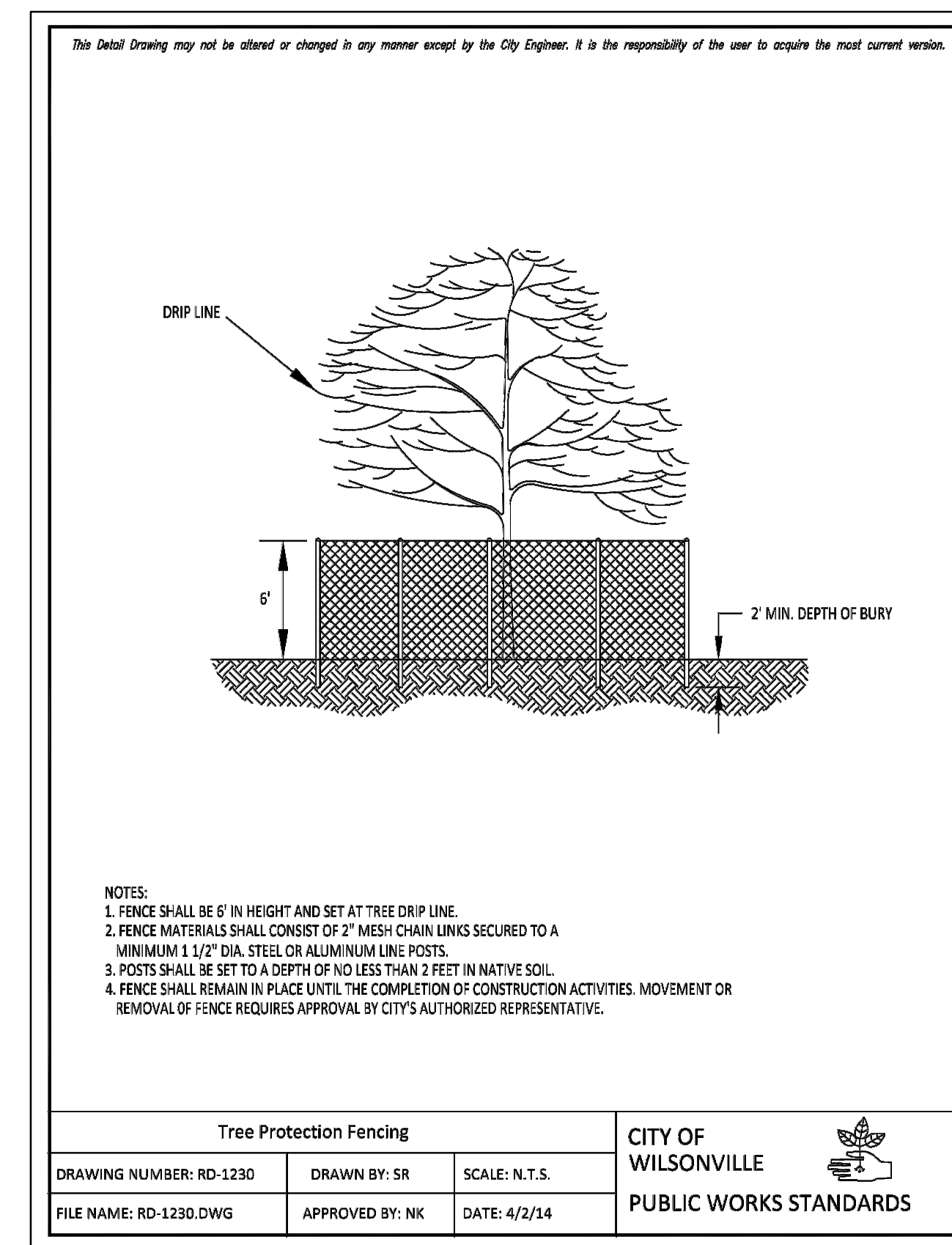
- PROPERTY LINE
- EXISTING 1' GROUND CONTOUR
- BUILDING WALL
- PAVEMENT
- EXISTING SIDEWALK/CONCRETE
- GRAVEL
- EDGE OF GRAVEL
- EXISTING CURB
- EXISTING FENCE
- EXISTING STORM LINE
- TREE PROTECTION FENCING
- EXISTING TELEPHONE JUNCTION BOX
- EXISTING CLEANOUT
- EXISTING POWER RISER
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- UTILITY POLE W/ GUY WIRE
- SURVEY CONTROL POINT
- EXISTING BOLLARD
- EXISTING EVERGREEN TREE
- EXISTING DECIDUOUS TREE
- EXISTING HANDICAP PARKING

NOTES

- THIS IS NOT A BOUNDARY SURVEY. BOUNDARY LINES SHOWN ARE FOR GRAPHICAL PURPOSES ONLY AND MAY VARY UPON PERFORMANCE OF THE FINAL BOUNDARY SURVEY.
- THE ELEVATION DATUM IS BASED ON SURVEY CONTROL POINT MAG NAIL #1. TEMPORARY BENCH MARK HAS AN ASSUMED ELEVATION OF 100'. (TO CONVERT TO NAVD 88, ADD 89.00' TO THE ASSUMED ELEVATIONS)



ELEVATION VIEW
75' TALL - 28M TYPE TOWER
N.T.S



| | | |
|-------------------------|-----------------|---------------|
| DRAWING NUMBER: RD-1230 | DRAWN BY: SR | SCALE: N.T.S. |
| FILE NAME: RD-1230.DWG | APPROVED BY: NK | DATE: 4/2/14 |

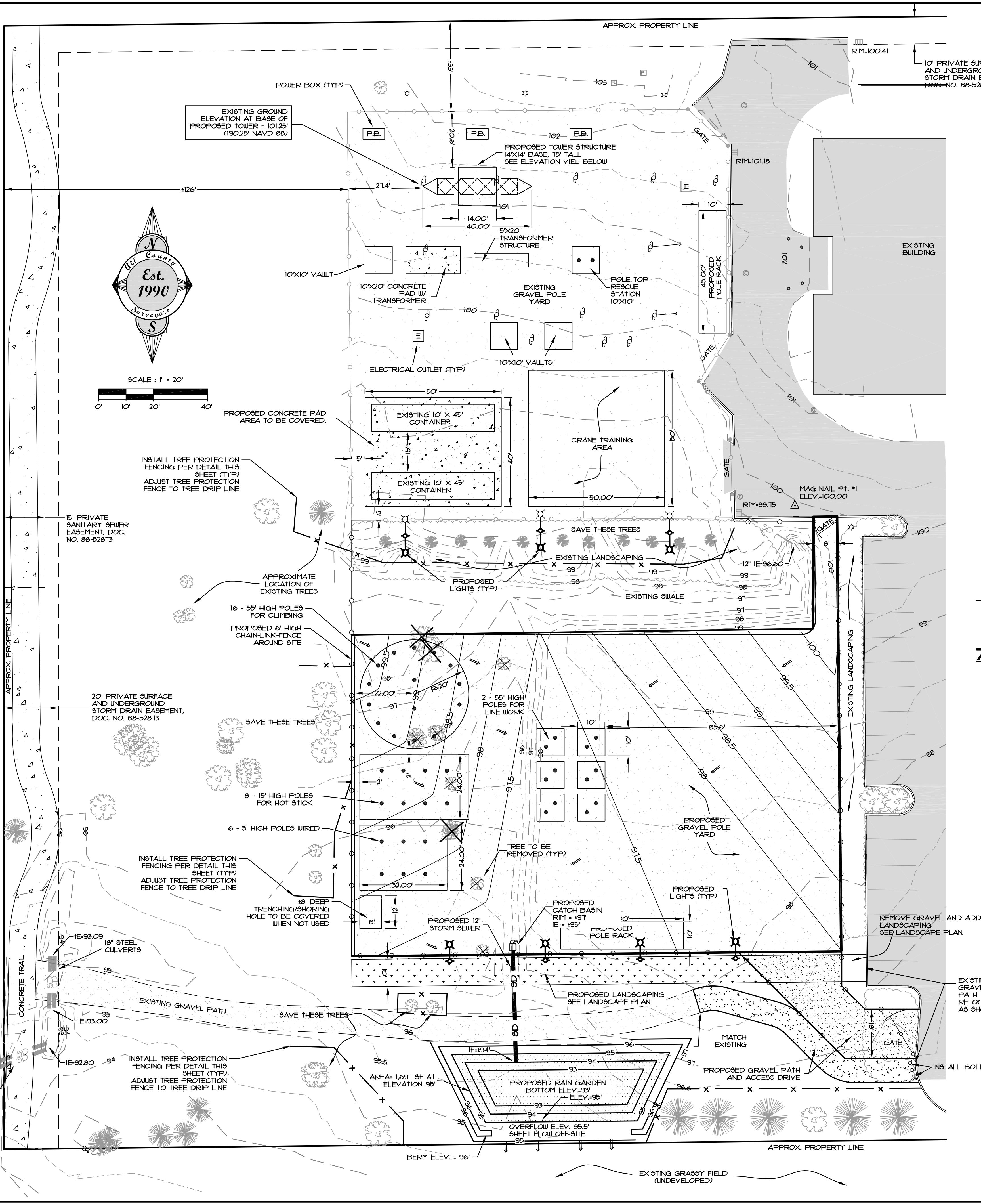
CITY OF WILSONVILLE
PUBLIC WORKS STANDARDS

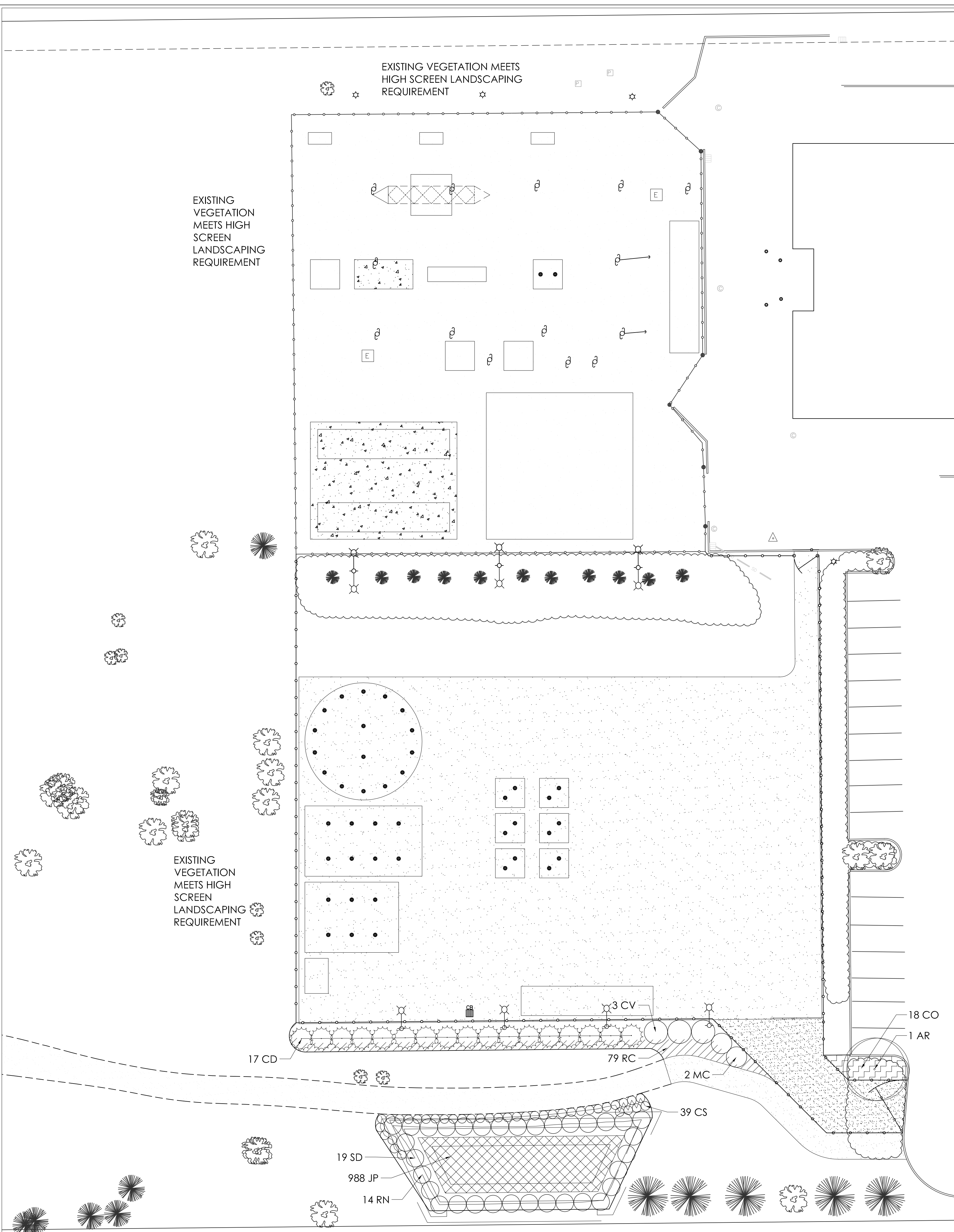
| | | | |
|-----------------------|-----------------|--------------------------|-----------|
| BY: _____ | REVISION: _____ | DATE: _____ | NO: _____ |
| SHEET C3 | | | |
| DESIGNED: _____ | | DRAWN: _____ | |
| CHECKED: _____ | | APPROVED: _____ | |
| DATE: _____ | | RENEWAL DATE: 12/31/2016 | |
| VERT: N/A | | SCALE: _____ | |
| HORIZ: 1/4"=20' | | DATE: 9-22-14 | |
| FILE: 13-151-TOP-ODUG | | LEGAL: _____ | |
| SECTION: 13 | | TWP: 3S | |
| RANGE: 1W | | LOCATION: _____ | |

PROJECT NAME: **Pole Yard Expansion Project**
PROPOSED IMPROVEMENTS

CLIENT: **CLACKAMAS COMMUNITY COLLEGE**
19600 MOLALLA AVE.
OREGON CITY, OR 97045
PHONE: 503-594-6190

DATE OF PLOT: 8-18-15





1 PLANTING PLAN
1"=20'

PLANT LEGEND:

| SYMBOL | BOTANICAL NAME | COMMON NAME | SPACING | SIZE/CONDITION |
|------------------------------|------------------------------------|---------------------------|------------|----------------------------|
| Trees | | | | |
| CD | Cupressocyparis leylandii | Leyland Cypress | 7' o.c. | 6' HT. |
| AR | Acer rubrum 'Red Sunset' | Red Sunset Maple | as shown | 2" cal. branched to 6' ht. |
| Shrubs | | | | |
| CV | Ceanothus 'Victoria Thrysfloours' | Victoria California Lilac | 6' o.c. | 5 gal. |
| MC | Myrica californica | Pacific Wax Myrtle | 6' o.c. | 5 gal. |
| Groundcovers: | | | | |
| RC | Rubus calycinoides | Creeping Bramble | 2'-6" o.c. | 1 gal. |
| CO | Cotoneaster dammeri 'Coral Beauty' | Coral Beauty Cotoneaster | 3'-0" O.c. | 1 gal. |
| Raingarden Plantings: | | | | |
| CS | Cornus stolonifera 'Kelsey' | Dwarf Red Twig Dogwood | 3' o.c. | 2 gal. |
| JP | Juncus patens | Spreading Rush | 12" o.c. | plugs |
| RN | Rosa nutkana | Nootka Rose | 6' o.c. | 2 gal. |
| SD | Spiraea douglasii | Douglas Spiraea | 6' o.c. | 2 gal. |

GENERAL NOTES:

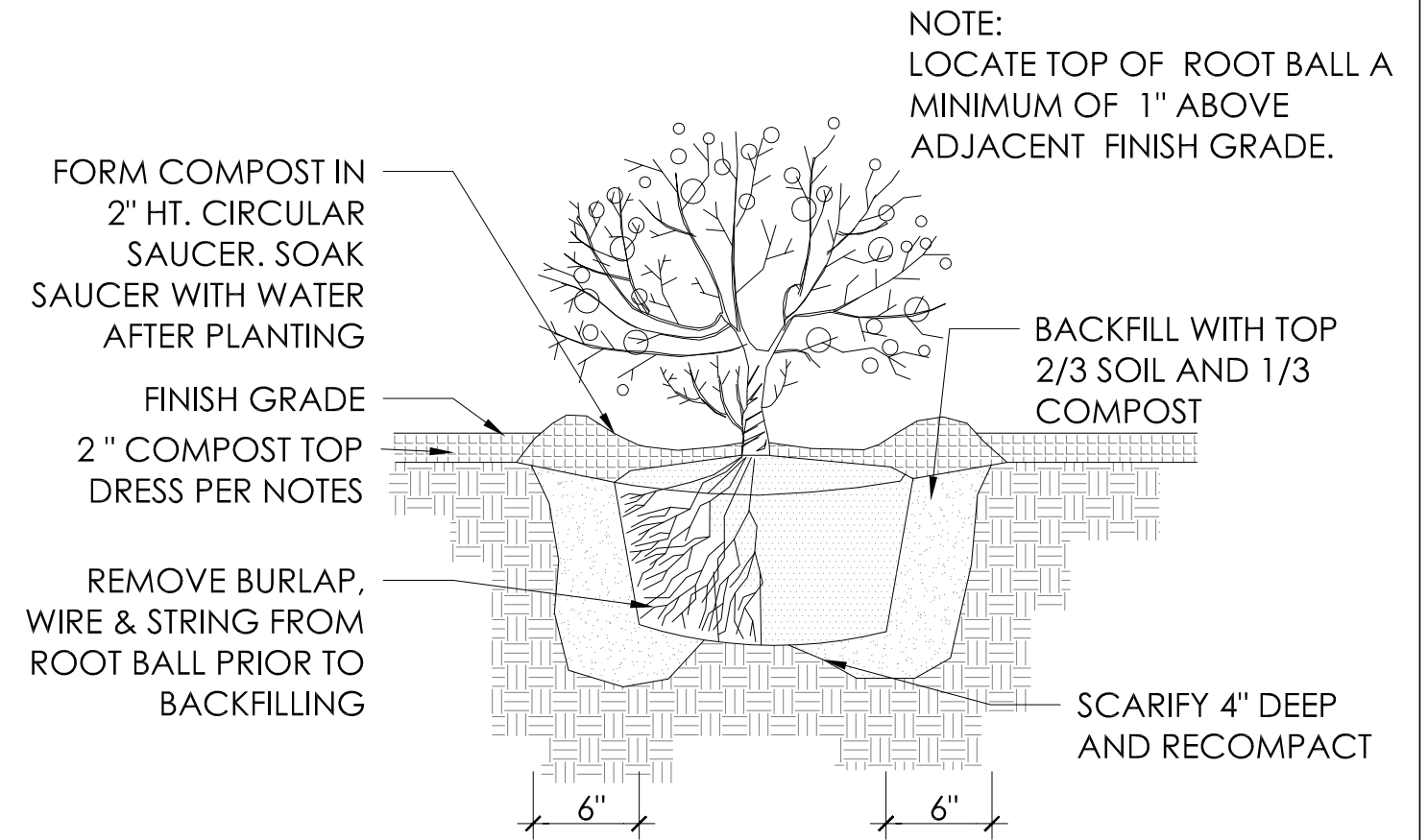
1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, INCLUDING LOCATION OF PROPERTY LINES, PRIOR TO BEGINNING ANY WORK. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES, LINES, PIPES, VAULTS, OR BOXES PRIOR TO EXCAVATION. ANY DAMAGE TO ANY KNOWN EXISTING UTILITY ELEMENTS SHALL BE REPAIRED PROPERLY AND IMMEDIATELY AT THE CONTRACTORS EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION WHEN UNKNOWN OBSTRUCTIONS AND/OR DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE OF UNKNOWN OBSTRUCTIONS AND/OR DIFFERENCES. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO PROVIDE THIS NOTIFICATION.
4. PRIOR TO REMOVING ANY EXISTING FEATURES, CONTRACTOR SHALL REVIEW AND CONFIRM EXTENT OF DEMOLITION WITH OWNER'S REPRESENTATIVE.
5. CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES, TREES & SHRUBS TO REMAIN FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE TO EXISTING ITEMS DESIGNATED TO REMAIN I.E. CURBS, WALKS, PLANT MATERIAL, LAWN OR FENCES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
6. CONTRACTOR SHALL REMOVE FROM THE SITE AND LEGALLY DISPOSE OF ALL DEBRIS AND EXCAVATED MATERIAL NOT REQUIRED FOR FILL. NO RUBBISH OR DEBRIS SHALL BE BURIED ON THE SITE.
7. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL ROADWAYS AND PAVED PATHWAYS CLEAN AND FREE OF CONSTRUCTION MATERIALS AND DEBRIS, PROVIDING NECESSARY DUST CONTROL WHERE REQUIRED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING ALL WORK WITH THE OWNER'S REPRESENTATIVE.
9. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST ADOPTED EDITIONS OF THE INTERNATIONAL BUILDING CODE AND ALL OTHER LOCAL AND STATE CODES AND ORDINANCES AND REGULATIONS.

PLANTING NOTES:

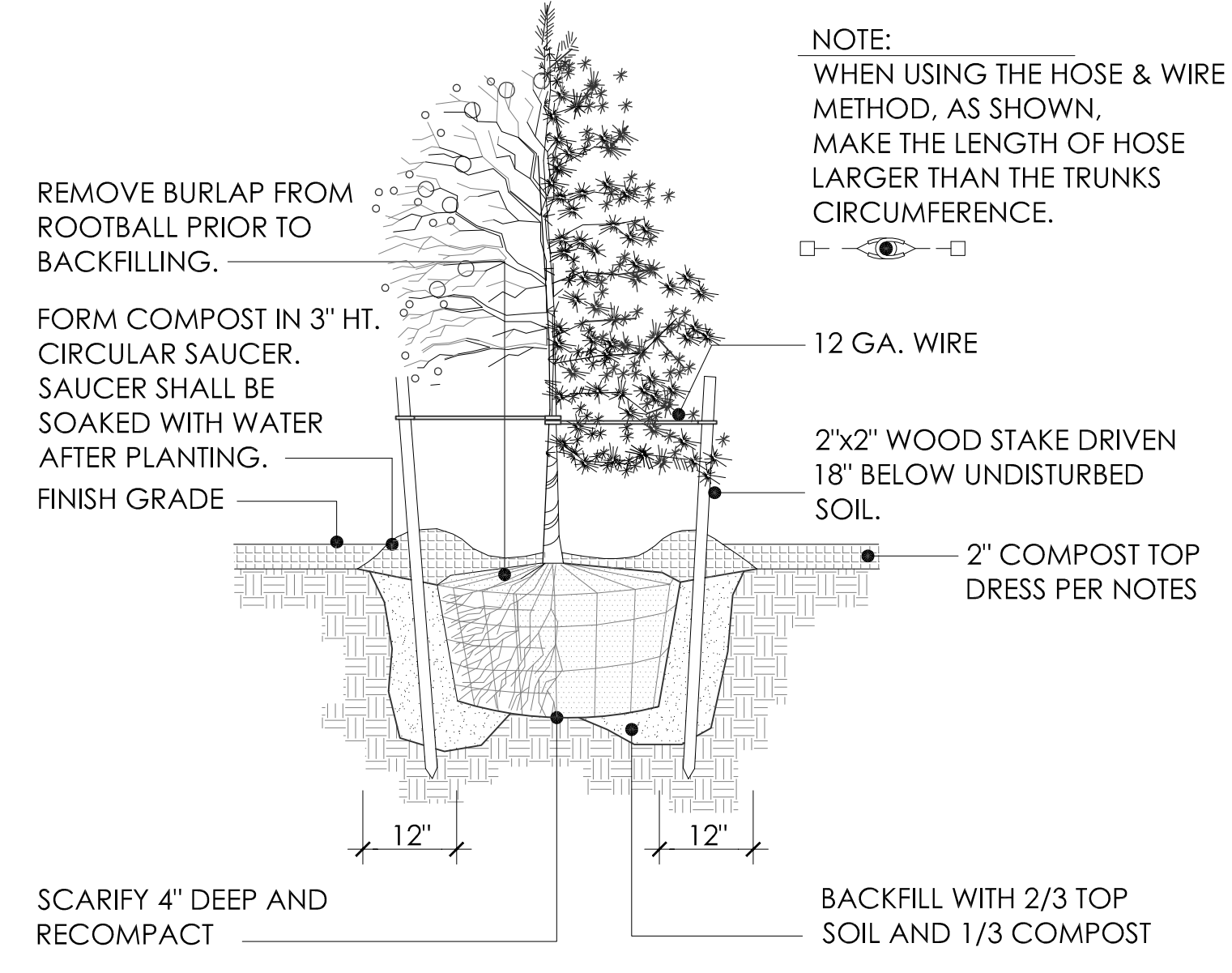
1. LAYOUT ALL PLANT MATERIAL WITHIN A DEFINED AREA AT THE SAME TIME, PRIOR TO PLANTING, FOR LAYOUT AND ADJUSTMENT.
2. AFTER REMOVING EXISTING PLANT MATERIALS, FINE GRADE ALL AREAS SMOOTH INSURING POSITIVE DRAINAGE.
3. REMOVE PLANTS FROM CONTAINERS, GENTLY LOOSEN ROOT BALL, AND SOAK ROOT BALL IN WATER FOR A MINIMUM OF 5 MINUTES BEFORE PLANTING.
4. SET TOP OF ROOT BALLS 1" HIGHER THAN ADJACENT GRADES. FORM SAUCER WITH COMPOST.
5. TOP DRESS ALL NEW PLANTING BEDS WITH 2" MIN. DEPTH MEDIUM GRIND COMPOSTED YARD DEBRIS THAT IS FREE OF WEED.
6. PLANT MATERIAL SHALL CONFORM TO ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK" (AAN). ALL TREES SHALL BE B&B OR CONTAINER STOCK UNLESS NOTED OTHERWISE.
7. KEEP AREA AROUND NEWLY PLANTED SHRUBS FREE FROM WEEDS AS REQUIRED FOR ESTABLISHMENT.

PLANT ESTABLISHMENT WATERING NOTES:

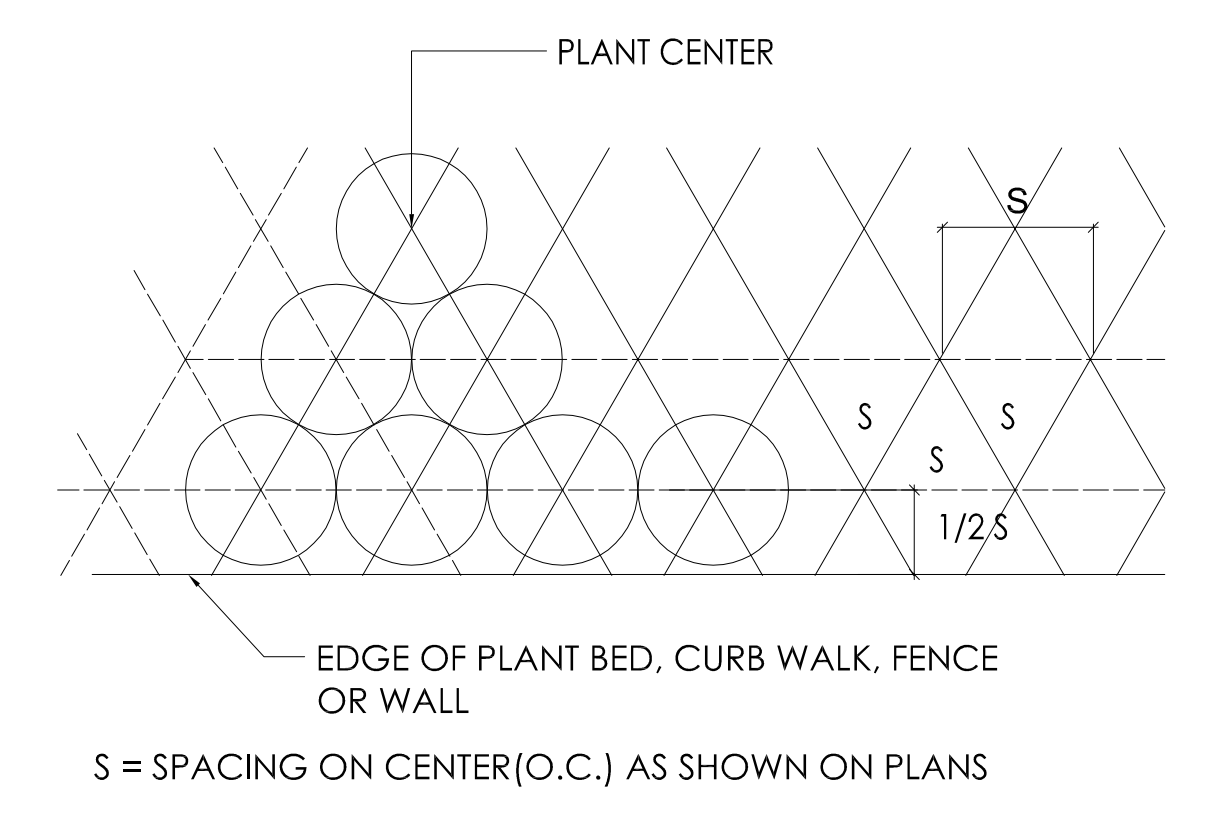
1. GENERAL: PLANT MATERIALS HAVE BEEN SPECIFIED THAT ARE EASILY ESTABLISHED AND REQUIRE NO SUPPLEMENTAL WATER ONCE ESTABLISHED. COMPOST INCLUDED IN BACK FILL AND AS TOP DRESS WILL CONTRIBUTE TO WATER CONSERVATION. SOAKING ROOT BALL PRIOR TO PLANTING WILL HELP WITH PLANT ESTABLISHMENT.
2. CONTRACTOR SHALL PROVIDE NEW PLANT MATERIALS WITH WEEKLY WATERING DURING PERIODS OF DRY WEATHER ESPECIALLY DURING THE MONTHS OF JUNE, JULY, AUGUST AND SEPTEMBER.
3. CONTRACTOR SHALL APPLY WEEKLY A MINIMUM OF 5 GALLONS OF WATER PER SHRUB, 15 GALLONS PER TREE AND 2 GALLONS FOR GROUNDCOVER.
4. CONTRACTOR SHALL EMPLOY A WATERING SYSTEM SUCH AS WATERING BAGS AS PROVIDED BY TREEGATOR® OR BY ADDING TIMED RELEASED WATER. APPLY ONE WATERING BAG PER TREE AND SHRUB OR TWO COLUMNS OF TIMED RELEASE WATER.
5. SUPPLEMENTAL WATERING IS ONLY REQUIRED UNTIL THE PLANTINGS ARE ESTABLISHED, APPROXIMATELY TWO YEARS.



2 SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



3 EVERGREEN/DECIDUOUS TREE PLANTING DETAIL
N.T.S.



4 GROUND COVER PLANTING DETAIL
N.T.S.

Marianne Zarkin
LANDSCAPE ARCHITECTS
1020 Southeast 11th
Portland, OR 97214
c. 503.758.3131
o. 503.802.0031
MARIANNE.ZARKIN.ASLA
marianne@mz-la.com

REGISTERED
LANDSCAPE ARCHITECT
OREGON
5/8/98
396
Marianne H. Zarkin

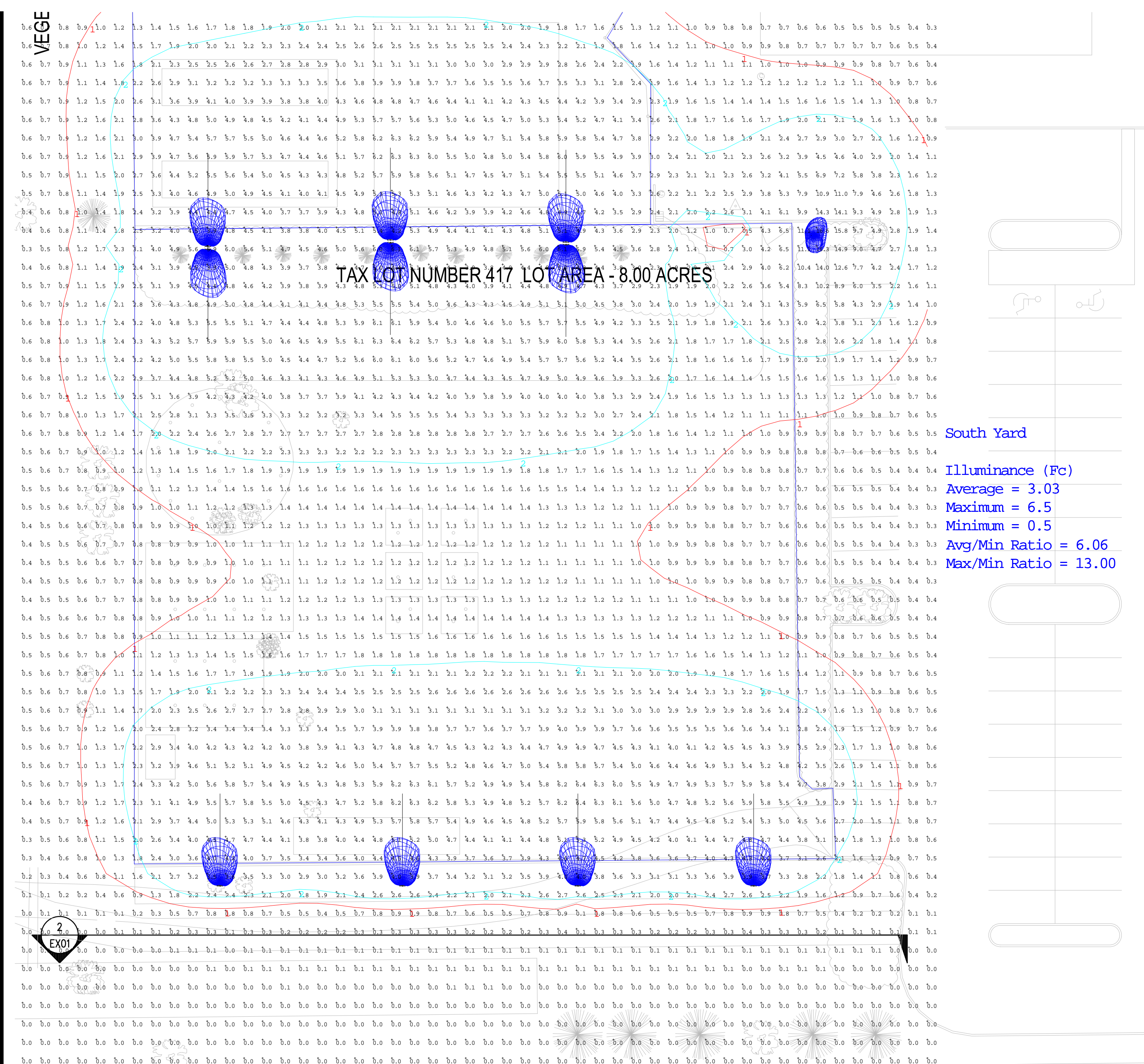
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|-----|-----------|------|-------|--------------|---------------|---------|--------------|----------|--------|-------|----|--------|-------|----|
| BY: | REVISION: | NO.: | DATE: | VERT. SCALE: | HORIZ. SCALE: | DATE: | FILE: | SECTION: | RANGE: | TWP.: | 3S | RANGE: | TWP.: | 1W |
| | | | | | | 7-27-15 | 15-08-LS.dwg | 13 | | | | | | |

PROJECT NAME: **Pole Yard Expansion Project**
CLACKAMAS COMMUNITY COLLEGE
LOCATION: WILSONVILLE OREGON

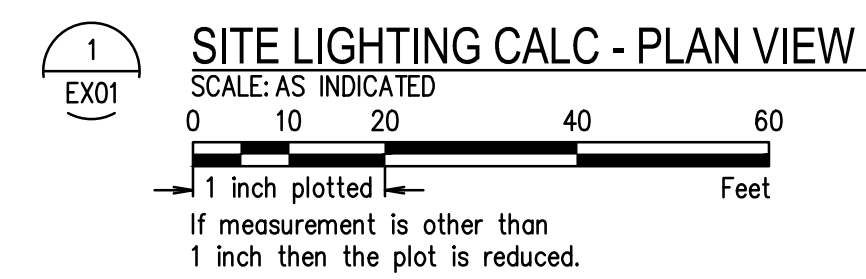
CLIENT: Surveyors & Planners, Inc.
Surveying, Planning and Civil Engineering
P.O. Box 955 Sandy, OR 97055
Fax (503) 668-4730

19600 MOLALLA AVE.
OREGON CITY, OR 97045
PHONE: 503-594-6790

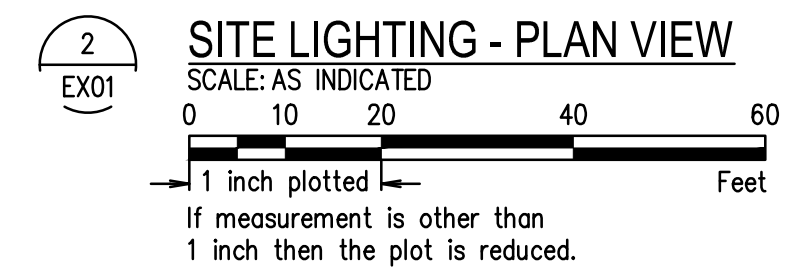
DATE OF PLOT: 4-30-15



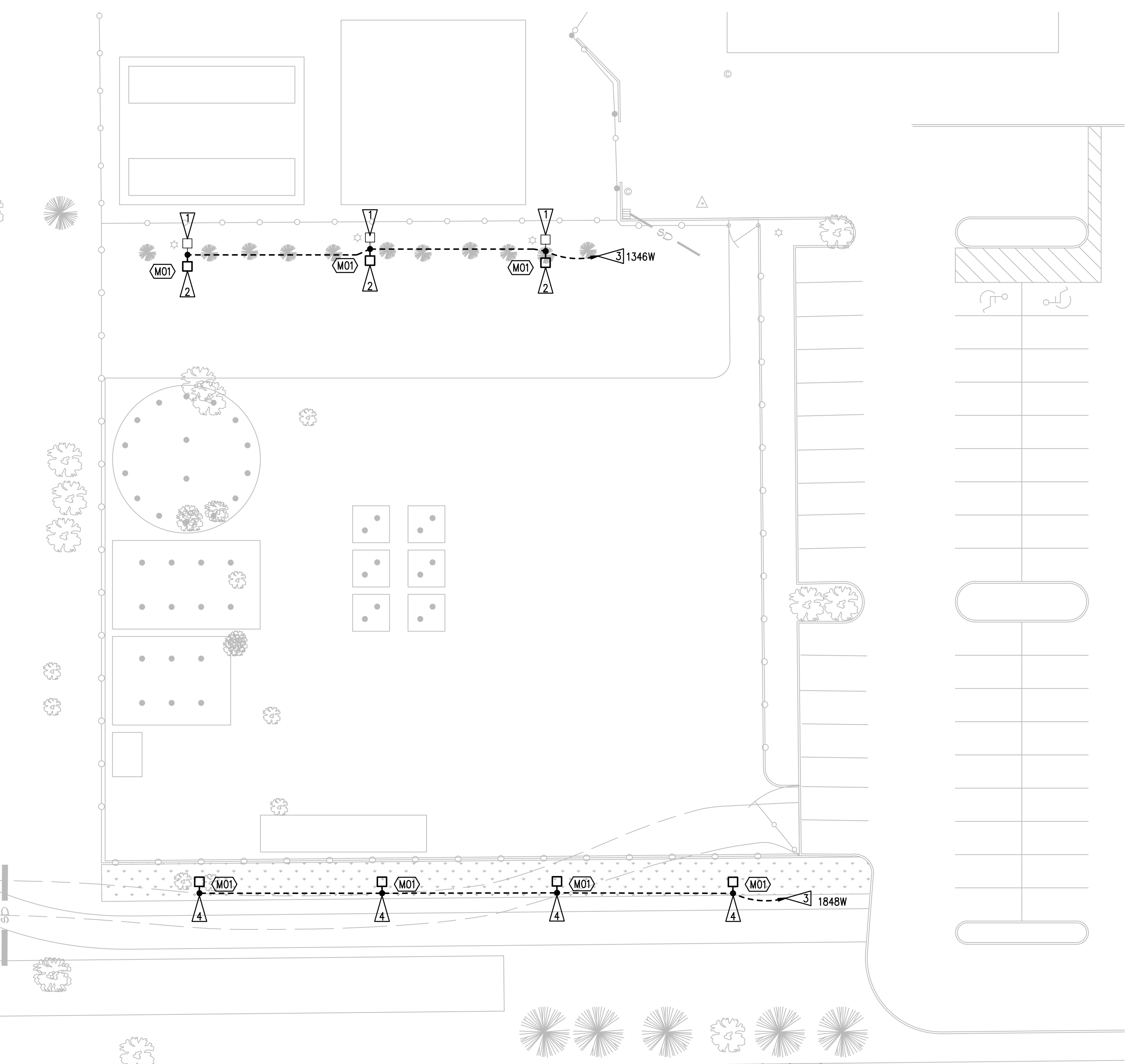
South Yard
 Illuminance (Fc)
 Average = 3.03
 Maximum = 6.5
 Minimum = 0.5
 Avg/Min Ratio = 6.06
 Max/Min Ratio = 13.00



| PERFORMANCE METHOD | |
|--------------------|---|
| Fixture Type | Lithonia TFA, with upper visor option |
| Lamp Type | 400 MH |
| Tilt Angle | 45 |
| Mounting Height | 30ft |
| Zone | Zone 3, per City of Wilsonville Code 4.199 Lighting Overlay Zone Map (ver March 2015) |

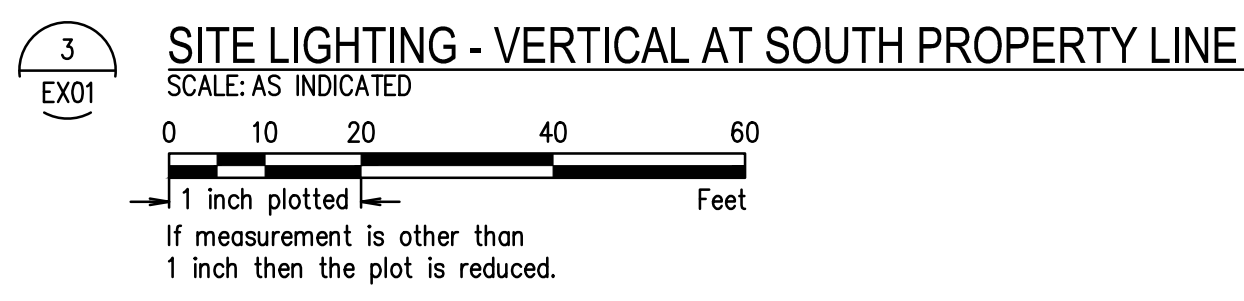


- FLAG NOTES:**
- 1 EXISTING LIGHT FIXTURE TO REMAIN.
 - 2 MOUNT NEW FIXTURE TYPE TO EXISTING POLE.
 - 3 EXTEND CIRCUIT TO NEAREST NORMAL POWER PANEL IN BUILDING. PROVIDE 20A/1P BREAKER. EXTEND EXISTING CONTROLS FROM NORTH POLE YARD. PROVIDE ADDITIONAL SWITCH AS REQUIRED. CONTROLS TO MEET THE CITY OF WILSONVILLE'S LAND DEVELOPMENT CODE COMPLIANCE. IT IS ACCEPTABLE TO EXTEND THE EXISTING LIGHTING CIRCUIT AND CONTROLS SHOULD THE NEC CALCULATED LOAD BE EQUAL OR LESS THAN 80% OF THE OVERCURRENT PROTECTION DEVICE RATING. CONTRACTOR TO VERIFY THAT ADDITIONAL LOADS TO THE DISTRIBUTION PANEL WILL NOT EXCEED 80% OF THE AVAILABLE LOAD OF THE PANEL RATING. COORDINATE WORK WITH CCC FACILITY OPERATIONS.
 - 4 NEW POLE.



LIGHTING FIXTURE SCHEDULE

| TYPE | DESCRIPTION | MANUFACTURER | ALTERNATE MANUFACTURERS | LAMP | | INPUT | | INITIAL LUMENS | COMMENTS |
|------|--|--------------|-------------------------|------|-------|-------|-------|----------------|---|
| | | | | # | CODE | WATTS | VOLT* | | |
| M01 | HID ADJUSTABLE POLE MOUNTED FLOOD PRECISION DIE-FORMED SPECULAR ANODIZED ALUMINUM REFLECTOR WITH ONE PIECE SILICONE GASKET. HEAVY DUTY STEEL MOUNTING YOKE. NOMINAL 24"L X 24"W X 10"D. TYPE TA2 DISTRIBUTION. | LITHONIA | TFA | 1 | 400MH | 462 | TBD | 36000 | PROVIDE WITH UPPER VISOR OPTION. FIXTURE TO MATCH EXISTING FIXTURES ON SITE MOUNTING TILT ANGLE AT 45 DEGREES FROM NADIR. |



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 733 Oak Street, Suite 200
 Portland, Oregon 97205-3710
 503-273-0060 800-667-0610
 www.sparling.com

STAMP:

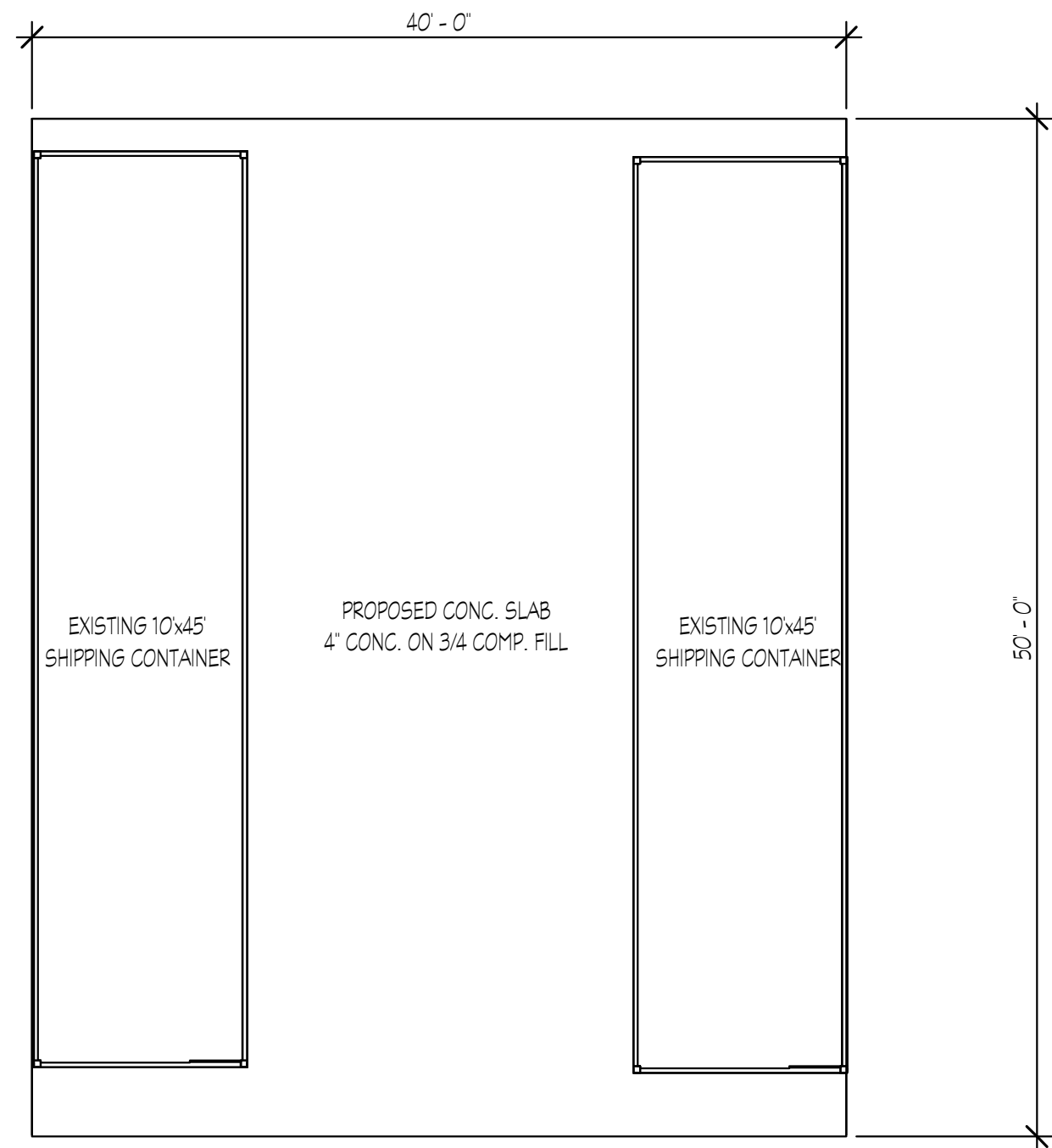
REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
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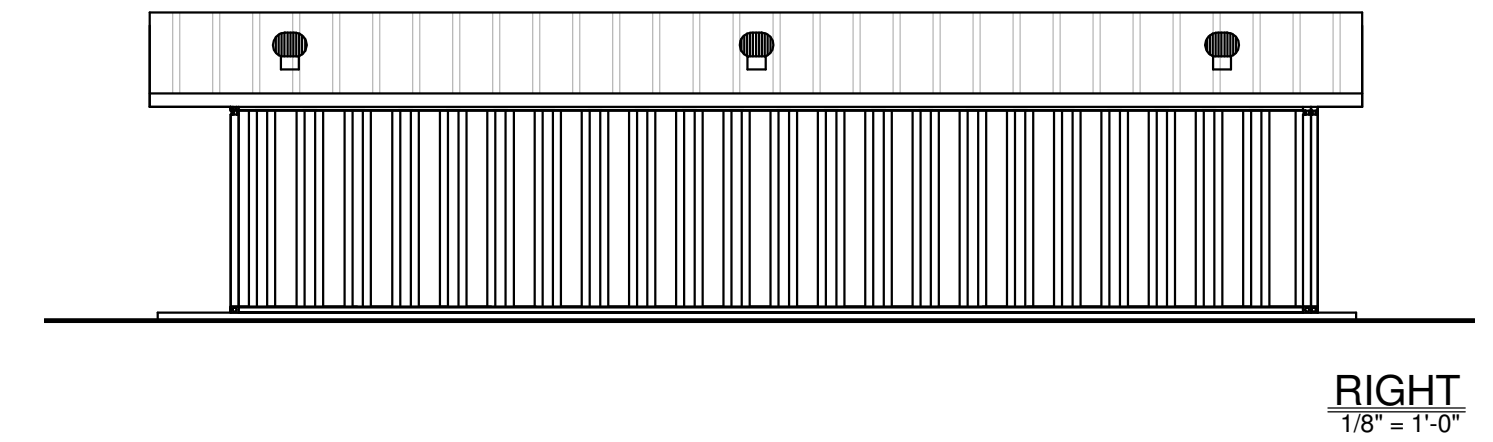
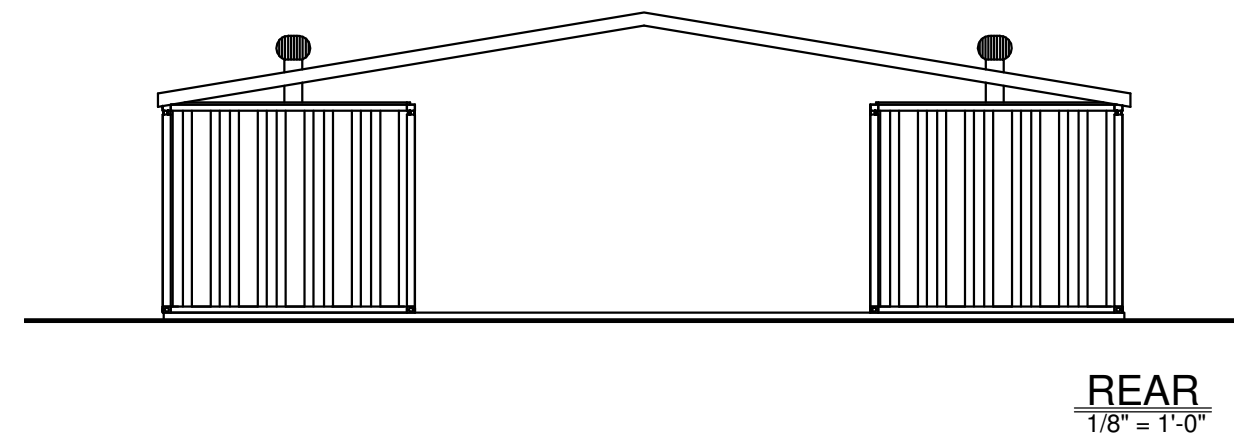
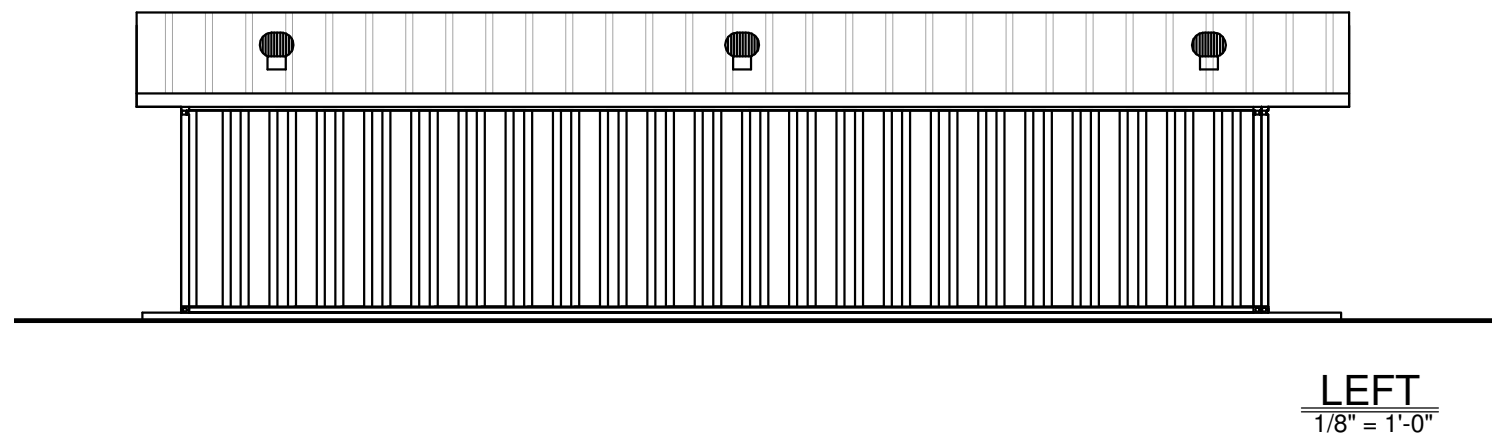
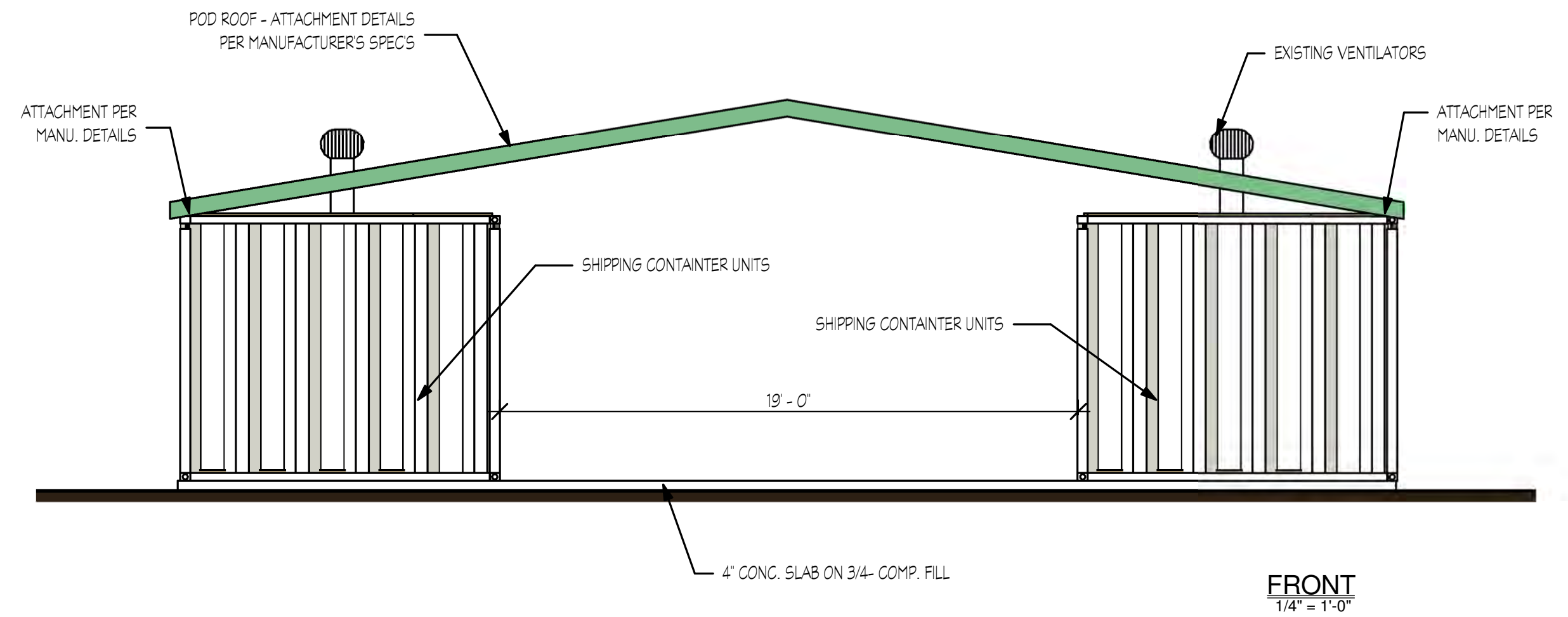
CHECKED: _____
 DRAWN: MWM MP
 SUBMITTAL: _____
 CD DATE: 03/16/2015

TITLE: **SITE LIGHTING - SOUTH YARD**
 OWNER: **CCC WILSONVILLE POLE YARD LIGHTING EXTERIOR LIGHTING ANALYSIS**

SHEET: **EX01**



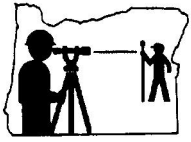
FIRST FLOOR PLAN
1/8" = 1'-0"



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MARGARET NICKERSON
ELEVATIONS AND ROOF
PLAN

Project number: 10057
Date: 4/5/2015 4:52:35 PM
Drawn by: KG
Area: 2,000 ft²
Scale: As indicated



All County Surveyors & Planners, Inc.

PO Box 955

• Sandy, Oregon 97055

• Phone: 503-668-3151

• Fax: 503-668-4730

August 17, 2015

City of Wilsonville Planning Division
Attention: Daniel Pauly, AICP, Associate Planner
29799 SW Town Center Loop Drive E
Wilsonville, OR 97070

**RE: Clackamas County Pole Yard Expansion Project, City file no. DB15-0041 - 44
Our Job Number 13-151.**

Dear Mr. Pauly:

As requested we have made revisions to the plans and project narrative as requested in your letter dated June 19, 2015. Enclosed for your review are 3 copies of the revised Planning Application that includes the narrative, reports and reduced site plans. We have also enclosed 3 full size sets of the plans and 3 cd's with the electronic data.

The following will address each of your incomplete items.

1. Approved traffic waiver...

Response: We are requesting a traffic waiver with this application. See Exhibit G. To supplement the application we have enclosed a letter from Clackamas Community College addressing the reasons for approving the waiver.

2. Calculations of landscape area...

Response: The required area calculations are shown on the revised Sheet 1 of the attached plans.

3. Corrected sheet showing all elevations of proposed container storage roof...

Response: See the attached architectural drawing by Builder's Design.

4. Detailed Landscape plans...

Response: See the attached landscape plan by Marianne Zarkin.

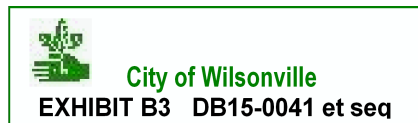
5. Details on off-site screening.

Response: See the attached landscape plan by Marianne Zarkin. As you can see on the plan the existing vegetation to the west of the existing pole yard and the proposed pole yard area, meets the high screen landscape requirement. The proposed site plans indicate that a new 6' high chain-link fence will be installed around the pole yard expansion area.

6. Information on tree protection fencing...

Response: See the attached revised plans for proposed tree protection fencing and details as requested.

Affiliated: Professional Land Surveys of Oregon • American Congress of Surveying and Mapping



7. Calculation of direct upright lumens.

Response: The proposed lighting zone is LZ3. The City Code allows for a maximum of 10% direct upright lumens. The lighting design and calculations, prepared by Sparling, demonstrates that the proposed code requirement is met. See the pole light fixture section, in Sparling's report, that demonstrates that less than 10% of all lumens are above 90 degrees.

8. Specification as to which trees from the tree inventory are proposed for removal...

Response: The tree inventory dated December 9, 2014, by General Tree Service, indicated that all of the trees 1 through 12 were to be removed. The current plans demonstrate that we are able to save trees 1, 1A, 2 and 3. We have supplemented the original report with email correspondence between Mr. Jim Sherwood with General Tree Service and Daniel Pauly regarding this issue. Mr. Sherwood also completed a detailed tree health analysis for the existing 21" Oregon White Oak (tree no.1).

9. Information on the health and conditions of all trees...

Response: According to the email correspondence between Mr. Jim Sherwood with General Tree Service and Daniel Pauly regarding this issue, the only tree of real concern was the Oregon White Oak (tree no.1).

If you have any questions or need additional information please feel free to contact our office.

Sincerely,

All County Surveyors & Planners, Inc.



Ray L. Moore, PE, PLS
Engineering Division

Copy: Shelly Tracy

DEVELOPMENT REVIEW BOARD MEETING

MONDAY, SEPTEMBER 28, 2015

6:30 PM

VII. Public Hearing:

B. Resolution No. 314. A Storage Place DBA Wilsonville Storage: David K. Shefrin, Trustee – Owner. The applicant is requesting approval of a Stage I Preliminary Plan Modification, Stage II Final Plan, Site Design Review and Sign Review for construction of a three-story commercial self-storage facility and associated improvements. The site is located at 29200 SW Town Center Loop East on Tax Lot 501 Section 13CB, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon. Staff: Michael Wheeler

Case Files: DB15-0037 – Stage I Preliminary Plan Modification
DB15-0038 – Stage II Final Plan
DB15-0039 – Site Design Review
DB15-0040 – Sign Review

**DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 314**

A RESOLUTION ADOPTING FINDINGS AND CONDITIONS APPROVING A STAGE I PRELIMINARY PLAN MODIFICATION, STAGE II FINAL PLAN, SITE DESIGN REVIEW AND SIGN REVIEW FOR CONSTRUCTION OF A THREE-STORY COMMERCIAL SELF-STORAGE FACILITY AND ASSOCIATED IMPROVEMENTS. THE SITE IS LOCATED AT 29200 SW TOWN CENTER LOOP EAST ON TAX LOT 501 SECTION 13CB, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON. A STORAGE PLACE DBA WILSONVILLE STORAGE, APPLICANT; DAVID K. SHEFRIN, TRUSTEE – 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 a staff report on the above-captioned subject dated September 21, 2015, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board at a regularly scheduled meeting conducted on September 28, 2015, 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 Panel B of the City of Wilsonville does hereby adopt the staff report attached hereto as Exhibit A1, with modified findings, recommendations and conditions placed on the record therein, and authorizes the Planning Director to issue approvals consistent with said recommendations for Case File(s):

DB15-0037: Stage I Preliminary Plan Modification
DB15-0038: Stage II Final Plan
DB15-0039: Class 3 Site Design Review
DB15-0040: Class 3 Sign Review

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof, this 28th day of September, 2015, 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 Section*

4.022(.09) unless appealed per *WC Section 4.022(.02)* or called up for review by the council in accordance with *WC Section 4.022(.03)*.

Aaron Woods, Chair
Development Review Board, Panel B

Attest:

Shelley White, Planning Administrative Assistant

Exhibit A1

STAFF REPORT
WILSONVILLE PLANNING DIVISION

A Storage Place DBA Wilsonville Storage
DEVELOPMENT REVIEW BOARD PANEL 'B'
QUASI-JUDICIAL PUBLIC HEARING

HEARING DATE: September 28, 2015
DATE OF REPORT: September 21, 2015

APPLICATION NOS.:

- A. DB15-0037: *Stage I Prelim. Plan Modification*
- B. DB15-0038: *Stage II Final Plan*
- C. DB15-0039: *Class 3 Site Design Review*
- D. DB15-0040: *Class 3 Sign Review*

APPLICANT: A Storage Place DBA Wilsonville Storage

OWNER: David K. Shefrin, Trustee

APPLICANT'S REPRESENTATIVE: Tahran Architecture & Planning LLC

REQUEST: Tahran Architecture & Planning LLC, on behalf of David K. Shefrin, Trustee, proposes to develop a two-story, 79,900 square foot three-story commercial self-storage facility and associated improvements.

LOCATION: Approximately 1.2 acre parcel located at 29200 SW Town Center Loop East, at the east corner of the intersection of SW Town Center Loop East and SW Canyon Creek Road (See Vicinity Map on Page 2).

LEGAL DESCRIPTION: Tax Lot 501 Township 3 South, Range 1 West, Section 13CB, Clackamas County, Oregon.

LAND USE DESIGNATIONS: Wilsonville Comprehensive Plan Map Designation: *Commercial*

ZONING DESIGNATIONS: Wilsonville Zone Map Classification: *Planned Development Commercial – Town Center (PDC-TC)*.

STAFF REVIEWERS: Michael R. Wheeler, Steve Adams, Kerry Rappold;
Jason Arn (Tualatin Valley Fire & Rescue)

REQUESTED ACTIONS:

The Development Review Board is being asked to review the following concurrent applications:

- A. **DB11-0042: Stage I Preliminary Plan Modification:** Approval of a modification to the Town Center Master Plan and previously-approved Stage I Preliminary Plan for the site, to allow for commercial use of the property.
- B. **DB11-0043: Stage II Final Plan:** Approval of a Stage II Final Plan for the proposed commercial storage facility and site amenities.
- C. **DB11-0044: Class 3 Site Design Review:** Approval of proposed structure and site amenities for the proposed 79,900 sq. ft. building (architecture, parking and landscaping).
- D. **DB11-0045: Class 3 Sign Review:** Approval of two wall signs for commercial use of the proposed building.

STAFF RECOMMENDATION: Approve the Preliminary Plan Modification, Final Plan, Site Design Review Plans, and Sign Plans, together with recommended conditions of approval.

VICINITY MAP:



APPLICABLE CRITERIA:

Planning and Land Development Ordinance: Sections 4.002(.01); 4.008-4.035; 4.008, 4.009, 4.010, 4.011, 4.014; 4.031(.01)(H), (I), and (M); 4.034(.04); 4.035(.04); 4.035(.05); 4.110; 4.116; 4.118; 4.131.05; 4.133.00 – 4.133.05; 4.140; 4.140(.07)(B); 4.140(.09)(C); 4.140(.09)(J); 4.154; 4.155; 4.156.01 – 4.156.11; 4.156.08; 4.167; 4.171; 4.175; 4.176; 4.177; 4.178; 4.179; 4.181; 4.199.20 – 4.199.60; 4.199.40; 4.300 – 4.320; 4.400-4.450; 4.421(.01)(A) – (G); 4.421(.02); 4.421(.03); 4.430;

Other Planning Documents: Comprehensive Plan; Transportation Systems Plan; Storm Water Master Plan; Town Center Master Plan.

CONCLUSIONS AND RECOMMENDATIONS:

Staff has reviewed the applicant’s analysis of compliance with the applicable criteria. Staff finds that the analysis satisfactorily demonstrates compliance with the City’s Comprehensive Plan and the Planning and Land Development Ordinance. The Staff report adopts the applicant’s responses as Findings of Fact, except as noted in the Conclusionary Findings, and modified by proposed Conditions of Approval. 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 approve the proposed applications (DB15-0037, DB15-0038, DB15-0039 and DB15-0040), together with the following conditions:

CONDITIONS OF APPROVAL FOR REQUESTS ‘A’ – ‘D’:

The application and supporting documents are hereby adopted for approval with the following conditions:

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| PD = Planning Division Conditions BD = Building Division Conditions PF = Engineering Conditions NR = Natural Resources Conditions TR = SMART/Transit Conditions FD = Tualatin Valley Fire and Rescue Conditions | A. DB15-0037: Modification to the Stage I Preliminary Development Plan B. DB15-0038: Stage II Final Development Plan C. DB15-0039: Class 3 Site Design Review D. DB15-0040: Class 3 Sign Plans |
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Planning Division Conditions:

Request A – DB15-0037: Stage I Development Plan Modification

On the basis of findings A1 through A36, this action approves a modification to the Stage I Final Plan for Town Center Master Plan, as submitted with this application, restoring commercial use to Tax Lot 501 of Section 13CB, T3S, R1W, Willamette Meridian.

Planning Division Conditions:

Request B – DB15-0038: Stage II Final Development Plan

PDB 1. On the basis of findings B2 through B34, this action approves the Stage II Final Plan for the Boone Building submitted with this application, approved by the Development Review Board, and stamped “Approved Planning Division” unless altered by a subsequent Board approval, or with minor revisions approved by the Planning Director under a Class I administrative review process.

PDB 2. Construction, site development, and landscaping shall be carried out in substantial accord with the plans, drawings, sketches, and other documents approved by the Board. The Applicant/Owner shall develop the site for use as a three-story commercial storage facility, unless altered by a subsequent Board approval, or minor revisions are approved by the Planning Director under a Class I administrative review process.

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| PDB 3. The Applicant/Owner shall provide the general contractor for the project with a copy of the approved plans and conditions of approval adopted by the City. |
| PDB 4. In addition to Building Division Review, final grading plans for the water quality/detention facilities and outfalls shall be reviewed and approved by the City Environmental Services Division and Natural Resources Manager, to ensure inclusion of a soil erosion control treatment plan that will minimize impact to downstream drainage resources. |
| PDB 5. Should the operations of this project by either the owner or future tenants fail to meet any performance standards of Subsection 4.135(.05) of the City's Development Code, the property owner and/or future tenant(s) shall seek approval from the Planning Division for the City of Wilsonville. |

Note: 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, 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.

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| <u>Engineering Division Conditions:</u> |
| <i>Request B – DB15-0037: Modification to the Stage II Final Development Plan</i> |
| Standard Comments: |
| PFB 1. All construction or improvements to public works facilities shall be in conformance to the City of Wilsonville Public Works Standards - 2014. |

PFB 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.

PFB 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.

PFB 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.

PFB 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.

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| PFB 9. | Applicant shall work with City’s Natural Resources office 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. |
| PFB 10. | The applicant shall be in conformance with all stormwater and flow control requirements for the proposed development per the Public Works Standards. |
| PFB 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. |
| PFB 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. |
| PFB 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. |
| PFB 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. |
| PFB 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. |
| PFB 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. |
| PFB 17. | No surcharging of sanitary or storm water manholes is allowed. |

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| PFB 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. |
| PFB 19. | Street and traffic signs shall have a hi-intensity prismatic finish meeting ASTM 4956 Spec Type 4 standards. |
| PFB 20. | 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. |
| PFB 21. | 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, alley/street intersections and driveway/street intersections. |
| PFB 22. | 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. |
| PFB 23. | 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. |
| PFB 24. | 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). |
| PFB 25. | 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. |

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| Specific Comments: | | | | | |
| PFB 26. | At the request of Staff, DKS Associates completed a Trip Generation and Site Plan Review study dated April 6, 2015. The project is hereby limited to no more than the following impacts. | | | | |
| | <table> <tr> <td>Estimated New PM Peak Hour Trips</td> <td>21</td> </tr> <tr> <td>Estimated Weekday PM Peak Hour Trips Through Wilsonville Road Interchange Area</td> <td>5</td> </tr> </table> | Estimated New PM Peak Hour Trips | 21 | Estimated Weekday PM Peak Hour Trips Through Wilsonville Road Interchange Area | 5 |
| Estimated New PM Peak Hour Trips | 21 | | | | |
| Estimated Weekday PM Peak Hour Trips Through Wilsonville Road Interchange Area | 5 | | | | |
| PFB 27. | Access to public roadways shall be via the existing driveways located on Town Center Loop E. (right-in, right-out) and Canyon Creek Road (full access). | | | | |
| PFB 28. | The City's Transportation Systems Plan shows the classification for Canyon Creek Road as minor arterial. Applicant shall provide a 10-ft PUE on property fronting Canyon Creek Road per the City Public Works Standards. | | | | |

Natural Resources Division Conditions:

Request B – DB15-0038: Stage II Final Development Plan

NRB 1. Pursuant to the 2015 Public Works Standards, stormwater facilities are required when proposed development establishes or increases the impervious surface area by more than 5,000 square feet. Development includes new development, redevelopment, and/or partial redevelopment. Low Impact Development facilities shall be provided to manage stormwater runoff.

NRB 2. Submit a drainage report and drainage plans. The report and plans shall demonstrate the proposed stormwater facilities satisfy the requirements of the Public Works Standards.

NRB 3. Provide profiles, plan views and specifications for the proposed stormwater facilities consistent with the requirements of the Public Works Standards.

NRB 4. Pursuant to the Public Works Standards, the applicant shall submit a maintenance plan (including the City’s stormwater maintenance and access easement) for the proposed stormwater facilities prior to approval for occupancy of the associated development.

NRB 5. Pursuant to the Public Works Standards, access shall be provided to all areas of the proposed stormwater facilities. At a minimum, at least one access shall be provided for maintenance and inspection.

NRB 6. Pursuant to the City of Wilsonville’s Ordinance No. 482, the applicant shall submit an erosion and sedimentation control plan. The following techniques and methods shall be incorporated, where necessary:

- a) Gravel construction entrance;
- b) Stockpiles and plastic sheeting;
- c) Sediment fence;
- d) Inlet protection (Silt sacks are recommended);
- e) Dust control;
- f) Temporary/permanent seeding or wet weather measures (e.g. mulch);
- g) Limits of construction; and
- h) Other appropriate erosion and sedimentation control methods.

NRB 7. The applicant shall comply with all applicable state and federal requirements for the proposed construction activities (e.g., DEQ NPDES #1200–CN permit).

Planning Division Conditions:

Request C – DB15-0039: Class 3 Site Design Review

PDC 1. Except as modified by Conditions PDC 2 - PDC 16, below, the Applicant/Owner shall develop the Site Design Review Plans in substantial compliance with the plans approved by the DRB, unless altered with Board approval, or minor revisions are approved by the Planning Director under a Class I administrative review process. (See Finding C31)

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| PDC 2. Sidewalks along east side of the building shall be extended and connect the two proposed segments, in order to provide continuous pedestrian circulation from SW Town Center Loop East to SW Canyon Creek Road, as required by Section 4.154(.01)(B)(1) and Section 4.154(.01)(B)(3). |
| PDC 3. The Applicant/Owner shall revise the landscape plan to provide larger or more mature plant materials along the property line abutting the adjacent residential facility, per Section 4.176(.04). |
| PDC 4. A minimum of four (4) bicycle parking spaces must be provided adjacent to proposed building, within close proximity to the main building entrance. This will be guaranteed through the review of construction documents. (See Finding C9) |
| PDC 5. Prior to Building Permit approval, the applicant/owner must provide the Planning Department with a revised Landscape Plan. Plant materials must be consistent with Subsection 4.176(.06) of the Wilsonville Development Code. The applicant/owner must specify the type, size and number of plants proposed. (See Findings C19-C21) |
| PDC 6. The applicant/owner shall provide the general contractor for the proposed project with a copy of the approved plans and conditions of approval adopted by the City. See Finding C31. |
| PDC 7. All HVAC equipment shall be inconspicuous and designed to be screened from off-site view. This includes, to the greatest extent possible, private utilities such as natural gas and electricity. The City reserves the right to require further screening of the equipment and utilities if they should be visible from off-site after occupancy is granted. See Finding C18. |
| PDC 8. Storage containers shall meet Uniform Building and Fire Codes and must be reviewed prior to issuance of a building permit. |
| PDC 9. All structures and landscaping on corner lots shall meet the vision clearance standards of Section 4.177, as determined by the City Engineer. |
| PDC 10. Lighting levels for the building entrance shall comply with the provisions of the OSSC. |
| PDC 11. The Applicant/Owner shall assure that rooftop HVAC equipment is screened from view, as required by Section 4.176(.04)(C). |
| PDC 12. The Applicant/Owner shall indicate whether the solid waste storage facility will be locked. |
| PDC 13. The Applicant/Owner shall redesign the solid waste storage enclosure by 303 SF, in order to provide a total of 478 SF. |
| PDC 14. The Applicant/Owner shall redesign the enlarged solid waste storage facility to provide convenient user access from the adjacent pedestrian sidewalk. |
| PDC 15. The Applicant/Owner shall secure approval of the redesigned solid waste storage area from Republic Services, prior to issuance of a building permit for the facility. |
| PDC 16. The Applicant/Owner shall install all utilities underground, per Section 4.320. |

Planning Division Conditions:

Request D – DB15-0040: Class 3 Sign Plans

This action approves two (2) Class III signs as submitted with this application, approved by the Development Review Board, and stamped “Approved Planning Division”.

PDD 1. Prior to installing signs the Applicant/Owner shall apply for a sign permit on a form entitled Planning Department Site Development Application to the Planning Division to ensure compliance with the DRB approval.

PDD 2. The Applicant/Owner of the property shall ensure that the signs are installed in substantial compliance with the plans approved by the Development Review Board.

PDD 3. The Applicant/Owner shall obtain all necessary building and electrical permits (if applicable) from the City of Wilsonville needed for the installation of the proposed signage. See Findings D22 and D30.

MASTER EXHIBITS LIST:

The following exhibits are hereby entered into the public record by the Development Review Board as confirmation of its consideration of the application as submitted. This is the master exhibits list that includes exhibits for Planning Case Files DB15-0037, DB15-0038, DB15-0039 and DB15-0040.

A. Staff's Written and Graphic Materials:

A1. Staff Report:

- Findings of Fact for Requests A through D
- Proposed Conditions of Approval for requests A through D
- Conclusionary Findings for requests A through D

B. Applicant's Written and Graphic Materials:

- B1. Application Form; dated 5/4/2015**
- B2. Applicant's Narrative (Letter from J. Brosy); dated 6/29/2015**
- B3. Drawing: 1st Floor Plan (Reduced size, 8.5 x 11, black and white); dated 6/25/2015**
- B4. Drawing: 2nd Floor Plan (Reduced size, 8.5 x 11, black and white); dated 6/25/2015**
- B5. Drawing: 3rd Floor Plan (Reduced size, 8.5 x 11, black and white); dated 6/25/2015**
- B6. Applicant's Narrative (Letter from Team Electric); dated 7/7/2015**
- B7. Exterior Lighting Compliance Certificate; dated 6/15/2015**
- B8. Lighting cut sheet MRW-CF BM-80**
- B9. Letter from Republic Services; dated 7/13/2015**
- B10. Storm Drainage Report; dated 8/19/2015**

B11. Plan Set (Reduced Size):

| <i>Sheet No.</i> | <i>Sheet Title</i> |
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| Sheet A3.1.1 | Elevation Drawing (East, West; Reduced size, 11 x 17, color), dated 6/14/2015 |
| Sheet A3.2.1 | Elevation Drawing (South, North; Reduced size, 11 x 17, color), dated 6/14/2015 |
| Sheet A4.1 | Signage (South & West Elevations; Reduced size, 11 x 17; 4 copies), dated 6/14/2015 |

B12. Plan Set (Full size):

| <i>Sheet No.</i> | <i>Sheet Title</i> |
|------------------|--|
| Sheet A1.1 | Site Plan; dated 6/14/2015 |
| Sheet A3.1 | Elevation Drawing (East, West; black and white); dated 6/14/2015 |
| Sheet A3.2 | Elevation Drawing (South, North; black and white); dated 6/14/2015 |
| Sheet A3.1.1 | Elevation Drawing (East, West; black and white), dated 6/14/2015 |
| Sheet A3.2.1 | Elevation Drawing (South, North; black and white), dated 6/14/2015 |
| Sheet A2.1 | First Floor Plan; dated 6/14/2015 |
| Sheet A2.2 | Second Floor Plan; dated 6/14/2015 |
| Sheet A2.3 | Third Floor Plan; dated 6/14/2015 |
| Sheet A2.4 | Trash Enclosure; dated 6/14/2015 |
| Sheet A4.1 | Signage (South and West Elevations); dated 6/14/2015 |
| Sheet 1 of 1 | Luminaire Schedule; dated 4/27/2015 |
| Sheet C-1 | Site Plan; dated 4/23/2015 |
| Sheet C-2 | Existing Conditions Plan; dated 4/26/2015 |

| <i>Sheet No.</i> | <i>Sheet Title</i> |
|------------------|--|
| Sheet C-3 | Preliminary Grading Plan; dated 4/26/2015 |
| Sheet C-4 | Site Utility Plan; dated 4/26/2015 |
| Sheet C-5 | Erosion Control Plan; dated 4/26/2015 |
| Sheet L-2 | Water Quality Planter; dated 8/23/2015 |
| Sheet L-1 | Conceptual Landscape Design; dated 4/15/2015 |

B13. Color Board (photographic; original), dated 5/4/2015

B14. Color Board (sample; glazing); dated 7/28/2015

B15. Drawing (color, 8.5 x 11 size): Sheet A3.2 as Materials/Color Key (South/North Elevation only); dated 5/4/2015

B16. Transportation Analysis by DKS Associates, Inc.; dated 4/6/2015

C. Development Review Team Correspondence and Materials:

- C1.** E-mail and attachment from S. Adams, Development Engineering Manager; dated 9/11/2015
- C2.** E-mail and Memo from K. Rappold, Natural Resources Program Manager; dated 9/17/2015
- C3.** E-mail from D. Ramsay, NW Natural; dated 9/1/2015
- C4.** Public Works Plan Review Comment Form; dated 9/17/2015
- C5.** Memo from Tualatin Valley Fire & Rescue; dated ____

D. Staff Materials:

- D1.** Drawing: Town Center Master Plan (from 89 PC 17)
- D2.** DB06-0072 et seq [Shefrin Phase I]
- D3.** DB07-0058 et seq [Shefrin Phase II]
- D4.** Partition Plat 2008-121; dated 12/17/2008
- D5.** AR08-0009 (Chaff/CIDA, Inc.) [Interpretation regarding storage as commercial use]
- D6.** Wilsonville Transit Route Map, Route 4; not dated

E. General Correspondence:

- E1.** Letters (Neither For nor Against): None submitted
- E2.** Letters (In Favor): None submitted
- E3.** Letters (Opposed): None submitted

FINDINGS OF FACT:

1. Statutory Timeline:

The statutory 120-day time limit applies to this application. The application was received on May 4, 2015. On May 27, 2015, staff conducted a completeness review within the statutorily allowed 30-day review period, and, on July 17 and 28, 2015, the Applicant submitted new materials. On August 14, 2015, the application was deemed complete. The City must render a final decision for the request, including any appeals, by December 12, 2015.

2. Adjacent land uses:

| Compass Direction (True)¹ | Zone: | Existing Use: |
|---|--------------|---|
| North: | PDC-TC/PDR-4 | Vacant Residential |
| East: | PDC-TC | Assisted Living Facility |
| South: | PDC-TC | US Post Office, Providence Medical Offices, Shefrin Retail Building |
| West: | PDC-TC | Bowling Facility |

3. Comprehensive Plan and Zone Maps: The site has a Comprehensive Plan designation of Commercial and is zoned Planned Development Commercial – Town Center (PDC-TC).

4. Previous Planning Approvals: The subject property is part of the Town Center Master Plan, which envisioned a variety of mixed and commercial uses. This master plan serves as the Stage I preliminary plan per Subsection 4.104(.07) for the proposed project². The proposal is for a commercial storage facility, which is recognized in the Planning and Land Use Development Ordinance as “commercial development”. By virtue of the definition of commercial development, as it relates to the Comprehensive Plan, the proposed use is consistent with the Town Center Master Plan.

5. Natural Characteristics: The subject premises are comprised of gently sloping terrain. Vegetation is limited to grass and volunteer shrubs.

6. Streets: The subject property is located at the at the east corner of the intersection of SW Town Center Loop East and SW Canyon Creek Road. Access to the site is from both streets.

¹ The Applicant has illustrated True North on the Site Plan (Sheet A1.1 of Exhibit B11), but employs a “Reference North” in the submitted narrative (Exhibit B2). Please note that use of this reference may not be consistent throughout all submitted materials or this report.

² A subsequent development approval (DB06-0072 et seq) modified the preliminary plan to allow residential use in Phase II. While the commercial office building (Phase I) was completed, subsequent approval of a Stage II Final Plan for Phase II was granted (DB07-0058 et seq), but never constructed. That approval has since lapsed.

7. **Review Procedures:** The required public notices have been sent and all proper notification procedures have been satisfied.

8. **Previous land use approvals:**

| | |
|---------------------------------------|---|
| <i>Town Center Master Plan</i> | |
| 89 PC 17 | Stage I |
| 89 PC 50 | Stage I |
| 90 PC 15 | Stage II, Phase I |
| 90 DR 13 | Architectural & Landscape, Master Sign Plan, Variance |
| <i>Shefrin Phases I and II</i> | |
| DB06-0072 | Stage I Preliminary Plan Modification (Phase I) |
| DB06-0073 | Stage II Final Plan (Phase I) |
| DB06-0074 | Tentative Plat Review (Partition) |
| DB06-0075 | Site Design Review Plans (Phase I) |
| DB06-0094 | Class 3 Signs |
| <i>Shefrin Phase II</i> | |
| DB07-0058 | Stage I Preliminary Plan Modification (Phase II) |
| DB07-0059 | Stage II Final Plan (Phase II) |
| DB07-0070 | Tentative Plat |
| DB08-0001 | Waiver (Setbacks) |
| AR08-0007 | Final Plat (Partition) |

GENERAL INFORMATION

Section 4.008. Application Procedures - In General.

The Applicant is requesting the necessary site development permit applications to develop Tax Lot 501 of Section 13BC, T3S, R1W, Clackamas County. The applicant proposes to develop a three-story, 79,900 square foot commercial self-storage facility.

Section 4.009. Who May Initiate Applications.

The application has been submitted by Tahran Architecture and Planning LLC, acting as agent for J. Carlson/R. Stearns DBA A Storage Place, Applicant, for the property owner, D. K. Shefrin, Trustee. The property owner, through signature on the development application, has given approval for submission of the application. This provision is met.

Section 4.034. Application Requirements.

Following is documentation, arranged by order of request, including the standards and procedures appropriate to each application.

REQUEST A
DB15-0037: STAGE I PRELIMINARY DEVELOPMENT PLAN
MODIFICATION (to allow commercial use)
CONCLUSIONARY FINDINGS

Subsection 4.140 Planned Development Regulations

(.07) Preliminary Approval (Stage One):

- A1.** The Applicant has provided authorization from the property owner to pursue development of project plans for the subject property.
- A2.** The Applicant has submitted the required application form (Exhibit B1) and required fees.
- A3.** The Applicant's professional design team is listed on page 8 of the submitted narrative (Exhibit B2).
- A4.** The Applicant's proposal is for a three-story commercial storage facility.

Subsection 4.140 (.07)(B):

The application shall include conceptual and quantitatively accurate representations of the entire development sufficient to judge the scope, size, and impact of the development on the community; and, in addition to the requirements set forth in Section 4.035, shall be accompanied by the following information:

- A5.** The Applicant has submitted a boundary survey, including topographic information, prepared by a licensed surveyor (Sheet C-1 of Exhibit B12).
- A6.** The Applicant has submitted a tabulation of the proposed land use (Sheet A1.1 of Exhibit B12) involved in the Stage I modification to the Town Center Master Plan, as previously modified in Case File DB07-0058 (Exhibit D3). A more detailed analysis of the proposed development is found as part of the Site Design Review application (Request C). The Applicant is not proposing residential uses.
- A7.** The Applicant is also seeking Stage II Final Plan approval for Phase 2, concurrent with the request for a modification of the Town Center Master Plan Stage I Preliminary Plan.

Section 4.110. Zoning - Zones.

(.03) The use of any building or premises or the construction of any development shall be in conformity with the regulations set forth in this Code for each Zoning District in which it is located, except as provided in Sections 4.189 through 4.192.

- A8.** The Applicant is seeking Stage II Final Plan approval for Phase 2, concurrent with the request for a modification of the Town Center Master Plan Stage I Preliminary

A14. The Applicant has not proposed any outdoor sales, display, or retailing. All business, service or processing shall be conducted wholly within a completely enclosed building, except for off-street parking and off-street loading. Larger, exterior sales may be specifically authorized through temporary use permit or development permit approval, subject to conditions of approval. Exterior sales that may be permitted with a temporary use permit are those that are limited in time duration as described in section 4.030.

(.06) In any Commercial Development directly across the street from any Residential District, the loading facilities shall be at least twenty (20) feet from the street, shall be sited whenever practicable at the rear or side, and if facing a residential area, shall be properly screened. Screening shall be provided in a manner that is compatible with the adjacent residential development in terms of quality of materials and design. Such screening shall effectively minimize light glare and noise levels to those of adjacent residential areas.

A15. The proposal is not across the street from a residential zoning district. A proposed two-bay loading facility is located on the north side of the site, abutting an existing residential assisted living facility. While this provision is not applicable, the Applicant is proposing that the loading facility be 32 feet from the property line of the residential facility.

(.07) Uses shall be limited to those which will meet the performance standards specified in Section 4.135(.05), with the exception of 4.135(.05)(M).(3.).

A16. Should the operation of the proposed project fail to meet any of the performance standards of Subsection 4.135(.05) of the City's Development Code, the property owner shall seek a Class II Administrative Review and approval from the Planning Division for the City of Wilsonville to mitigate the loss of performance. See condition of approval PDB 5.

(.08) Corner lots shall conform to the vision clearance standards set forth in Section 4.177.

A17. The site is a corner lot. The Engineering Division staff will examine vision clearance issues in detail in review of a subsequent Public Works Permit. See condition of approval PDC 9.

(.10) Commercial developments generally.

A18. The dimensional standards of the site, including setbacks, site size and rights-of-way were previously approved as part of Case File DB07-0058 (Exhibit D3). The subject site meets the requirements for commercial development.

(.12) Off-Street Parking is to be as specified in Section 4.155.

A19. Please refer to the discussion within Section 4.155 beginning on page 35 of this report.

(.13) Signs are subject to the standards of Section 4.156.

A20. The Applicant’s proposed signage for the building is found in Request D, beginning on page 49 of this report. Proposed signage will require subsequent staff review of a sign permit application. Condition of approval PDD 1 will assure compliance with this provision.

(.14) Prohibited Uses.

B. Any use that violates the performance standards of Section 4.135(.05), other than 4.135(.05)(M)(3), is prohibited within commercial developments.

A21. Should the operation of the proposed project fail to meet any of the performance standards of Subsection 4.135(.05) of the City’s Development Code, the property owner shall seek a Class II Administrative Review and approval from the Planning Division for the City of Wilsonville to mitigate the loss of performance. See Condition of approval PDB 5.

Section 4.118. Standards applying to all Planned Development Zones:

(.01) Height Guidelines: In “S” overlay zones...

A22. The project site is not within an “S” overlay zone; therefore, this provision does not apply.

(.02) Underground Utilities shall be governed by Sections 4.300 to 4.320. All utilities above ground shall be located so as to minimize adverse impacts on the site and neighboring properties.

A23. The majority of the public utility work associated with this site has been completed as a part of improvements approved as a part of the Stage II Final Plan of Case File DB07-0058 (Exhibit D3). By meeting Conditions No. PFB 1, and the requirements of Section 4.320, these criteria can be met.

(.03) Notwithstanding the provisions of Section 4.140 to the contrary, the Development Review Board, in order to implement the purposes and objectives of Section 4.140, and based on findings of fact supported by the record may:

A. Waive the following typical development standards:

...

A24. The proposal does not include a request for any waivers.

D. Locate individual building, accessory buildings, off-street parking and loading facilities, open space and landscaping and screening without reference to lot lines; and

A25. The site had been designed to comply with the regulations of Section 4.140. The location of the building, landscaping and screening are designed to respect lot lines. It should be noted that a portion of the access to the proposed commercial storage facility will be over and on adjacent Tax Lot 500 of 3S 1W 13BC. Access to the proposed facility is enabled by a reciprocal access easement (Partition Plat 2008-121; Exhibit D4).

Section 4.131.05. PDC-TC (Town Center Commercial) Zone

(.01) Purpose: *The purpose of this zoning is to permit and encourage a Town Center, adhering to planned commercial and planned development concepts, including provision for commercial services, sales of goods and wares, business and professional offices, department stores, shopping centers and other customer-oriented uses to meet the needs of the Wilsonville community as well as to meet the general shopping and service needs on an area-wide basis, together with such multiple family residential facilities, open space, recreational and park areas, and public uses facilities as may be approved as part of the Town Center compatible with the Comprehensive Plan of the City.*

(.02) Examples of uses that are typically permitted:

A. Retail sales

F. Such other and further uses as may be approved by the Development Review Board compatible with the Comprehensive Plan.

(.03) Examples of uses that are typically recommended:

A. Central Commercial:

Retail Stores

Other uses similar in character of predominately retail or service establishments dealing directly with ultimate customers.

A26. The proposal is for a three-story commercial storage facility, as permitted by the provisions of this section. Commercial storage is interpreted as being retail use (Exhibit D5). Commercial use had been previously approved as part of the original Stage I Preliminary Plan for Town Center (Case File 89 PC 17).

(.07) Block and access standards:

A27. Pedestrian – Staff finds that a pedestrian system was originally approved as a part of the Stage II Final Plan approved with Case File DB07-0058 et seq, which has since lapsed. The current proposal for Phase 2 includes plans to situate the proposed commercial storage building adjacent to the existing access drive that will connect directly to SW Town Center Loop East and SW Canyon Creek Road. The proposal also includes plans for a partial sidewalk around the proposed building. This sidewalk will need to be extended fully along the building elevation, as it is currently interrupted by proposed off-street parking. See the discussion found on pages 29 and 42. See Condition No. PDC 2.

- A28.** Bicycle – The subject site fronts SW Town Center Loop East and SW Canyon Creek Road. SW Town Center Loop East and SW Canyon Creek Road are identified in the Wilsonville Bicycle and Pedestrian Master Plan (BPMP) as an Existing Community Walkway and Bikeway. Improvements to these two rights-of-way have already been constructed.
- A29.** Bicycle storage – Provisions have been made on-site to facilitate bicycle ridership. Staff finds that the Applicant will provide bicycle storage at the entry to the proposed business office, although the total number of bicycle parking spaces has not yet been specified. See the discussion found beginning on page 38. See Condition No. PDC 4.
- A30.** Motor vehicle – SW Town Center Loop East and SW Canyon Creek Road are identified in the TSP as a Collector and Minor Arterial, respectively. Both streets are improved to current standards; therefore, half street improvements will not be required.

Section 4.167. General Regulations - Access, Ingress and Egress.

- A31.** The subject site has two (2) access points, one each on SW Town Center Loop East and SW Canyon Creek Road. These access points were previously approved through the Stage II Final Plan (Case File DB07-0058; Exhibit D3).

Section 4.169. General Regulations – Double-Frontage Lots.

- A32.** The subject site is by definition a “corner lot” lot. The dimensional standards of the site were previously approved as part of Case File DB07-0058 (Exhibit D3).

Section 4.171. General Regulations – Protection of Natural Features and Other Resources.

- A33.** The subject site is flat. Site preparation will be limited to preparation of the building pad. All grading, filling and excavating shall be done in accordance with the Uniform Building Code.
- A34.** As demonstrated in the submitted plans, the subject property contains no trees or vegetation, other than grass. The proposal includes plans to provide landscape improvements (Sheet L-1 of Exhibit B12).

Section 4.800: Wireless communications facilities:

- A35.** A conditional use permit is required for any wireless communications pursuant to Section 4.800 of the Wilsonville Code. No such facilities are currently proposed.

SUMMARY FINDING FOR DB15-0037 – Stage I Preliminary Development Plan Modification:

A36. Based upon Conclusionary Findings A1 through A35, together with the conditions of approval referenced herein, it is the professional opinion of staff that the Applicant has borne the burden of proof in demonstrating that the proposed modification to the Stage I Preliminary Plan to add commercial retail use to the site should be approved.

REQUEST B
DB15-0037: STAGE II FINAL DEVELOPMENT PLAN
CONCLUSIONARY FINDINGS

The relevant Stage II Final Plan review standards are the following:

ZONING, Sections 4.100-4.141

Section 4.133.00. Wilsonville Road Interchange Area Management Plan (IAMP) Overlay Zone

Section 4.133.04. Access Management

In addition to the standards and requirements of Section 4.237 for land divisions and Street Improvement Standards in Section 4.177, parcels wholly or partially within the IAMP Overlay Zone are governed by the Access Management Plan in the Wilsonville Road Interchange Area Management Plan. The following applies to land use and development applications subject to Sections 4.133.02 Applicability. The provisions of Section 4.133.04 apply to:

(.01) Development or redevelopment proposals for parcels two (2) acres or less that are subject to the requirements of Section 4.004 Development Permit.

(.02) Planned Development applications, pursuant to Section 4.140, as part of Preliminary Approval (Stage One).

(.03) Final Approval (Stage Two) Planned Development applications, pursuant to Section 4.140, to the extent that subsequent phases of development differ from the approved preliminary development plan, or where one or more of the following elements are not identified for subsequent phases:

- A. Land uses.*
- B. Building location.*
- C. Building size.*
- D. Internal circulation.*

(.04) Access Approval.

A. Access to public streets within the IAMP Overlay Zone shall be reviewed for consistency with the IAMP Access Management Plan.

Interstate 5/Wilsonville Road IAMP

Policy Actions

The City will approve development proposals only after it is demonstrated that proposed access and local circulation are consistent with the Access Management Plan in the IAMP.

- B1.** The Planning Division and Engineering Division staffs have reviewed the IAMP and have determined that, while the subject property is located within its boundaries, no provisions of the plan require action by this Applicant.

Subsection 4.140 Planned Development Regulations

The Applicant has provided compliance findings to the applicable criteria (Pages 3 - 23 of Exhibit B2). Staff concurs with these findings, except where otherwise noted. The following is an excerpt, from Sheet A1.1 of Exhibit B12:

| Area | Total (Sq. Ft.) | Total (% of Site Area) |
|--------------------|----------------------------|-----------------------------------|
| Building Footprint | 26,500 | 50.7 |
| Landscape Area | 13,506 | 25.8 |
| Parking Area | 12,266 | 23.5 |
| Total | 52,272 | 100.0 |

Subsection 4.140.09(J): A planned development permit may be granted by the Development Review Board only if it is found that the development conforms to all the following criteria, as well as to the planned development regulations in Section 4.140.

Subsection 4.140.09(J) – Stage II Final Plan approval

Subsection 4.140.09(J)(1-3) stipulates the following criteria for Final Plan approval:

- 1. The location, design, size and uses, both separately and as a whole, are consistent with the Comprehensive Plan, and with any other applicable plan, development map or Ordinance adopted by the City Council.***
- 2. That the location, design, size and uses are such that traffic generated by the development can be accommodated safely and without congestion in excess of level service "D" defined in the highway capacity manual published by the National Highway Research Board on existing or immediately planned arterial or collector streets and will, in the case of commercial or industrial developments, avoid traversing local streets.***
- 3. That the location, design, size and uses are such that the residents or establishments to be accommodated will be adequately served by existing or immediately planned facilities and services.***

Additionally, Subsection 4.140.09(J)(1) states: The location, design, size and uses, both separately and as a whole, are consistent with the Comprehensive Plan, and with any other applicable plan, development map or Ordinance adopted by the City Council.

Subsections 4.140.09(C-F): Stage II Final Plan

- B2.** The Applicant's submittal documents provide sufficient detail to satisfy the requirements of Section 4.140(.09)(C) & (D). These criteria are met.

Comprehensive Plan and Zoning: Planned Development Commercial

- B3.** The subject property contains one zoning district – PDC-TC. The Comprehensive Plan identifies the subject property as Commercial.

Subsection 4.118.03(B): Waivers

- B4.** The Applicant is not seeking any waivers to the Planned Development Regulations.

Subsection 4.116: Standards Applying to Commercial Developments in any Zone:

- B5.** These provisions have been addressed beginning on page 20 of this report, regarding Request A.

Section 4.154. On-site Pedestrian Access and Circulation.

(.01) On-site Pedestrian Access and Circulation

A. The purpose of this section is to implement the pedestrian access and connectivity policies of the Transportation System Plan. It is intended to provide for safe, reasonably direct, and convenient pedestrian access and circulation.

B. Standards. Development shall conform to all of the following standards:

1. Continuous Pathway System. A pedestrian pathway system shall extend throughout the development site and connect to adjacent sidewalks, and to all future phases of the development, as applicable.

2. Safe, Direct, and Convenient. Pathways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent parking areas, recreational areas/playgrounds, and public rights-of-way and crosswalks based on all of the following criteria:

a. Pedestrian pathways are designed primarily for pedestrian safety and convenience, meaning they are free from hazards and provide a reasonably smooth and consistent surface.

b. The pathway is reasonably direct. A pathway is reasonably direct when it follows a route between destinations that does not involve a significant amount of unnecessary out-of-direction travel.

c. The pathway connects to all primary building entrances and is consistent with the Americans with Disabilities Act (ADA) requirements.

d. All parking lots larger than three acres in size shall provide an internal bicycle and pedestrian pathway pursuant to Section 4.155(.03)(B.)(3.)(d.).

3. Vehicle/Pathway Separation. Except as required for crosswalks, per subsection 4, below, where a pathway abuts a driveway or street it shall be

vertically or horizontally separated from the vehicular lane. For example, a pathway may be vertically raised six inches above the abutting travel lane, or horizontally separated by a row of bollards.

4. Crosswalks. Where a pathway crosses a parking area or driveway, it shall be clearly marked with contrasting paint or paving materials (e.g., pavers, light- color concrete inlay between asphalt, or similar contrast).

5. Pathway Width and Surface. Primary pathways shall be constructed of concrete, asphalt, brick/masonry pavers, or other durable surface, and not less than five (5) feet wide. Secondary pathways and pedestrian trails may have an alternative surface except as otherwise required by the ADA.

6. All pathways shall be clearly marked with appropriate standard signs.

- B6.** Asphalt/concrete surface is proposed for parking and drives. This code criterion is satisfied.

Section 4.155. General Regulations - Parking, Loading and Bicycle Parking.

K. All areas for parking and maneuvering of cars shall be surfaced with asphalt, concrete, or other surface...

- B7.** Asphalt/concrete surface is proposed for parking and drives. This code criterion is satisfied.

L. Artificial lighting which may be provided shall be so limited or deflected as not to shine into adjoining structures or into the eyes of passers-by.

- B8.** The City recently passed an outdoor lighting ordinance (Dark Sky), Ordinance No. 649, which is implemented by Section 4.199.50 of the Development Code. A discussion regarding Section 4.199.50 can be found beginning on page 43, regarding Request C.

(.03) Minimum and Maximum Off-Street Parking Requirements:

*A. Parking and loading or delivery areas shall be designed with access and maneuvering area adequate to serve the functional needs of the site and shall:
(...)*

- B9.** On-site circulation was provided for the site during construction of the commercial building located on Tax Lot 500, abutting to the east (Case File DB07-0058; Exhibit D3). The Applicant proposes to install 25 off-street parking spaces abutting the existing access drive, in compliance with this criterion.

- B10. Vehicular Parking:** The Applicant has submitted summary findings with regard to parking. The Applicant notes that 25 off-street parking spaces are proposed on the site. Based upon the two (2) proposed uses (i.e., retail/office and commercial storage), a total of 25 parking spaces are required. See the analysis beginning on page 36 of this report. This standard is satisfied by the proposed parking.

Subsection 4.171. General Regulations – Protection of Natural Features and Other Resources

(.02) General Terrain Preparation:

B11. The site was prepared for development in 2007. A graded development pad was prepared, public and private utilities were installed. No previously-existing natural features remain, as a result.

(.03) Hillsides:

B12. The project-development site includes gentle- to generally flat slopes which are less than 25% grade. Therefore, this provision is not applicable.

(.04) Trees and Wooded Areas

B13. There are no trees currently located on the site (Sheet C-2 of Exhibit B12).

(.05) High Voltage Power Line Easements and Rights of Way and Petroleum Pipeline Easements:

B14. The subject site is not encumbered by high voltage power line easements and right-of-way or petroleum pipeline easement; therefore, this provision is not applicable.

(.06) Hazards to Safety:

B15. The subject site is not located within a soil or geological hazard area. Review of the building plans and public works permit will ensure that best engineering practices are maintained.

Subsection 4.177 (.01)(A) – (B) - Street Improvement Standards.

B16. The site abuts SW Town Center Loop East and SW Canyon Creek Road. All existing street improvements were constructed prior to 2015, along with initial development of Town Center. The reconstruction of SW Vlahos Drive as Canyon Creek Road occurred in 2014-15.

B17. SW Town Center Loop East is classified by the City's Transportation System Plan (TSP) as a Collector; Canyon Creek Road is classified as a Minor Arterial.

Subsection 4.177.01(E): Access drives and lanes

B18. The existing access drive has been reviewed by the City's Traffic Consultant, DKS and Associates, and has been found to be in conformance with minimum access requirements and Public Works Standards (Exhibit B16). Access points to the development include two (2) driveway approaches, one each on SW Town Center Loop East and SW Canyon Creek Road. This circulation plan remains acceptable.

Storm Drainage

- B29.** The existing site is served by 21” storm sewer lines located in SW Canyon Creek Road and SW Town Center Loop East. A water quality treatment facility is required. See Conditions PFB 12 and PFB 23.

Public Services

- B30.** Staff has requested comment with public service providers (e.g., Police, Tualatin Valley Fire and Rescue, South Metro Area Rapid Transit (SMART), etc.) within the City about the potential of providing service to the subject project. Any comments received from those agencies will be embodied in the conditions of approval.

Semi-Public Utilities

- B31.** The Applicant will need to consult with the private utility providers (e.g., gas, electric, cable, waste collection, etc.) within the City about the potential of providing service to the subject project.
- B32.** Prior to the issuance of building permits by the City, the property owner shall be responsible for paying all applicable systems development charges (SDCs) for the proposed project.

Subsection 4.140(.09)(I): Duration of Stage II Approval

- B33.** Approval of the Stage II Final Plan will expire two years after the approval date, if substantial development has not occurred on the property in that time. The DRB may grant three (3) one-year extensions to this approval upon findings of good faith efforts to develop the property per this code criterion.

SUMMARY FINDINGS FOR DB15-0037 – Stage II Final Development Plan:

- B34.** The Applicant’s response findings demonstrate that the proposed Stage II Final Development Plan should be approved.

REQUEST C
DB15-0039: SITE DESIGN REVIEW
CONCLUSIONARY FINDINGS

The Applicant is requesting approval of Site Design Plans for a three-story commercial storage facility and related site improvements. The proposed gross floor area for the building is 79,900 square feet. The details of the proposal are found beginning on page 2 of the submitted narrative (Exhibit B2). The following is an excerpt, from Sheet A1.1 of Exhibit B12:

| Area | Total (Sq. Ft.) | Total (%) |
|-------------------------|--------------------|--------------|
| Building Footprint Area | 26,500 | 50.7 |
| Landscape Area | 13,506 | 25.8 |
| Parking Area | 12,266 | 23.5 |
| Total Area | 52,272 | 100.0 |

Section 4.154. On-site Pedestrian Access and Circulation.

(.01) On-site Pedestrian Access and Circulation

A. The purpose of this section is to implement the pedestrian access and connectivity policies of the Transportation System Plan. It is intended to provide for safe, reasonably direct, and convenient pedestrian access and circulation.

B. Standards. Development shall conform to all of the following standards:

1. Continuous Pathway System. A pedestrian pathway system shall extend throughout the development site and connect to adjacent sidewalks, and to all future phases of the development, as applicable.

2. Safe, Direct, and Convenient. Pathways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent parking areas, recreational areas/playgrounds, and public rights-of-way and crosswalks based on all of the following criteria:

a. Pedestrian pathways are designed primarily for pedestrian safety and convenience, meaning they are free from hazards and provide a reasonably smooth and consistent surface.

b. The pathway is reasonably direct. A pathway is reasonably direct when it follows a route between destinations that does not involve a significant amount of unnecessary out-of-direction travel.

c. The pathway connects to all primary building entrances and is consistent with the Americans with Disabilities Act (ADA) requirements.

d. All parking lots larger than three acres in size shall provide an internal bicycle and pedestrian pathway pursuant to Section 4.155(.03)(B).(3).(d.).

3. Vehicle/Pathway Separation. Except as required for crosswalks, per subsection 4, below, where a pathway abuts a driveway or street it shall be vertically or horizontally separated from the vehicular lane. For example, a pathway may be vertically raised six inches above the abutting travel lane, or horizontally separated by a row of bollards.

4. Crosswalks. Where a pathway crosses a parking area or driveway, it shall be clearly marked with contrasting paint or paving materials (e.g., pavers, light- color concrete inlay between asphalt, or similar contrast).

5. Pathway Width and Surface. Primary pathways shall be constructed of concrete, asphalt, brick/masonry pavers, or other durable surface, and not less than five (5) feet wide. Secondary pathways and pedestrian trails may have an alternative surface except as otherwise required by the ADA.

6. All pathways shall be clearly marked with appropriate standard signs.

C1. The existing access drive was approved as a part of Case File DB06-0072. The Applicant is proposing two loading areas (north). The Applicant has provided a discontinuous five-foot-wide pedestrian connection from the north entry of the proposed office, to the existing sidewalk west of the building, along SW Town Center Loop East, and east from that entry to the existing sidewalk along SW Canyon Creek Road. Circulation patterns on the existing parking lot on Tax Lot 500, abutting to the south, are not an issue of concern, as they were constructed under a previous land use approval (Exhibit D2).

Section 4.155 General Regulations – Parking, Loading and Bicycle Parking

(.03) Minimum and Maximum Off-Street Parking Requirements:

A. Access and Maneuvering

C2. The existing access drive was approved as a part of Case File DB06-0072 (Exhibit D2). The Applicant is proposing two (2) loading areas, and 25 off-street parking spaces.

B. Parking Area Landscaping

C3. At least 10% of the parking area is required to be screened. The Applicant indicates that 15% is screened (page 5 of Exhibit B2). This code criterion is met.

C4. Subsection 4.155(.03)(B)(2) requires that landscape tree planting areas “...be a minimum of eight (8) feet in width and length and spaced every eight (8) parking spaces

G. Parking Standards.

| TABLE 5: PARKING STANDARDS | | | |
|---|-----------------------|----------------------|---------------------------------|
| USE | PARKING MINIMUMS | PARKING MAXIMUMS | BICYCLE MINIMUMS |
| e. Commercial | | | |
| 1. Retail store except supermarkets and stores selling bulky merchandise and grocery stores 1500 sq. ft. gross floor area or less | 4.1 per 1000 sq. ft. | 6.2 per 1000 sq. ft. | 1 per 4000 sq. ft. Min. of 2 |
| 2. Commercial retail, 1501 sq. ft. or more | 4.1 per 1000 sq. ft. | 6.2 per 1000 sq. ft. | 1 per 4000 sq. ft. Min. of 2 |
| 3. Service or repair shops | 4.1 per 1000 sq. ft. | 6.2 per 1000 sq. ft. | 1 per 4000 sq. ft. |
| 4. Retail stores and outlets selling furniture, automobiles or other bulky merchandise where the operator can show the bulky merchandise occupies the major areas of the building | 1.67 per 1000 sq. ft. | 6.2 per 1000 sq. ft. | 1 per 8000 sq. ft. Min. of 2 |
| 5. Office or flex space (except medical and dental) | 2.7 per 1000 sq. ft. | 4.1 per 1000 sq. ft. | 1 per 5000 sq. ft. Min. of 2 |
| Bank with drive-in | 4.5 per 1000 sq. ft. | 6.5 per 1000 sq. ft. | |
| 6. Medical and dental office or clinic area | 3.9 per 1000 sq. ft. | 5.9 per 1000 sq. ft. | 1 per 5000 sq. ft. Min. of 2 |
| 7. Eating or drinking establishments | 15.3 per 1000 sq. ft. | 23 per 1000 sq. ft. | 1 per 4000 sq. ft. |

| TABLE 5: PARKING STANDARDS | | | |
|--|---|-----------------------|--|
| USE | PARKING MINIMUMS | PARKING MAXIMUMS | BICYCLE MINIMUMS |
| Fast food (with drive-thru) Other | 9.9 per 1000 sq. ft. | 14.9 per 1000 sq. ft. | Min. of 4 |
| 8. Mortuaries | 1 space/4 seats, or 8ft. of bench length in chapels | No Limit | Min. of 2 |
| f. Industrial | | | |
| 1. Manufacturing establishment | 1.6 per 1000 sq. ft. | No Limit | 1 per 10,000 sq. ft. Min. of 4 |
| 2. Storage warehouse, wholesale establishment, rail or trucking freight terminal | .3 per 1000 sq. ft. | .5 per 1000 sq. ft. | 1 per 20,000 sq. ft. Min. of 2 |
| g. Park & Ride or Transit Parking | As needed | No Limit | 10 per acre, with 50% in lockable enclosures |

C8. Based upon the analysis below, the Applicant is required to provide 25 parking spaces. The proposed parking area contains 25 spaces; therefore, the proposed parking area contains the required number of spaces. The Applicant meets the required minimum.

C9. In addition to the 25 minimum parking spaces, the Applicant is also required to provide a minimum of four (4) bicycle parking spaces. Staff finds that the Applicant has provided location for a bike rack (Sheet A1.1 of Exhibit B12), but has not indicated the number of bicycles that will be accommodated at that location. The Applicant must

substitute species. Failure to maintain landscaping as required in this subsection shall constitute a violation of the City Code for which appropriate legal remedies, including the revocation of any applicable land development permits, may result.

(.08) Landscaping on Corner Lots

C23. This provision requires that all landscaping on corner lots shall meet the vision clearance standards of Section 4.177. Conditions No. PFB 20 and PDC 9 will guarantee compliance with this criterion.

(.10) Completion of Landscaping.

C24. The Applicant's submittal documents do not specify whether a deferment of the installation of the proposed planting plan is requested. The Applicant/Owner will be required to post a bond or other security acceptable to the Community Development Director for the installation of the approved landscaping, should the approved landscaping not be installed at the time of final occupancy of the proposed building.

Section 4.177 Street Improvement Standards

(.03) Sidewalks

C25. All sidewalks are required to be a minimum of five (5) feet in width. Existing sidewalks within public rights-of-way are five (5) feet wide, along SW Town Center Loop East and SW Canyon Creek Road. The building's leasing office is proposed to be located at the northwest corner of the structure. The Applicant is proposing five (5) foot sidewalks along portions of the building, although the sidewalks do not serve all portions of the site. The sidewalks will need to be extended along the front of all off-street parking spaces, in order to provide connectivity from SW Town Center Loop East to SW Canyon Creek Road. Through the imposition of Condition PDC 2, the proposal can meet the requirements of this section.

Section 4.179 Mixed Solid Waste and Recyclables Storage in New Multi-Unit Residential and Non-Residential Buildings.

(.06) Specific Requirements for Storage Areas

C26. Subsection 4.179(.06)(B) requires a minimum of six (6) square feet of storage area per 1,000 SF of gross floor area (GFA) for warehouse use, which is similar to commercial storage. The Applicant's proposed project would build 79,300 SF of warehouse space, requiring a total of 475.8 SF [(6 SF x 79,300/1,000)] of mixed solid waste and recyclable storage. The leasing office provides an additional 600 SF of floor area, requiring four (4) square feet of storage area per 1,000 SF of GFA. For the office, an additional 2.4 SF of storage is required. The Applicant is proposing approximately 175 SF of solid waste storage area for the proposed building. Staff finds that the proposed

facility is not adequately sized for the proposed uses. The proposed mixed-use and recycling storage area must be increased in area by 303 SF, in order to comply. This code criterion is not met. Condition of approval PDC 13 will guarantee compliance with this provision.

(.07) Access to the Storage Area

C27. The proposed facility is located near the east property line. Access to the proposed facility will be through the access easement on adjacent Tax Lot 500 of 3S 1W 13BC. It should be noted that Republic Services currently provides solid waste hauling service to the site (Exhibit B9).

Section 4.199 OUTDOOR LIGHTING

Section 4.199.40. Lighting Systems Standards for Approval.

(.01) Non-Residential Uses and Common Residential Areas.

A. All outdoor lighting shall comply with either the Prescriptive Option or the Performance Option below.

B. Prescriptive Option. If the lighting is to comply with this Prescriptive Option, the installed lighting shall meet all of the following requirements according to the designated Lighting Zone.

- 1. The maximum luminaire lamp wattage and shielding shall comply with Table 7.***
- 2. Except for those exemptions listed in Section 4.199.20(.02), the exterior lighting for the site shall comply with the Oregon Energy Efficiency Specialty Code, Exterior Lighting.***
- 3. The maximum pole or mounting height shall be consistent with Table 8.***
- 4. Each luminaire shall be set back from all property lines at least 3 times the mounting height of the luminaire:***
 - a. Exception 1: If the subject property abuts a property with the same base and lighting zone, no setback from the common lot lines is required.***
 - b. Exception 2: If the subject property abuts a property which is zoned (base and lighting) other than the subject parcel, the luminaire shall be setback three times the mounting height of the luminaire, measured from the abutting parcel's setback line. (Any variance or waiver to the abutting property's setback shall not be considered in the distance calculation).***
 - c. Exception 3: If the luminaire is used for the purpose of street, parking lot or public utility easement illumination and is located less than 3 mounting heights from the property line, the luminaire shall include a house side shield to protect adjoining property.***

d. Exception 4: If the subject property includes an exterior column, wall or abutment within 25 feet of the property line, a luminaire partly shielded or better and not exceeding 60 lamp watts may be mounted onto the exterior column, wall or abutment or under or within an overhang or canopy attached thereto.

e. Exception 5: Lighting adjacent to SROZ areas shall be set back 3 times the mounting height of the luminaire, or shall employ a house side shield to protect the natural resource area.

C28. The Applicant has chosen to use the Prescriptive Option (page 1 of Exhibit B6), which is evaluated in the Applicant's submitted materials (Exhibits B6 – B8). Staff concurs in the Applicant's demonstrated compliance with these criteria.

Section 4.300. Underground Utilities - General.

Section 4.320. Requirements.

(.01) The developer or subdivider shall be responsible for and make all necessary arrangements with the serving utility to provide the underground services (including cost of rearranging any existing overhead facilities). All such underground facilities as described shall be constructed in compliance with the rules and regulations of the Public Utility Commission of the State of Oregon relating to the installation and safety of underground lines, plant, system, equipment and apparatus.

(.02) The location of the buried facilities shall conform to standards supplied to the subdivider by the City. The City also reserves the right to approve location of all surface-mounted transformers.

(.03) Interior easements (back lot lines) will only be used for storm or sanitary sewers, and front easements will be used for other utilities unless different locations are approved by the City Engineer. Easements satisfactory to the serving utilities shall be provided by the developer and shall be set forth on the plat.

C29. Utilities already exist on the subject site, or abutting it, within existing utility easements, and have been placed underground. To the extent that additional utilities (e.g., cable, natural gas, etc.) are desired by the Applicant, these will be required to be installed underground, as appropriate. See Condition No. PDC 16.

TRANSIT SERVICE

C30. A SMART transit stop is located on the east side of SW Town Center Loop East, south of its intersection with SW Canyon Creek Road (Exhibit D6).

C. Drives, Parking and Circulation.

C34. Section 4.155, starting on page 35, provides a detailed discussion regarding drives, parking and circulation.

D. Surface Water Drainage.

C35. The majority of the surface drainage work associated with the site was completed as a part of the improvements approved with Case File DB06-0072. Surface drainage associated with the development of the proposed building will be required to comply with current Public Works standards. Condition of approval PFB 12 will guarantee compliance with this provision.

E. Utility Service.

C36. The majority of the public utility work associated with the site has been completed as part of the improvements approved as a part of the Stage II Final Plan of Case File DB07-0058. Plan Sheet C-4 of Exhibit B2 demonstrates that utilities are available to the site and, in the professional opinion of staff, will require minimal connections. Engineering review of construction documents will ensure compliance with this provision.

F. Advertising Features.

C37. The proposal includes plans for two (2) wall signs. The Applicant's response findings incorrectly state that the maximum allowable sign area is 200 SF. Despite this error, the design of these signs is proposed comply with applicable requirements, as found in Request D, beginning on page 49 of this report. Future installation of signage will require Planning Department approval of a Class I sign permit. Condition of approval PDD 1 will guarantee compliance with this provision.

G. Special Features.

C38. The proposal does not appear to include plans for additional special features or exposed machinery. Two (2) loading bays are proposed on the north side of the proposed building. The proposal includes plans for solid waste storage, which staff finds to be deficient of minimum requirements. See the discussion found beginning on page 42 of this report. Except for solid waste storage, staff finds that the proposed facility meets the requirements of Subsection 4.176(.02)(F)(2).

- (.02) *The standards of review outlined in Sections (a) through (g) above shall also apply to all accessory buildings, structures, exterior signs and other site features, however related to the major buildings or structures.*

C39. With the exception of the proposed solid waste storage, the Applicant is not proposing accessory buildings, structures or other site features. Staff finds that the proposed solid waste storage does not meet the requirements of this section, but can be addressed through a condition of this action, if approved. See the discussion found beginning on page 42. See Condition No. PDC 13. Exterior signs are addressed in Request D, beginning on page 49 of this report.

Section 4.430. Location, Design and Access Standards for mixed Solid Waste and Recycling Areas

- (.01) *The following locations, design and access standards for mixed solid waste and recycling storage areas shall be applicable to the requirements of Section 4.179 of the Wilsonville City Code.*

- (.02) *Location Standards:*

C40. Staff finds that a combined solid waste and recycling center has not been designed in accordance with standards established by the Wilsonville Development Code. The proposed facility is located within the interior side yard, east of the proposed building (Sheet A2.4 of Exhibit B12). Republic Services is the City's franchised solid waste hauler. The Applicant has provided a letter from Republic Services indicating that the facility meets their requirements (Exhibit B9). However, this facility will need to be enlarged by 303 SF, and the service provider will need to agree to its redesign. See the discussion found beginning on page 42. See Condition No. PDC 15.

- (.03) *Design Standards.*

C41. Staff finds that the proposed storage area does not meet the design standards of this subsection. See the discussion found beginning on page 48. See Conditions No. PDC 13 and PDC 14.

- (.04) *Access Standards.*

- A.** *Access to storage areas can be limited for security reasons. However, the storage area shall be accessible to users at convenient times of the day and to collect service personnel on the day and approximate time they are scheduled to provide collection service.*

C42. The Applicant has not provided a response finding to the access component of this criterion. Staff notes that the proposed facility is completely enclosed. The Applicant has not indicated whether the facility will be locked. Condition No. PDC 12 will guarantee compliance with this standard.

REQUEST D
DB15-0040: CLASS 3 SIGN PLANS
CONCLUSIONARY FINDINGS

CITY OF WILSONVILLE PLANNING AND LAND DEVELOPMENT ORDINANCE

Section 4.156. Sign Regulations

(.01) ***Purpose.** The general purpose of the sign regulations are to provide one of the principal means of implementing the Wilsonville Comprehensive Plan by fostering an aesthetically pleasing, functional, and economically vital community, as well as promoting public health, safety, and well-being. The sign regulations strive to accomplish the above general purpose by meeting the needs of sign owners while maintaining consistency with the development and design standards elsewhere in Chapter 4. This code regulates the design, variety, number, size, location, and type of signs, as well as the processes required to permit various types of signs. Sign regulations have one or more of the following specific objectives:*

A. Well-designed and aesthetically pleasing signs sufficiently visible and comprehensible from streets and rights-of-way that abut a site as to aid in wayfinding, identification and provide other needed information.

D1. The proposed signage will provide the public with needed information about the businesses that occupy the facility. Staff finds that the proposed signs would provide the public with needed information about the businesses within the project from off-site and within the site. This criterion is met.

B. Sign design and placement that is compatible with and complementary to the overall design and architecture of a site, along with adjoining properties, surrounding areas, and the zoning district.

D2. The Applicant proposes two (2) wall signs. A sign on the north wall is proposed to be 54 SF in area; a sign on the west wall is proposed to be 59.9 SF in area. A 113.9 SF overall sign area will result from the proposal.

D3. The Town Center Master Sign Plan supports a variety of sign types including monument and building graphic signs constructed of masonry, metal and composite materials, with and without illumination. The size, scale, and design of the proposed wall signs is similar to other signs for commercial buildings in Town Center, and would not visually dominate the signs of surrounding properties or those within Town Center. This criterion is met.

C. A consistent and streamlined sign review process that maintains the quality of sign development and ensures due process.

(.05) *Class II Sign Permit.*

E. Class II Sign Permit Review Criteria: Class II Sign Permits shall satisfy the sign regulations for the applicable zoning district and the Site Design Review Criteria in Sections 4.400 through 4.421, as well as the following criteria:

1. The proposed signage is compatible with developments or uses permitted in the zone in terms of design, materials used, color schemes, proportionality, and location, so that it does not interfere with or detract from the visual appearance of surrounding development;

D9. The subject site is within the PDC-TC zone. The proposed wall signs will be high on two elevations of the proposed building. A discussion of the Applicant's proposed design can be found beginning on page 53.

D10. Staff finds that the proposed wall signs are not excessive and will provide clarity as to the location of businesses within the building, while increasing the visibility of the development from the street, and reducing customers' distance traveled in order to reach those businesses. Furthermore, the proposed signs would avoid nuisances to nearby properties, (i.e., confusion about a business' location). Staff agrees that the two (2) proposed Class III signs will not create a nuisance to adjacent properties or passersby. This code criterion is met.

D11. In terms of compatibility with surrounding development, staff finds that the proportion of the proposed signs, as well as the proposed materials (i.e. translucent graphics) is similar to that of signage within the Town Center, and moreover, the general vicinity. The majority of the signage in the area consists of metal or translucent signs and low-lying or tall masonry monument signs.

2. The proposed signage will not create a nuisance or result in a significant reduction in the value or usefulness of surrounding development; and

D12. Staff has no reason to believe that the two (2) proposed signs will intentionally interfere with the use or enjoyment of surrounding properties or cause substantial harm, i.e. reduction in value of property. This code criterion has been met.

3. Special attention is paid to the interface between signs and other site elements including building architecture and landscaping, including trees.

D13. The subject site is within the Planned Development Commercial – Town Center (PDC-TC) Zone. Signage is a functional part of commercial development. There is a mix of sign types within the PDC-TC zone, more specifically along SW Town Center Loop East and SW Town Center Loop West. Styles include illuminated and non-illuminated wall signs as well as freestanding and monument signs.

(.08) *Waivers and Variances. Waivers and variances are similar in that they allow deviation from requirements such as area, and height from ground. They differ in that waivers*

are granted by the DRB as part of a comprehensive review of the design and function of an entire site to bring about an improved design and variances are granted by either the Planning Director or DRB to relieve a specific hardship caused by the regulations.

D14. Neither a waiver nor variance is being sought as part of the subject application.

Section 4.156.08. Sign Regulations in the PDC, PDI, and PF Zones.

(.02) Signs on Buildings.

A. Sign Eligible Facades: Building signs are allowed on a facade of a tenant space or single tenant building when one or more of the following criteria are met:

- 1. The facade has one or more entrances open to the general public;**
- 2. The facade faces a lot line with frontage on a street or private drive with a cross section similar to a public street, and no other buildings on the same lot obstruct the view of the building facade from the street or private drive; or**
- 3. The facade is adjacent to the primary parking area for the building or tenant.**

B. Sign Area Allowed:

- 1. The sign area allowed for all building signs on a sign eligible façade is shown in the table below:**

| Linear Length of Façade (feet) | Sign Area Allowed* |
|---------------------------------------|--|
| Less than 16 | Area equal to linear length |
| 16 to 24 | 24 sq. ft. |
| Greater than 24 to 32 | 32 sq. ft. |
| Greater than 32 to 36 | Area equal to linear length |
| Greater than 36 to 72 | 36 sq. ft. |
| Greater than 72 | 36 sq. ft. plus 12 sq. ft. for each 24 linear feet or portion thereof greater than 72 up to a maximum of 200 sq. ft. |

D15. The subject site is subject to the limitations identified above. This proposal seeks approval of two (2) wall signs. The submitted plans demonstrate the method of illumination, the number, location and size of signs (Sheet A4.1 of Exhibit B12). Based upon the length of each affected elevation of the building (i.e., 120 feet south and 110 feet west), each sign is allowed to be 60 SF [$36 + \text{Int}(120 - 72 / 24) * 12 = 60$] and 60 SF [$36 + \text{Int}(110 - 72 / 24) * 12 = 60$], respectively, in compliance with these criteria. The proposed signs are 54 and 59.9 SF in area, respectively. The Applicant will be required to submit an application for a Class I Sign Permit as a condition of this action, if approved. See Condition No. PDD 1.

Section 4.400.(.02) Purposes and objectives of Site Design Review.

A. Assure that Site Development Plans are designed in a manner that insures proper functioning of the site and maintains a high quality visual environment.

D16. The Applicant is proposing two (2) Class III signs for the subject site. The Applicant has provided summary findings that the proposed signs enable identification of the proposed business on the Town Center project site. Staff concurs that the Applicant's proposal will insure proper functioning of the site, and that materials will be of high quality. This provision is therefore satisfied.

B. Encourage originality, flexibility and innovation in site planning and development, including the architecture, landscaping and graphic design of said development;

D17. The Applicant has provided summary findings beginning on page 20 of Exhibit B2. It is the professional opinion of staff that the proposed signage has been designed to complement the proposed architecture of the building. This provision is therefore satisfied.

C. Discourage monotonous, drab, unsightly, dreary and inharmonious developments;

D18. Staff notes that the Applicant's intent is to provide recognition of individual businesses within the commercial storage facility by passersby. The use of a consistent design to provide this information will prevent a monotonous appearance. This provision is therefore satisfied.

D. Conserve the City's natural beauty and visual character and charm by assuring that structures, signs and other improvements are properly related to their sites, and to surrounding sites and structures, with due regard to the aesthetic qualities of the natural terrain and landscaping, and that proper attention is given to exterior appearances of structures, signs and other improvements;

D19. With the proposed conditions of approval, the two (2) proposed Class III signs will result in high quality signage, which will complement the integrity of the architecture of the existing buildings. The proposed signage relates directly to future business within the building, and will provide the public with information reflecting this location. It is the professional opinion of staff that the proposed signage is in scale with the proposed structure, as well as the surrounding environment.

E. Protect and enhance the City's appeal and thus support and stimulate business and industry and promote the desirability of investment and occupancy in business, commercial and industrial purposes;

D20. The purpose of the sign code provisions of the Development Code is to ensure that a particular type and quality of signage is utilized which protects the City's aesthetic

D25. The proposed signs seek to provide identification of the business within the proposed storage building. The proposed business is consistent with the applicable PDC-TC zoning and the modified Stage I Preliminary Plan. With specific regard to signage, this application seeks to sustain the comfort, health, tranquility and contentment of residents and tenants through the remedies, rights and controls of the proposed Class III signs. This review will ensure that future signage is maintained according to the submitted plans, and moreover, the regulations of the Development Code. This provision is therefore satisfied.

Section 4.421(.01). Criteria and Application of Design Standards.

Section 4.421(.01).A. Preservation of Landscape.

D26. The site is vacant, with grass as groundcover. Landscaping for the subject site is being considered as part of a companion Site Design Review application, Request C. Since two (2) wall signs are proposed, the signs will have no impact upon proposed landscaping.

Section 4.421(.01).B. Relation of Proposed Buildings to Environment.

D27. The Applicant is proposing two (2) wall signs, one on each of two elevations of the proposed three-story commercial storage facility. The proposal seeks to provide identification of the proposed commercial storage business. Staff finds this provision to be satisfied.

Section 4.421(.01).C. Drives, Parking and Circulation.

D28. The proposal is for approval of Class III Sign Plans for two (2) wall signs. The Applicant does not seek to revise the circulation plan approved as part of an earlier land use approval (DB06-0072). In relation to the existing circulation, the Applicant is not proposing on-site directional signs as a part of this application.

Section 4.421(.01).D. Surface Water Drainage.

D29. Surface drainage was originally approved as part of Case File DB06-0072 (Exhibit D2). The current proposal includes a request for additional impervious surface area, affecting surface water drainage patterns and current drainage requirements, which are examined in Request B. This provision is not applicable to the proposed Class III Signs.

Section 4.421(.01).E. Utility Service.

D30. The Applicant's proposal does include a request to install additional sanitary and/or storm sewerage facilities, which are reviewed as a part of Request B. The Applicant proposes two (2) internally illuminated wall signs. Condition PDD 3 will guarantee that the Applicant seek approval for necessary building and/or electrical permits for those signs.

Section 4.421(.01).F. Advertising Features.

D31. The proposal is for approval of two (2) proposed Class III signs consistent with the architectural drawings and dimensions provided by the Applicant (Sheet A4.1 of Exhibit B12). The proposed signage is consistent with the type of signs typically found in Town Center.

Section 4.421(.01).G. Special Features.

D32. This request is specific to signage, and does not include a request for additional accessory structures. This provision is therefore not applicable.

SUMMARY FINDING FOR DB15-0040 – Class III Sign Review

D33. Based upon Conclusionary Findings D1 through D32, together with the conditions of approval referenced herein, it is the professional opinion of staff that the two (2) proposed Class III signs meet the applicable review criteria.



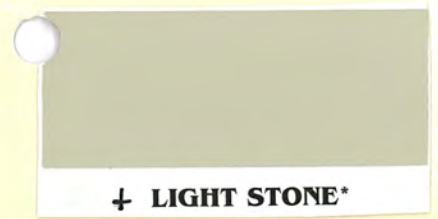
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COLOR A



✦ IVORY*

B



✦ LIGHT STONE*

C



✦ EVERGREEN*

COLOR D



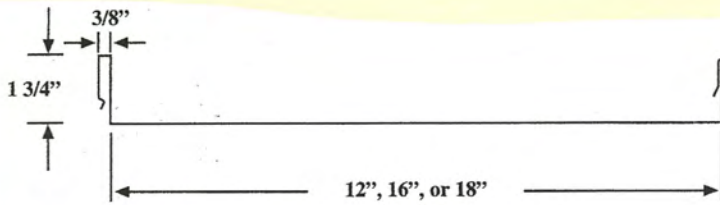
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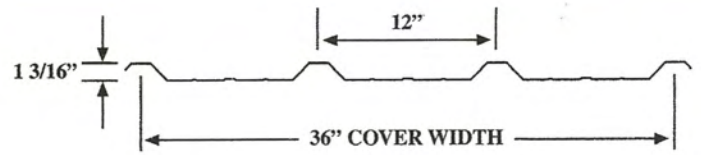
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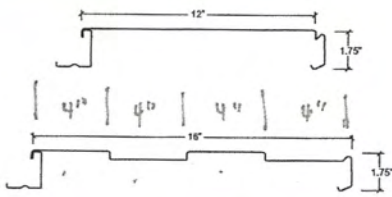
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FLAT METAL PANEL (MAT 2)



MULTI-RIB

METAL PANEL (MAT 3)



METAL PANEL (MAT 1)

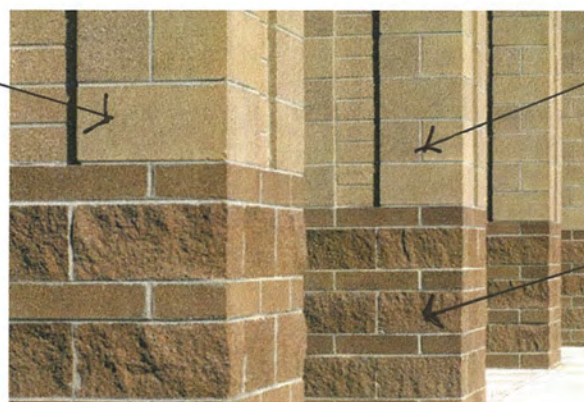


CMU COLOR G
CEDAR



CMU COLOR H
MAPLE

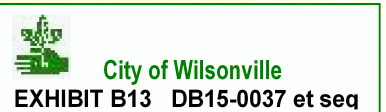
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FLAT 8X8X16 CMU



MAT. 5
FLAT 8X8X16 SCORED
CMU

MAT. 7
SPLIT FACE 8X8X16
CMU.

RECEIVED
MAY 04 2015



WILSONVILLE STORAGE MATERIALS/COLOR BOARD

RECEIVED
JUL 28 2015

BY:.....

Wilsonville Storage
Canyon Creek and Town Center Loop
Glass Sample



Solar Gray



City of Wilsonville
EXHIBIT B14 DB15-0037 et seq



TAHARA ARCHITECTURE & PLANNING LLC
 13741 ROAD LAKE OSWEGO, OREGON 97034
 (503) 539 8802

RECEIVED
 MAY 04 2015

WILSONVILLE STORAGE
 WILSONVILLE, OREGON

PROJECT NO. 2015-1
 SHEET NO. 03-31-15
 SHEET CONTENTS
 SOUTH ELEVATION
 NORTH ELEVATION

DATE: 04-27-15

SHEET NUMBER

A3.2

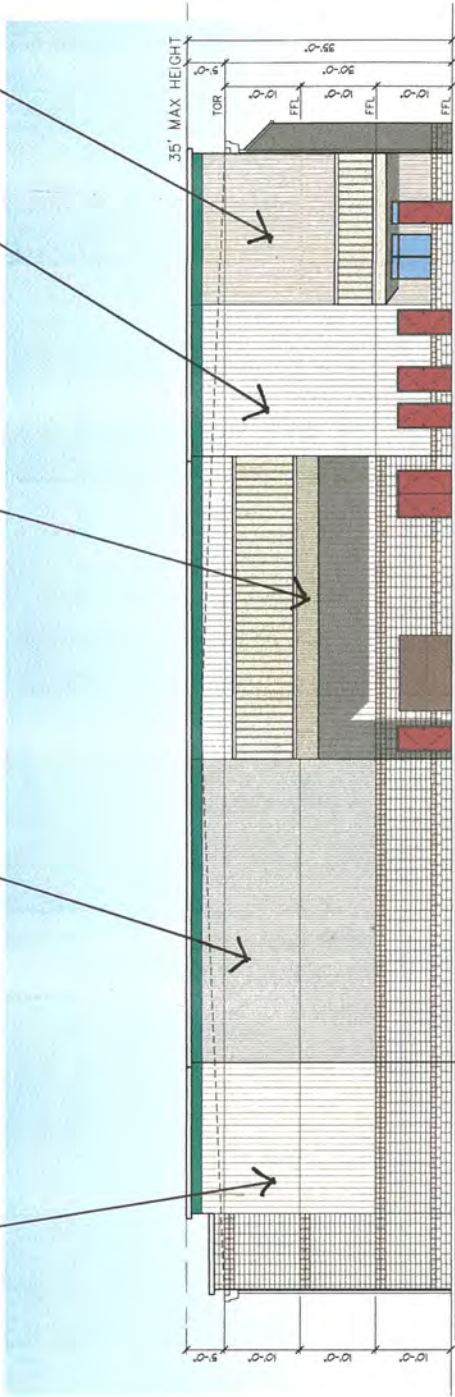
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MAT. 1
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MAT. 1.
COLOR A

MAT. 3
COLOR C

MAT. 1
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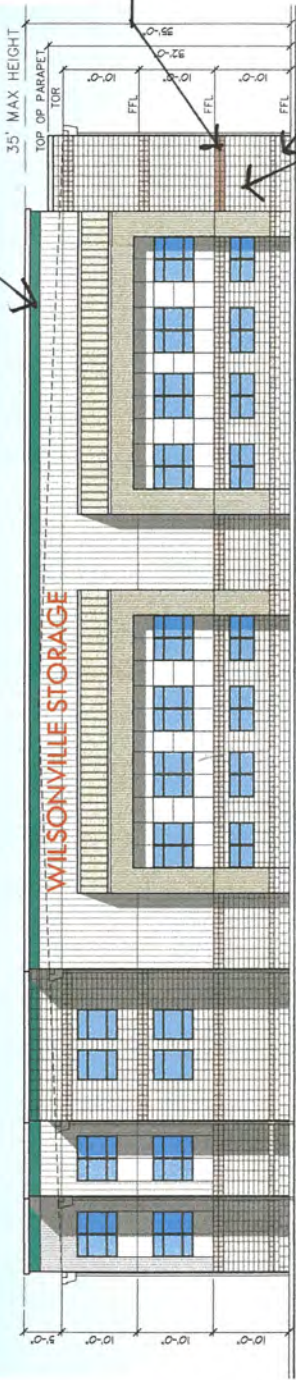
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 SCALE 1/8" = 1'-0"

18" METAL CORNICE
 COLOR D

MAT. 5
COLOR G

MAT. 7
COLOR G.

MAT. 6
COLOR H



MAT. 1.
COLOR A

MAT. 2.
COLOR F

MAT. 3
COLOR B

MAT. 3
COLOR C

MAT. 1
COLOR E

1 SOUTH ELEVATION
 SCALE 1/8" = 1'-0"

MATERIALS / COLOR KEY

City of Wilsonville
 EXHIBIT B15 DB15-0037 et seq

MEMORANDUM

DATE: April 6, 2015

TO: Steve Adams, P.E., City of Wilsonville

FROM: Brad Coy, P.E. *BC*
Halston Tuss, EIT



117 Commercial Street NE
Suite 310
Salem, OR 97301
503.391.8773
www.dksassociates.com

SUBJECT: Town Center Self Storage Trip Generation and Site Plan Review

P15018-003

This memorandum documents trip generation estimates for the proposed 80,200 square-foot Self-Storage facility located on the northeast corner of Town Center Loop East and SW Canyon Creek Road. The facility would use the existing driveways on Town Center Loop East and SW Canyon Creek Road that currently serve the adjacent medical office building. Currently, the site is undeveloped. One purpose of this memorandum is to determine whether the proposed site generates more than 25 p.m. peak hour trips, which is the City's trigger for determining if additional traffic impact analysis is necessary. The other purpose is to evaluate the site plan's internal circulation for vehicle and pedestrian safety. The sections of this memorandum include the project trip generation, site plan review, and summary of findings.

Project Trip Generation

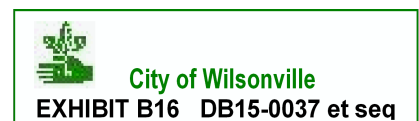
Trip generation is the method used to estimate the number of vehicles that are added to the site driveways and roadway network by the proposed project during a specified period (i.e., such as the p.m. peak hour). Trip generation estimates for the proposed 80,200 square foot facility during the p.m. peak period were performed using the trip rates provided by the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 9th Edition*,¹ and are shown below in Table 1. Both the 79,400 square feet of storage space and 800 square-foot office are accounted for within ITE's Mini-Warehouse (Land Use Code 151) trip rate because the small portion of office space is a standard use for warehouse facilities. The results of this analysis indicate that the proposed warehouse is expected to generate 21 p.m. peak hour trips (10 in, 11 out). Because this trip level is less than the City's 25 p.m. peak hour trip threshold, a full traffic impact study is not required.

Table 1: Trip Generation for Proposed Expansion

| Land Use (ITE Code) | Square Footage | P.M. Peak Hour Trip Rate | P.M. Peak Hour Trips | | |
|----------------------|----------------|--------------------------|----------------------|-----|-------|
| | | | In | Out | Total |
| Mini-Warehouse (151) | 80.2 KSF | 0.26 trips/KSF* | 10 | 11 | 21 |

*KSF = 1,000 square feet

¹ *Trip Generation, 9th Edition*, Institute of Transportation Engineers, 2012.





Project Trips through I-5 Interchange Area

Due to the proximity of residential neighborhoods to the site and because there are already multiple self-storage developments on the west side of I-5, it is expected that the majority of trips to the proposed building would be from uses east of I-5 and would not need to travel through the I-5 interchange areas. Therefore, only 25% of the project traffic (or 5 p.m. peak hour trips) is estimated to travel through the I-5/SW Wilsonville Road interchange area.

Site Plan Review

The applicant's preliminary site plan was provided with the Traffic Study Request letter and is attached to the appendix.² It was reviewed to evaluate site access, internal circulation for vehicles and pedestrians, and parking.

Site Access

The proposed Self-Storage facility would utilize the two existing curb cuts that currently serve the adjacent development. One driveway is located on Town Center Loop East and the other is on SW Canyon Creek Road.

Self storage sites often have fences and access gates to improve security, and it is not clear on the site plan where these may be located. However, the gates should be located with sufficient distance to allow a large vehicle to wait on the drive aisle and not back up into the public travel way. On the north side, the site plan shows a 50-foot distance between the public right-of-way and the first parking stall. This distance would be expected to accommodate one large truck (such as a moving truck or RV) or two personal vehicles. Because of the shared nature of the drive aisle on the east side of the site, it is not clear where the access gate can be placed to avoid impacting the adjacent development, unless the gate is placed to the north where the drive aisle curves around, which would leave 10 parking stalls within the gate and 17 stalls outside of the gate. These site plan details should be coordinated with City staff.

Internal Circulation

Based on the site plan, the proposed facility's internal roadway network appears to provide adequate turning radii to allow safe entrance and exit maneuvers for the site and adequate space to allow safe parking maneuvers.

The site also features sidewalks along the SW Canyon Creek Road and Town Center Loop East frontages. Pedestrian paths between the building entrances, customer parking stalls, and public sidewalks should be provided to facilitate pedestrian movements.

Parking

The site plan includes 27 total parking spaces, of which two are handicapped spaces and two are loading spaces for larger vehicles. The City of Wilsonville Code does not have specific parking requirements for self-storage facilities. Therefore, the Code requirements for the most similar land use are applicable. For this development, "storage warehouse" is the most applicable land use, and City Code specifies a minimum rate of 0.3 and a

² Site plan provided in email from Steve Adams, City of Wilsonville, February 13, 2015.



maximum rate of 0.5 stalls per of 1,000 square feet, with 1 bicycle parking space per 20,000 square feet.³

Therefore, the 80,200 square-foot “storage warehouse” would need between 24 and 40 parking stalls and four bicycle parking spaces to meet City Code requirements that are intended to accommodate both employees and patrons. The site plan includes 27 total parking spaces, which meets the requirement, and four bicycle parking spaces should also be included and located near building entrances in order to provide convenient access.

Summary

Key findings for the proposed Self-Storage facility in Wilsonville, Oregon are as follows:

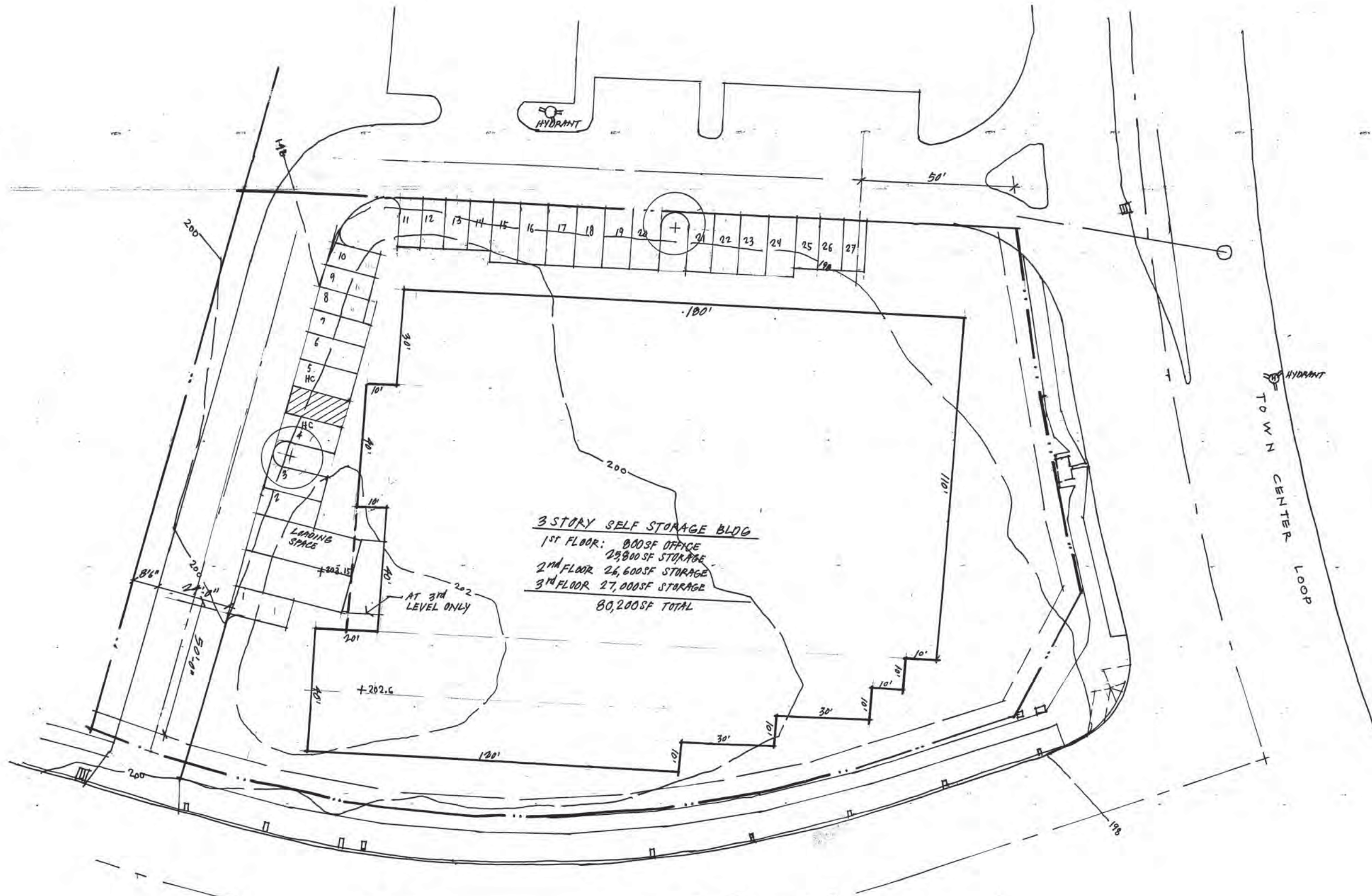
- The proposed expansion is expected to generate 21 p.m. peak hour trips (10 in/11 out), which is less than the City’s 25 p.m. peak hour trip threshold. Therefore, a full traffic impact study is not required.
- If a fence will be installed around the building, then details regarding the placement of the fence and any access gates should be coordinated with City staff to avoid impacting the adjacent development and ensure there is sufficient distance to allow a large vehicle to wait on the drive aisle and not back up into the public travel way.
- Pedestrian paths between the building entrances, customer parking stalls, and public sidewalks should be provided to facilitate pedestrian movements.
- Based on City of Wilsonville code requirements, four bicycle parking spaces are recommended and should be located near building entrances in order to provide convenient access.

Please let us know if you have any questions.

³ City of Wilsonville, Planning and Land Development Ordinance, Sections 4.154-4.198, Updated July 2013.



Appendix



3 STORY SELF STORAGE BLDG
 1ST FLOOR: 800SF OFFICE
 25,800SF STORAGE
 2ND FLOOR 26,600SF STORAGE
 3RD FLOOR 27,000SF STORAGE
 80,200SF TOTAL

CANYON CREEK

SITE PLAN

1" = 20'-0" 2.6.15 RGT
 SITE SIZE: 52,358SF (1.202 AC.)

TAHRAN ARCHITECTURE & PLANNING LLC
 13741 KNAUS ROAD LAKE OSWEGO, OREGON 97034
 Phone: 503-539-8802 Fax: 503-697-1958 ralph@tahrans.com

Wheeler, Mike

From: Adams, Steve
Sent: Friday, September 11, 2015 12:12 PM
To: Wheeler, Mike
Cc: Rappold, Kerry; Kraushaar, Nancy
Subject: Wilsonville Self Storage (DB15-xxxx)
Attachments: Wilsonville Self Storage (DB15-xxxx).doc

Follow Up Flag: Follow up
Flag Status: Flagged

Mike,

Please see attached PF conditions for this project.

Thanks, Steve

Steve R. Adams, P.E.

Development Engineering Manager
City of Wilsonville
29799 SW Town Center Loop E
Wilsonville, OR 97070

ph: 503-682-4960

email: adams@ci.wilsonville.or.us

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City of Wilsonville
EXHIBIT C1 DB15-0037 et seq

**EXHIBIT A
PLANNING DIVISION
STAFF REPORT**

WILSONVILLE SELF STORAGE

**DEVELOPMENT REVIEW BOARD PANEL ‘ ___ ’
QUASI JUDICIAL HEARING**

Public Hearing Date:

Date of Report:

Application Numbers:

Request A: DB15-????

Property

Owners/Applicants:

PD = Planning Division conditions

BD – Building Division Conditions

PF = Engineering Conditions.

NR = Natural Resources Conditions

TR = SMART/Transit Conditions

FD = Tualatin Valley Fire and Rescue Conditions

Standard Comments:

PFA 1. All construction or improvements to public works facilities shall be in conformance to the City of Wilsonville Public Works Standards - 2014.

PFA 2. Applicant shall submit insurance requirements to the City of Wilsonville in the following amounts:

| <i>Coverage (Aggregate, accept where noted)</i> | <i>Limit</i> |
|---|--------------|
| Commercial General Liability | |
| 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 |
| Business Automobile Liability Insurance | |
| Each Occurrence | \$ 1,000,000 |
| Aggregate | \$ 2,000,000 |
| Workers Compensation Insurance | \$ 500,000 |

PFA 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.

PFA 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.

PFA 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.

| | |
|--|--|
| PFA 6. | Submit plans in the following general format and order for all public works construction to be maintained by the City: |
| <ul style="list-style-type: none"> 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. | |
| PFA 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. |
| PFA 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. |
| PFA 9. | Applicant shall work with City's Natural Resources office 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. |
| PFA 10. | The applicant shall be in conformance with all stormwater and flow control requirements for the proposed development per the Public Works Standards. |
| PFA 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. |
| PFA 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. |
| PFA 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. |
| PFA 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. |
| PFA 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. |
| PFA 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. |
| PFA 17. | No surcharging of sanitary or storm water manholes is allowed. |
| PFA 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. |
| PFA 19. | Street and traffic signs shall have a hi-intensity prismatic finish meeting ASTM 4956 Spec Type 4 standards. |
| PFA 20. | 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. | | | | |
| PFA 21. | 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, alley/street intersections and driveway/street intersections. | | | | |
| PFA 22. | 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. | | | | |
| PFA 23. | 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. | | | | |
| PFA 24. | 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). | | | | |
| PFA 25. | <p>Mylar Record Drawings:</p> <p>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.</p> | | | | |
| Specific Comments: | | | | | |
| PFA 26. | <p>At the request of Staff, DKS Associates completed a Trip Generation and Site Plan Review study dated April 6, 2015. The project is hereby limited to no more than the following impacts.</p> <table border="0" style="margin-left: 40px;"> <tr> <td>Estimated New PM Peak Hour Trips</td> <td style="text-align: right;">21</td> </tr> <tr> <td>Estimated Weekday PM Peak Hour Trips Through Wilsonville Road Interchange Area</td> <td style="text-align: right;">5</td> </tr> </table> | Estimated New PM Peak Hour Trips | 21 | Estimated Weekday PM Peak Hour Trips Through Wilsonville Road Interchange Area | 5 |
| Estimated New PM Peak Hour Trips | 21 | | | | |
| Estimated Weekday PM Peak Hour Trips Through Wilsonville Road Interchange Area | 5 | | | | |
| PFA 27. | Access to public roadways shall be via the existing driveways located on Town Center Loop E. (right-in, right-out) and Canyon Creek Road (full access). | | | | |

PFA 28. The City's Transportation Systems Plan shows the classification for Canyon Creek Road as minor arterial. Applicant shall provide a 10-ft PUE on property fronting Canyon Creek Road per the City Public Works Standards.

Wheeler, Mike

From: Rappold, Kerry
Sent: Thursday, September 17, 2015 5:00 PM
To: Wheeler, Mike
Subject: Wilsonville Storage
Attachments: Development Review (DR15-0038 - Wilsonville Storage).doc

Mike,

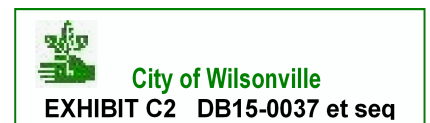
Attached are my conditions of approval.

Let me know if you have any questions.

Thanks.

Kerry Rappold
Natural Resources Program Manager
City of Wilsonville
503-570-1570
503-682-7025 (fax)
rappold@ci.wilsonville.or.us

DISCLOSURE NOTICE: Messages to and from this E-mail address may be subject to the Oregon Public Records Law.



COMMUNITY DEVELOPMENT MEMORANDUM

To: Michael Wheeler, Associate Planner

From: Kerry Rappold, Natural Resources Program Manager

Date: September 17, 2015

RE: Commercial Development (DR15-0038 – Wilsonville Storage)

This memorandum includes staff conditions of approval. The conditions of approval are based on the submitted Stage II Final Plan and Site Design Review. The conditions of approval apply to the applicant's submittal of construction documents (i.e., engineering drawings).

CONDITIONS OF APPROVAL:

The following conditions of approval are based on the material submitted by the applicant. Any subsequent revisions to the submitted plans may require conditions of approval to be modified by staff.

Stormwater Management

1. Pursuant to the 2015 Public Works Standards, stormwater facilities are required when proposed development establishes or increases the impervious surface area by more than 5,000 square feet. Development includes new development, redevelopment, and/or partial redevelopment. Low Impact Development facilities shall be provided to manage stormwater runoff.
2. Submit a drainage report and drainage plans. The report and plans shall demonstrate the proposed stormwater facilities satisfy the requirements of the Public Works Standards.
3. Provide profiles, plan views and specifications for the proposed stormwater facilities consistent with the requirements of the Public Works Standards.
4. Pursuant to the Public Works Standards, the applicant shall submit a maintenance plan (including the City's stormwater maintenance and access easement) for the proposed stormwater facilities prior to approval for occupancy of the associated development.
5. Pursuant to the Public Works Standards, access shall be provided to all areas of the proposed stormwater facilities. At a minimum, at least one access shall be provided for maintenance and inspection.

Other

6. Pursuant to the City of Wilsonville's Ordinance No. 482, the applicant shall submit an erosion and sedimentation control plan. The following techniques and methods shall be incorporated, where necessary:
 - a. Gravel construction entrance;
 - b. Stockpiles and plastic sheeting;
 - c. Sediment fence;
 - d. Inlet protection (Silt sacks are recommended);
 - e. Dust control;
 - f. Temporary/permanent seeding or wet weather measures (e.g. mulch);
 - g. Limits of construction; and
 - h. Other appropriate erosion and sedimentation control methods.

7. The applicant shall comply with all applicable state and federal requirements for the proposed construction activities (e.g., DEQ NPDES #1200-CN permit).

Wheeler, Mike

From: White, Shelley
Sent: Tuesday, September 01, 2015 10:06 AM
To: Wheeler, Mike
Subject: FW: Wilsonville Development Review Team Mailing (DB15-0037 et seq - A Storage Place)

Follow Up Flag: Follow up
Flag Status: Flagged

Mike –

Comments from NW Natural Re: A Storage Place

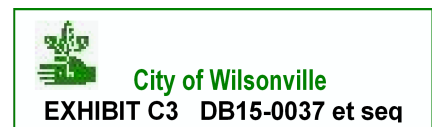
Shelley White

Administrative Assistant
City of Wilsonville
Ph: 503 570-1575
swhite@ci.wilsonville.or.us

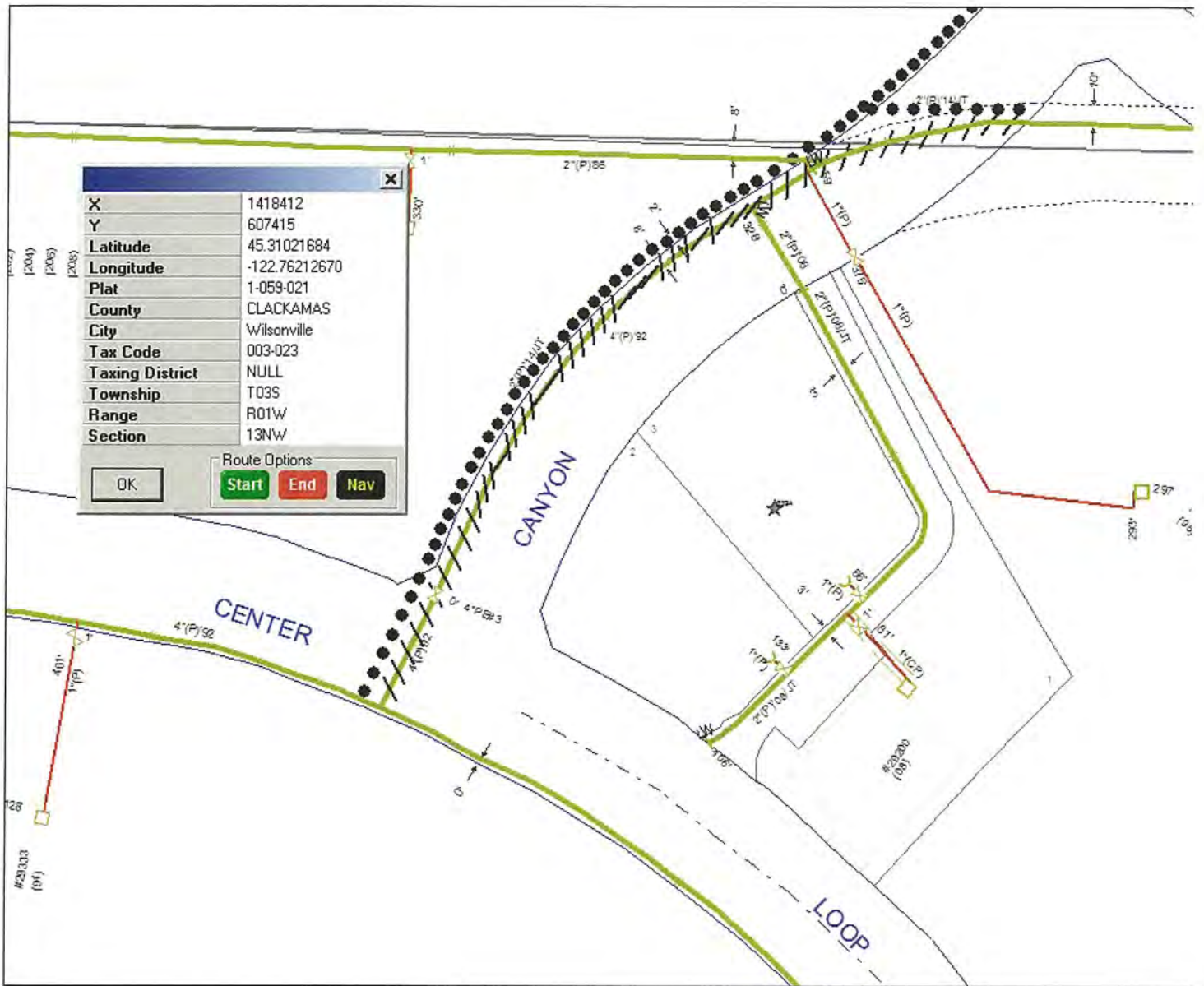
DISCLOSURE NOTICE: Messages to and from this E-mail address may be subject to the Oregon Public Records Law

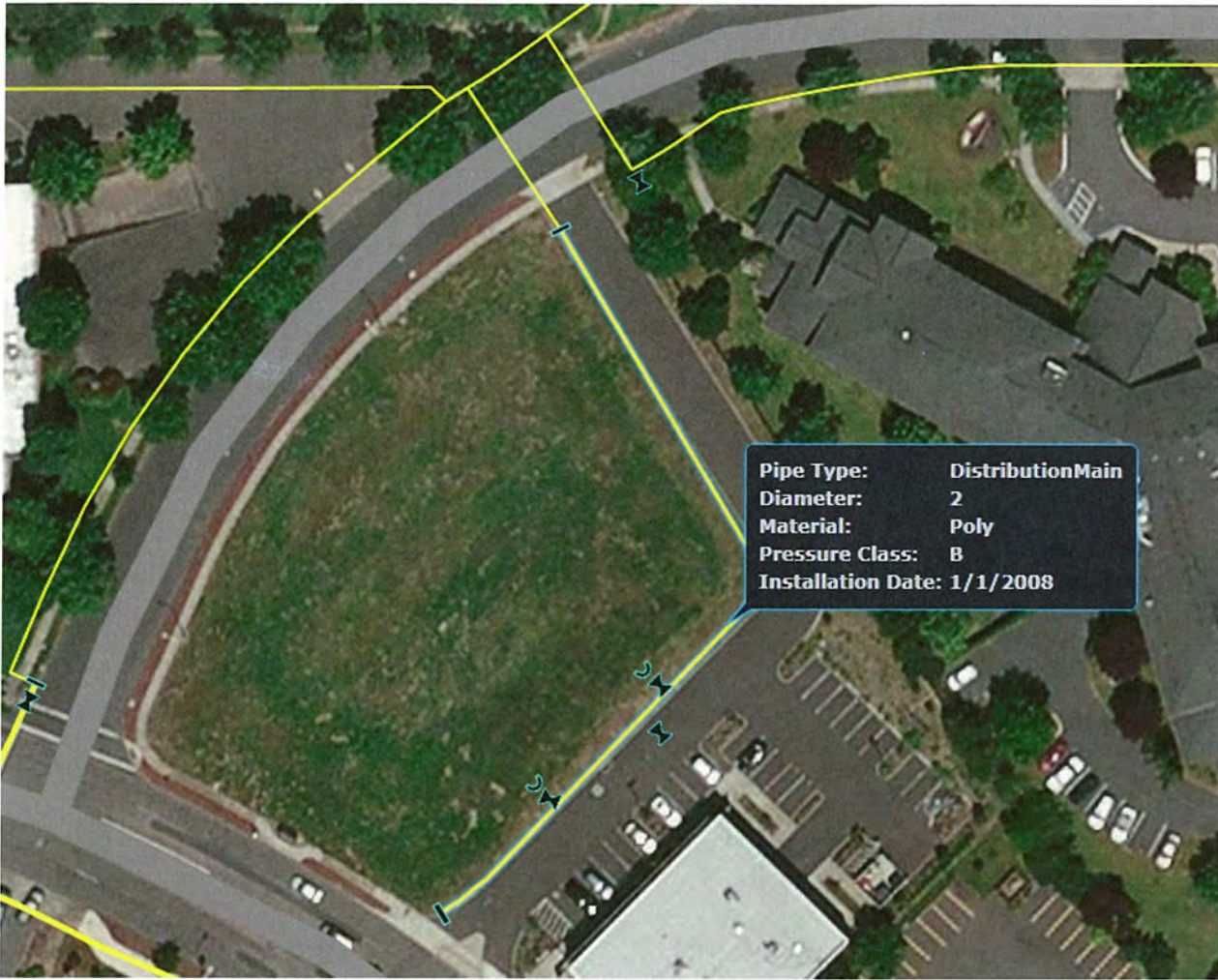
From: Ramsey, Douglas [<mailto:douglas.ramsey@nwnatural.com>]
Sent: Tuesday, September 01, 2015 9:45 AM
To: White, Shelley
Cc: Young, Andrew F.
Subject: Wilsonville Development Review Team Mailing (DB15-0037 et seq - A Storage Place)

Per NW Natural records and the proposed project documents provided, it appears that this project may impact existing natural gas facilities. There is a 2" poly distribution main located near the north and west property line that will need to be located vertically and horizontally by your contractor prior to construction (see maps below)









If you have any questions or comments please contact me or Andrew Young (office: 503.226.4211 ext. 2980|cell: 360.281.6169 |email: Andrew.Young@nwnatural.com)

Thank you,

Doug Ramsey
Engineering
x-3504
Mobile: 503-998-9430

Public Works Plan Review Comment Form

Plans for Review: A Storage Place

Return All Comments To: Mike Wheeler

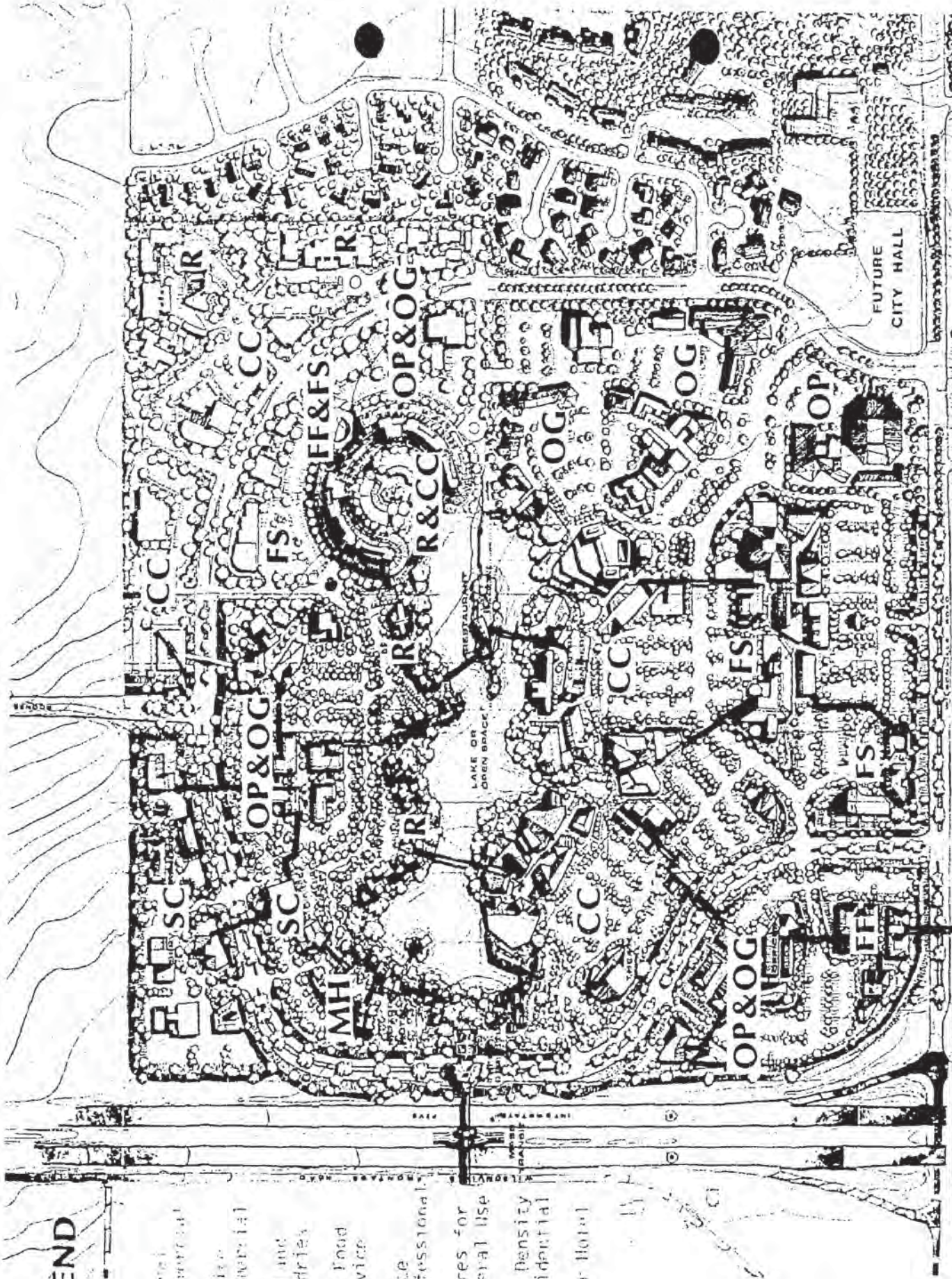
Due Date: September 17, 2015

| Name | Page No. | Comments | Engineering's Response |
|----------------------------------|----------|--|------------------------|
| Randy Watson Pretreatment | | | |
| Jason Labrie Water | | Treat rooftop rainwater onsite by plumbing downspouts to the adjacent storm water planters along Canyon Creek, instead of the existing filtered catch basins in the parking areas. | |
| Folz/Havens Sewer | | | |
| Gering Cross Connection | | | |
| Arnie Gray Roads | | No Comments | |
| Ralph Thorp Trees/Irrigation | | | |
| Blankenship/Reeder Park Maint | | | |
| | | | |



LEGEND

- CC Central Commercial
- SC Service Commercial
- FS Food and Sundrys
- FF Fast Food Service
- OP Office Professional
- OG Offices for General Use
- R High Density Residential
- MH Motor Hotel



Wilsonville City Center Plan

EXHIBIT 4c



 City of Wilsonville

 EXHIBIT D1 DB15-0037 et seq

**DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 81**

A RESOLUTION ADOPTING FINDINGS AND CONDITIONS APPROVING A MODIFICATION TO THE TOWN CENTER MASTER PLAN; A TENTATIVE PARTITION PLAT; STAGE II FINAL PLANS FOR PARCEL 1; SITE DESIGN PLANS FOR PARCEL 1, AND SIGN REVIEW FOR A 1-STORY, 8,000 SQ. FT. MIXED USE BUILDING AND RELATED SITE IMPROVEMENTS. THE SITE IS LOCATED AT 8170 SW VLAHOS DR ON TAX LOT 411 IN SECTION 13; T3S R1W; CLACKAMAS COUNTY, OREGON; DAVID SHEFRIN, APPLICANT.

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 an amended staff report on the above-captioned subject dated December 4, 2006, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel A at a regularly scheduled meetings conducted on December 11, 2006, at which time exhibits, together with findings and public testimony were entered into the public record, and

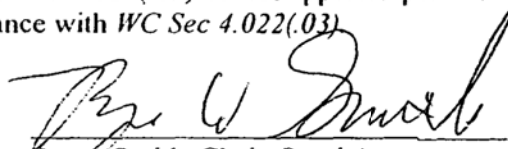
WHEREAS, the Development Review Board considered the subject and the recommendations contained in the staff report, and

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 amended staff report dated December 4, 2006, as amended, attached hereto as Exhibit A, with findings and recommendations contained therein, and authorizes the Planning Director to issue a site development permit consistent with said recommendations for:

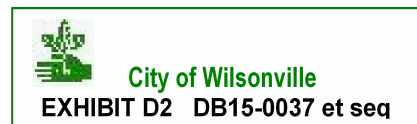
DB06-0072: Stage 1 Development Plan
DB06-0073: Stage 2 Development Plan (Phase I)
DB06-0074: Tentative Plat Review (Partition)
DB06-0075: Class 3 Design Review (Phase I)
DB06-0094: Class 3 Sign Review

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 11th day of December, 2006 and filed with the Planning Administrative Assistant on 12-18-2006. 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)*.


Bryan Smith, Chair, Panel A
Wilsonville Development Review Board

Attest:


Sally Hartill, Planning Project Coordinator



**Exhibit A
STAFF REPORT
WILSONVILLE PLANNING DIVISION
Quasi Judicial Hearing**

(Amended and Adopted December 11, 2006)

HEARING DATE: December 11, 2006
DATE OF REPORT: December 4, 2006

APPLICATION NO.'S: A. DB06-0072: Stage 1 Development Plan
B. DB06-0073: Stage 2 Development Plan (Phase I)
C. DB06-0074: Tentative Plat Review (Partition)
D. DB06-0075: Class 3 Design Review (Phase I)
E. DB06-0094: Class 3 Sign Review

APPLICANT/OWNER: David Shefrin

APPLICANT'S REPRESENTATIVE: Ralph Tahran, Tahran Architecture & Planning LLC

REQUEST: Ralph Tahran, on behalf of David Shefrin, proposes the three parcel partition of Tax Lot 411 in Section 13; T3S R1W; Clackamas County, Oregon. The applicant proposes to develop one of the three parcels as a one story, 8,000 square foot mixed use building.

LOCATION: Approximately 2.05-acres located on the northeast corner of SW Vlahos Drive and SW Town Center Loop East. More specifically at 8170 SW Vlahos Drive. The entire site is located within the Wilsonville City Limits.

LEGAL DESCRIPTION: Tax Lot 411 Township 3 South, Range 1 West, Section 13, Clackamas County, Oregon.

LAND USE DESIGNATIONS: Wilsonville Comprehensive Plan Map
Designation: *Commercial – Town Center*

ZONING DESIGNATIONS: Wilsonville Zone Map Classification: *Planned Development Commercial – Town Center (PDC-TC)*.

STAFF REVIEWERS: Kristy Kelly, Blaise Edmonds, Steve Adams, Don Walters, Kerry Rappold and Steve Dickey

**DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 121**

A RESOLUTION ADOPTING FINDINGS AND CONDITIONS APPROVING A MODIFICATION TO THE TOWN CENTER MASTER PLAN; A TENTATIVE CONDOMINIUM PLAT; STAGE II FINAL PLANS; AND WAIVER TO THE FRONT AND STREET SIDE YARD SETBACKS FOR A 16-UNIT TOWNHOUSE DEVELOPMENT AND RELATED SITE IMPROVEMENTS. THE SITE IS LOCATED AT 8170 SW VLAHOS DR ON TAX LOT 411 IN SECTION 13; T38 R1W; CLACKAMAS COUNTY, OREGON; DAVID SHEFRIN, APPLICANT.

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 an amended staff report on the above-captioned subject dated January 28, 2008, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel A at a regularly scheduled meetings conducted on January 28, 2008, 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 amended staff report dated January 28, 2008, as amended, attached hereto as Exhibit A1, with findings and recommendations contained therein, and authorizes the Planning Director to issue a site development permit consistent with said recommendations for:

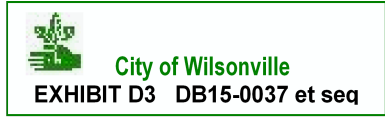
- A. DB07-0058: Stage 1 Development Plan
- B. DB07-0059: Stage 2 Development Plan
- C. DB07-0070: Tentative Plat Review (Condominium)
- D. DB08-0001: Waiver to the Front Yard Setback and Street Side Yard Setback

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 28th day of January, 2008 and filed with the Planning Administrative Assistant on Feb 5, 2008. 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)*.


Phyllis Straight-Millan, Acting chair, Panel B
Wilsonville Development Review Board

Attest:

Sally Hartill, Planning Project Coordinator



STAFF REPORT
WILSONVILLE PLANNING DIVISION
Shefrin Townhomes
(A 16-Unit Condominium Development)
DEVELOPMENT REVIEW BOARD PANEL 'B'
QUASI-JUDICIAL PUBLIC HEARING

(AMENDED AND ADOPTED JANUARY 28, 2008)

(Note: additional language in bold, italic text; deleted language struck through)

| | |
|------------------------|-------------------------|
| HEARING DATE: | January 28, 2008 |
| DATE OF REPORT: | January 17, 2008 |

APPLICATION NO.'S:

- A. DB07-0058: Stage 1 Development Plan
- B. DB07-0059: Stage 2 Development Plan
- C. DB07-0070: Tentative Plat Review (Condominium)
- D. DB08-0001: Waiver to the Front Yard Setback and Street Side Yard Setback

APPLICANT/OWNER: David Shefrin

APPLICANT'S REPRESENTATIVE: Ralph Tahrán, Tahrán Architecture & Planning LLC

REQUEST: Ralph Tahrán, on behalf of David Shefrin, proposes to develop Tax Lot 411 in Section 13; T3S R1W; Clackamas County, Oregon. The applicant is proposing a 16-unit condominium development and related site improvements.

LOCATION: Approximately 1.21-acres located on the northeast corner of SW Vlahos Drive and SW Town Center Loop East. The entire site is located within the Wilsonville City Limits.

LEGAL DESCRIPTION: Tax Lot 411 Township 3 South, Range 1 West, Section 13, Clackamas County, Oregon.

LAND USE DESIGNATIONS: Wilsonville Comprehensive Plan Map
Designation: *Commercial – Town Center*

ZONING DESIGNATIONS: Wilsonville Zone Map Classification: *Planned Development Commercial – Town Center (PDC-TC)*.

STAFF REVIEWERS: Kristy Lacy, Blaise Edmonds, Steve Adams, Don Walters, Steve Allen and Kerry Rappold

APPLICABLE CRITERIA:

Planning and Land Development Ordinance: Sections 4.008-4.035; 4.113; 4.118; 4.131.05; 4.140; 4.155; 4.156; 4.167; 4.171; 4.175-4.179; 4.200-4.290; 4.300 **Other Planning Documents:** Comprehensive Plan; Transportation Systems Plan; Storm Water Master Plan; Town Center Master Plan

PARTITION PLAT NO. 2008-121

BEING A REPLAT OF A PARCEL 1 OF PARTITION PLAT NO. 1991-166

IN THE SW 1/4 SEC. 13, T.35., R.1W., W.M. CITY OF WILSONVILLE CLACKAMAS COUNTY, OREGON

**JANUARY 23, 2008
CITY OF WILSONVILLE COMMUNITY DEVELOPMENT
CASE FILE NO. DB08-0074
FOR: DR. DAVID SHEFFIN**

**PARCEL 2
PARTITION PLAT
NO. 1990-114**

**PARCEL 2
PARTITION PLAT
NO. 1991-166**

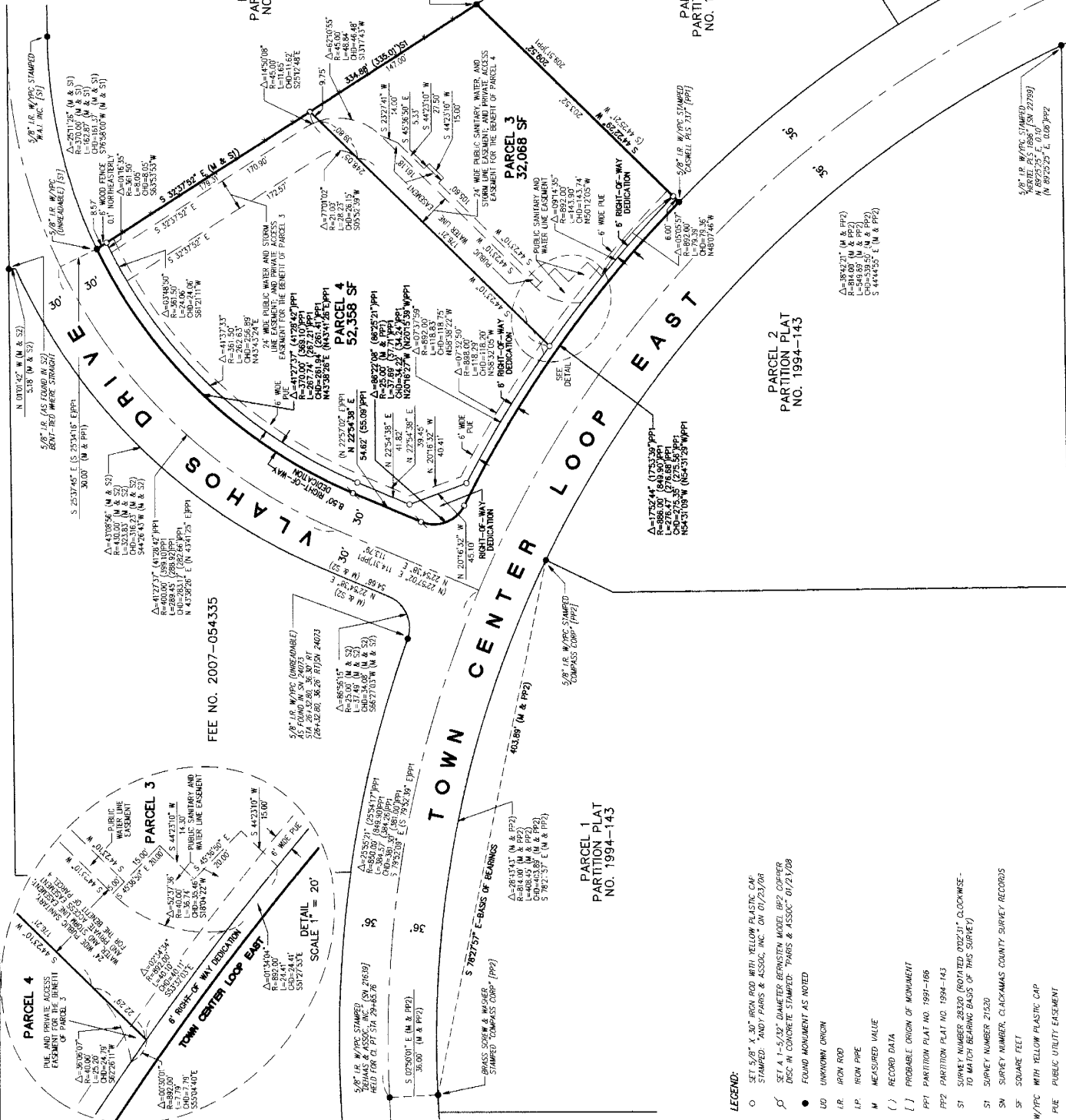
**PARCEL 3
32,088 SF**

**PARCEL 4
52,358 SF**

**PARCEL 2
PARTITION PLAT
NO. 1994-143**

**PARCEL 1
PARTITION PLAT
NO. 1994-143**

FEE NO. 2007-054335



SCALE 1" = 50'

REGISTERED PROFESSIONAL LAND SURVEYOR
O. REGAN
WILLIAM J. SHENK
2585

**SUBMITTED BY:
ANDY PARRS AND ASSOCIATES, INC.**
16057 BUSINESS CENTER ROAD
LAKE OSWEGO, OREGON 97035-4351
PH: 503-606-3341
PROJECT: 07156
DATE: 06/20/08

City of Wilsonville
EXHIBIT D4 DB15-0037 et seq

- LEGEND:**
- SET 1/2" X 30" IRON ROD WITH YELLOW PLASTIC CAP
 - ◊ STAMPED, ANDY PARRS & ASSOC, INC. ON 01/23/08
 - ⊙ SET A 1-5/16" DIAMETER BERNSTEIN MODEL BFP COPPER DISC IN CONCRETE STAMPED: "PARRS & ASSOC" 01/21/08
 - FOUND MONUMENT AS NOTED
 - UD UNKNOWN ORIGIN
 - LR IRON ROD
 - IP IRON PIPE
 - M MEASURED VALUE
 - () RECORD DATA
 - [] PROBABLE ORIGIN OF MONUMENT
 - PP2 PARTITION PLAT NO. 1991-166
 - PP1 PARTITION PLAT NO. 1994-143
 - SI SURVEY NUMBER 28202 (NOTIFIED 08/01/07, CLOCKWISE - TO MATCH BEARING BASIS OF THIS SURVEY)
 - S1 SURVEY NUMBER 21520
 - SF SQUARE FEET
 - W/P/C WITH YELLOW PLASTIC CAP
 - P/E PUBLIC UTILITY EASEMENT

STAFF REPORT
WILSONVILLE PLANNING DIVISION
ADMINISTRATIVE REVIEW AND DECISION

DATE OF REPORT: April 23, 2008

APPLICATION NO.: AR08-0009

REQUEST/ACTION: The applicant is seeking Interpretation Regarding Public Storage as a Use Typically Permitted in the PDI zone. The City of Wilsonville's Planning Director, pursuant to Sections 4.030 and 4.035 of the Wilsonville Code, and according to other provisions of Chapter 4, Wilsonville Code, finds public storage to be a commercial use, not a use typically found in the Planned Development Industrial (PDI) zone.

LOCATION: The site which is subject to the requested interpretation is located on the west side of SW Kinsman Road, at 29791 SW Kinsman Road. The property is specifically described as T3S, R1W, Tax Lots 309 of Section 14C, Clackamas County, Oregon.

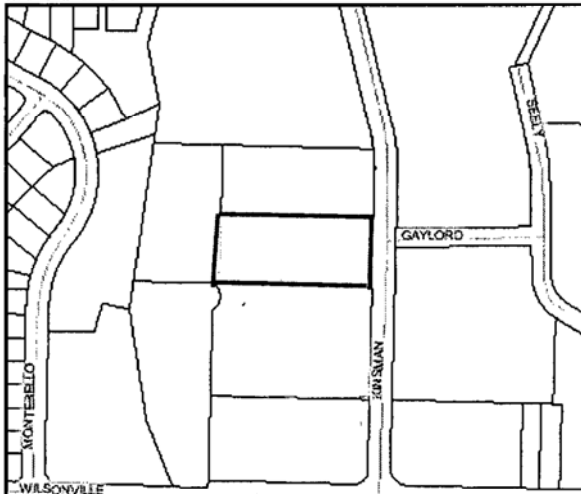
APPLICANT'S REPRESENTATIVE: CIDA, Inc.
APPLICANT: David Chaff
OWNER: David Chaff

COMPREHENSIVE PLAN MAP DESIGNATION: Industrial
ZONE MAP CLASSIFICATION: PDI (Planned Development Industrial)

Applicable Review Criteria: *Planning and Land Development Ordinance:* Sections 4.008-4.009; 4.030; 4.035; 4.135.

STAFF REVIEWER: Michael R. Wheeler, Associate Planner

29791 SW KINSMAN RD



Site of Proposed Interpretation regarding Public Storage in PDI Zone



City of Wilsonville

EXHIBIT D5 DB15-0037 et seq

EXHIBITS:

- A. Staff Report and Findings (this document)
- B. Applicant's narrative
- C. Map, undated
- D. Fee Schedule; dated 7/1/2007
- E. Case file 96DB06; dated 6/10/1996

FINDINGS OF FACT:

1. Surrounding land uses are as follows:

| Compass Direction | Existing Use |
|-------------------|---|
| North | Engineering Office |
| South | Tualatin Valley Fire & Rescue Station #64 |
| East | Retail & Manufacturing |
| West | Vacant Industrial |

- 2. The Comprehensive Plan Map shows the subject property as Industrial; the Zoning Map shows the property as being zoned PDI (Planned Development Industrial).
- 3. The site is subject to a prior approval by the Development Review Board (case file 96DB06), which enabled the use of the site as a professional consulting engineering office (Bergeson-Boese & Associates, Inc.). The site is the current home of Rose City Contracting, Inc.
- 4. Section 4.030(.01)(B)(4) of the Planning and Land Use Development Ordinance (i.e., Code) enables the Planning Director to interpret the provisions of the Code as a Class II administrative review.
- 5. The fee schedule of the City of Wilsonville includes the ability to request an interpretation of the Code as a Class I administrative review (Exhibit D).
- 6. The Applicant has complied with Sections 4.008 through 4.035 pertaining to review procedures and submittal requirements for a Class I Administrative Review.

SUMMARY OF PROPOSAL:

The applicant is proposing that the Planning Director interpret relevant provisions of the City's Development Code as permitting public (i.e., personal) storage as a use typically permitted in the PDI zone. The applicant has described the request in a narrative (Exhibit B), and has cited Code provisions believed to be relevant to that interpretation.

ANALYSIS OF PROPOSAL:

Personal storage (i.e., public storage) is not a typical industrial use. Storage that does qualify as industrial is limited to 'wholesale goods' or 'wholesale products', as indicated by Section 4.135(.03)(A) and (B), as follows:

Specific reference to 'storage' in the PDI zone is associated with "wholesale goods" or "storage and wholesale distribution of agricultural and other bulk products." [Emphasis added.]

Personal storage (i.e., public storage) is a commercial use.

Commercial uses are allowed in the PDI zone, subject to specific area limitations.

Section 4.035(.03)(O) Any use allowed in a PDC Zone, subject to the following limitations:

Service Commercial uses (defined as professional services that cater to daily customers such as financial, insurance, real estate, legal, medical or dental offices) not to exceed 5000 square feet of floor area in a single building, or 20,000 square feet of combined floor area within a multi-building development.

Retail [Commercial] uses, not to exceed 5000 square feet of indoor and outdoor sales, service or inventory storage area for a single building and 20,000 square feet of indoor and outdoor sales, service or inventory storage area for multiple buildings.

As a result of the determination discussed above, public (i.e., personal) storage is not found to be a typical industrial use in the PDI zone. Such use may be allowed, subject to the specific area limitations noted above, and subject to approval of a site development permit.

CONCLUSIONARY FINDINGS:

Sections 4.008-4.009: Application procedures and applicant's rights.

1. **Finding:** The Applicant's submittal documents meet these code criteria. The Applicant has requested review of proposed public (i.e., personal) storage as a Class I administrative review. Notice is not required for such review, and a decision by the Planning Director is not binding.

Subsection 4.030(.01)(A)(8): Parameters of Class I Administrative Review

2. **Finding:** This section only enables a determination by the Planning Director that the proposal is an "[Action] taken subject to Site Development Permits which have been approved by the appropriate decision-making body of the City." The applicant has not requested an interpretation of prior approvals affecting the site; rather, the applicant is requesting an interpretation that would affect potential future use of the property.

Subsection 4.030(.01)(B)(4): Parameters of Class II Administrative Review

3. **Finding:** This subsection allows, in part, the Planning Director to approve "...Written interpretations of the text or maps of this Code, the Comprehensive Plan or sub-elements of the Comprehensive Plan, subject to appeal...". Submitted instead as a Class I administrative review application, the subject application is not subject to these provisions.

4. **Finding:** Public notice of administrative action is required for a Class II administrative review. Because this application was submitted as a Class I administrative review application, no notice has been provided.

Subsection 4.035(.03): Approval Criteria for Class II Administrative Review

5. **Finding:** The Applicant's proposal is not subject to the provisions of the City's Planning and Land Development Ordinance applicable to Class II administrative review, although staff has examined the provisions of this code section.
6. **Finding:** The City's fee schedule enables an applicant to submit an application for a Class I administrative review of an interpretation (Exhibit D). The applicant has applied for such an interpretation, for which notice is not provided or required. Provisions do not exist in the Planning and Land Use Development Ordinance for such Class I interpretations, and therefore, this interpretation is not binding upon the affected site.

Section 4.135(.03)(T): Similar uses

This subsection allows "...Other similar uses, which in the judgment of the Planning Director, are consistent with the purpose of the PDI Zone."

7. **Finding:** The uses listed in the PDI zone, with few exceptions, involve manufacture of, or storage of, manufactured commodities. Such uses involve the use of raw materials, or the assembly of manufactured parts, to manufacture products destined for distribution to retailers. The exceptions are uses that involve providing goods (e.g., meals, snacks) or services (e.g., dry cleaning) to individuals working to produce, or store, an industrial product.

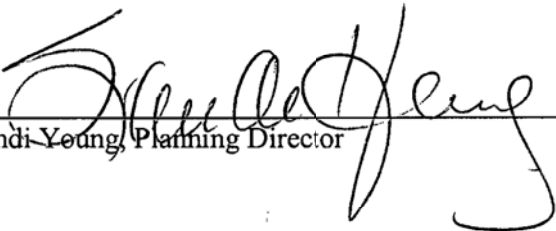
SUMMARY FINDING:

8. Public (i.e., personal) storage, as described by the applicant, is hereby determined to be a 'commercial' use. As such, public storage use is not found to be a use typically allowed in the City's Planned Development Industrial (PDI) zone. Storage within the PDI zone is allowed only for wholesale commodities, or as an accessory to a typical, allowed, primary use, as found in Section 4.135(.03)(A) – (T), subject to specific area limitations.

ACTION TAKEN:

Based on the analysis above, and conclusionary findings 1 through 8, the proposed interpretation that public storage is a typical use in the PDI zone is hereby **denied**. Public storage is hereby instead determined to be a commercial use, to be appropriately located in a commercial zone (i.e., PDC), or in an industrial zone, subject to specific area limitations.

Report approved by:


Sandi Young, Planning Director 4/24/08

Report prepared by:


Michael R. Wheeler, Associate Planner 4-23-2008


Section 4.030(.01)(A) of the Wilsonville Code provides that this decision *may be not be appealed* by the applicant, and may not called up for review by the Development Review Board.

For more information, contact the Wilsonville Planning Division at 503-682-4960.

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Service on Wilsonville Road / SMART Central at Wilsonville Station




City of Wilsonville
 EXHIBIT D6 DB15-0037 et seq

CITY OF WILSONVILLE

29799 SW Town Center Loop East
Wilsonville, OR 97070
Phone: 503.682.4960
Fax: 503.682.7025
Web: www.ci.wilsonville.or.us

Pre-Application meeting date:

Planning Division Development Permit Application

Final action on development application or zone change is required within 120 days in accordance with provisions of ORS 227.175.

A pre application conference is normally required prior to submittal of an application. Please visit the City's website for submittal requirements.

Incomplete applications will not be scheduled for public hearing until all of the required materials are submitted.

TO BE COMPLETED BY APPLICANT:

Please PRINT legibly

Applicant:

WILSONVILLE STORAGE
Address: 20255 SW. AVERY CT. TUALATIN, OR 97062
Phone: 503-708-2775
503-570-2981
Fax:
E-mail: ASPMGMT@AOL.COM

Authorized Representative:

JERRY CARLSON/ROBERT STEARNS
Address: 20255 SW. AVERY CT TUALATIN, OR 97062
Phone: 503-708-2775
503-570-2981
Fax:
E-mail: ASPMGMT@AOL.COM

Property Owner:

DAVID/Stephanie Shofrin
Address: 29200 Sew Town Cnt Loop E
Phone: 503-682-7800
Fax:
E-mail: doc@drshofrin.com

Property Owner's Signature:

David Shofrin
Printed Name: DAVID SHEFRIN Date: 4/15/15
Stephanie Shofrin

Applicant's Signature (if different from Property Owner):

Jerry Carlson / Robert Stearns
Printed Name: JERRY CARLSON Date: 4-14-15
ROBERT STEARNS

Site Location and Description:

Project Address if Available: N/A Suite/Unit _____
Project Location: CORNER TOWN CENTER LOOP E AND CANYON CREEK RD
Tax Map #(s): _____ Tax Lot #(s): _____ County: Washington Clackamas

Request: MODIFY TOWN CENTER MASTERPLAN, STAGE 2 DEVELOPMENT PLAN, SITE DESIGN REVIEW, AND SIGNAGE REVIEW

Project Type: Class I Class II Class III

Residential Commercial Industrial Other (describe below)

Application Type:

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Appeal | <input type="checkbox"/> Comp Plan Map Amend | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Major Partition | <input type="checkbox"/> Minor Partition | <input type="checkbox"/> Parks Plan Review |
| <input type="checkbox"/> Plan Amendment | <input type="checkbox"/> Planned Development | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Request to Modify Conditions |
| <input type="checkbox"/> Request for Special Meeting | <input type="checkbox"/> Request for Time Extension | <input checked="" type="checkbox"/> Signs | <input checked="" type="checkbox"/> Site Design Review |
| <input type="checkbox"/> SROZ/SRIR Review | <input type="checkbox"/> Staff Interpretation | <input checked="" type="checkbox"/> Stage I Master Plan | <input checked="" type="checkbox"/> Stage II Final Plan |
| <input type="checkbox"/> Type C Tree Removal Plan | <input type="checkbox"/> Tree Removal Permit (B or C) | <input type="checkbox"/> Temporary Use | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Villebois SAP | <input type="checkbox"/> Villebois PDP | <input type="checkbox"/> Villebois PDP | <input type="checkbox"/> Waiver |
| <input type="checkbox"/> Zone Map Amendment | <input type="checkbox"/> Other | | |

RECEIVED



MAY 04 2015

June 29, 2015

Michael Wheeler
City of Wilsonville Planning Division
29799 SW Town Center Loop E
Wilsonville, OR 97070

**Re: Application for Modification of Site Master Plan &
Site Design Review for Wilsonville Self Storage
Town Center Loop East/Canyon Court
*REVISED APPLICATION***

Dear Mr. Wheeler,

On May 4, 2015 you submitted your “completeness letter” (application not complete) to Jerry Carlson and Robert Stearns, applicants. On June 16, 2015 you and Blaise Edmonds, the City’s Manager of Current Planning met with Mr. Carlson, Mr. Stearns, Ralph Tarran, architect and myself to discuss revisions requested of our application.

The following application narrative and proposed findings of fact have been revised pursuant to that meeting and are now presented to the City of Wilsonville on behalf of Jerry Carlson and Robert Stearns, applicants, contract purchasers of a vacant parcel at the northeast corner of Town Center Loop and Canyon Creek Road. The property is described as tax lot 501 of County Assessors map 3S 1W, Section 13BC. The proposal is to construct and operate a three-story self-storage business.

Specifically we propose to:

- Modify the former (2008) Site Development Plan Approval which previously approved a 16-unit condominium development, in order to construct a self-service storage building and business on the same site (modification of Town Center Master Plan).
- Stage 1 and Stage 2 Development Plan Approval for the self-storage storage business building and related site improvements.
- Site Design Review Approval
- Sign Review

Background

The property was created in its present configuration as Parcel 4 of Partition Plat 2008-121. There is a (private) access easement which runs along the easterly border of this site to the roadway now known as Canyon Court, to be shared with businesses using the adjacent (southerly) property that was Parcel 3 of that same Partition Plat. Likewise, there is a (private) access easement running between those two parcels for shared access from Town Center Loop East. Because these access easements also serve the existing office building on Parcel 3, they have already been built. These access easements are incorporated into our proposed site plan.

In 2008, site development master plans were approved in order to construct the building on Parcel 3 of that Partition Plat (2008-121). That parcel is immediately adjacent and to the south on Town Center Loop East. The building is primarily used for the Hemcare business, and was built as a mixed-use commercial building (DB06-0072).

Also in 2008, a site development master plan was approved for this (proposed) site (DB07-0058) for 16 condominium units. That residential (condominium) project was never built on this site, which is on the corner of Town Center Loop East and what is now called Canyon Creek Road. That street frontage was formerly called Vlahos Drive before Canyon Creek Road became a through street extending northward. The culdesac northeast of this site retains the Vlahos Drive name.

Although all adjacent street, sidewalk and utility improvements including fire hydrants, bus shelter, City storm water planter and street trees have been constructed/planted, the site itself is vacant except for the access easements previously mentioned.

The site size is 1.2 acres. The property is relatively flat, with a slight rise from southwest to northeast of approximately five feet. Field grasses and no trees are located on this vacant site.

Proposal

The proposal is to build a three-story self-service “walk-in” storage business at this location. The three stories will total 79,900 sq. ft. of floor area, plus 25 total parking spaces, utilizing the existing shared driveways/easements. The building is designed to appear as a commercial office building, to the greatest extent possible, given the unique functional requirements of this storage business. The proposed building has received considerable input from City staff over the past several weeks of our design development.

The intention is to serve the burgeoning need in Wilsonville for rented storage space. Typically the usage for a walk-in storage building is approximately 75% residential users, and 25% business users. Existing storage businesses in Wilsonville currently are very close to capacity, including a recently constructed building near the Fred Meyer center

with a similar walk-in format. As the local economy has recovered rapidly and the City grows, storage space needs increase. Staff recently noted 700 new apartments and 60 new single family dwellings have been recently completed or are now underway. The intention is to provide this storage facility at a location near many of these new residential units in Wilsonville.

In these narrative/proposed findings of fact, (*italics have been added to differentiate between code language and our responses/proposed findings*).

Section 4.002 Scope, Interpretation and Compliance

This is a general procedural section that requires all development to conform to code requirements, applicable elements of the Comprehensive Plan, and conditions of approval that may be made through the development review process(s).

Section 4.008 Applications Procedures – In General

4.008.01 describes the various application types covered in this Procedures section (including ours).

4.008.02 describes unique features of Wilsonville’s development review processes. (E) explains the City’s requirement for a traffic study to determine that the City’s level of service standards can be met, considering the subject development and all previously approved projects.

Response:

Per the City process, we contracted with the City’s consulting traffic engineer (DKS Engineering) for this study, and it is attached to the application.

4.008.02(F) describes the procedures required for a Planned Development, which relate to aspects of this application, and how some of these procedures/phases can be combined.

4.008(G) is a procedural section regarding validity of each stage’s approvals.

4.008(H) addresses reviewing each new phase in light of previous approvals and conditions. In this case, the 16 condominium units that were originally approved for this site were never constructed, and only the utility and access way and roadway improvements were made.

4.008(I) describes Wilsonville’s “concurrency” requirement regarding public services and facilities. The needed services and facilities must be scheduled for completion within two years of occupancy. In this case, all public facilities and services have already been constructed. Our traffic study speaks to the adequacy of the existing roadway system. In general, the impacts on all of the previously built public facilities including sewer and

water systems will be considerably less for this storage business than the originally planned 16-unit townhouse/condominium project originally planned for this parcel.

4.008(J) expects project progress to be made in a timely fashion. Assuming the Development Review Board approves this application, construction is scheduled for early fall 2015.

4.008(K) describes how some typical development features can be “waived.” We propose no such waivers.

Sections 4.009 through 4.035 are administrative provisions regarding different kinds of applications, processing, public notice, hearings, findings and conditions, authority of the Planning Director, Development Review Board and City Council

Standards Applying to All Commercial Zones

The following are the pertinent standards from Section 4.116.

Section 4.116 Standards Applying to Commercial Development in Any Zone. Any commercial use shall be subject to the applicable provisions of this Code and to the following:

(.01) Commercial developments shall be planned in the form of centers or complexes as provided in the City’s Comprehensive Plan. As noted in the Comprehensive Plan, Wilsonville’s focus on centers or complexes is intended to limit strip commercial development.

(.05) All businesses, service or processing, shall be conducted wholly within a completely enclosed building; except for...

(.10) Commercial developments generally.

Response:

This property is located within a local commercial node that includes the office building to the east, a bowling facility to the west and a post office to the south. Other commercial uses extend to the east, west and south. This is part of the greater Town Center area, and as such does not constitute “strip commercial” development, satisfying (.01)

All activities will be conducted wholly within the (completely enclosed) building, satisfying (.05).

Generally, there are no specific minimum lot size or setback standards for commercial uses. Commercial uses are expected to be adequately sized to accommodate the proposed uses, together with parking and landscaping. Front yard setbacks are relatively minimal to Canyon Creek Road and Town Center Loop, in order to provide an urban, commercial office-type appearance, and also because the parking area can be placed along the joint

access way, instead of in front of the building. This provides a more attractive and pedestrian-friendly experience for those walking on those streets.

Also covered in Section 4.176, the City requires a minimum of 15% of the gross area to be landscaped, including 10% of the parking areas (4.155.03(B) (1)). Our proposal shows 25% (13,505 sq. ft. of the 52,358 sq. ft. lot). The efficiently used parking area along the joint-use access way has approximately 15% landscaping, including the landscape area between the two parking bays adjacent to the trash/recycling enclosure. The percentage is much higher if the landscaped area on either ends of the parking bays adjacent to the fronting streets is counted. Please refer to our landscaping plan sheet, submitted with this application.

Parking areas are also required to be screened from view of adjacent properties to the greatest extent possible. There is an 8 ft. wide area for planting north of the joint access drive between this development and the residentially zoned property to the north to provide some visual screening. The parking bays on the east will be opposite the parking bays of the adjacent commercial office building. There will be only a small view of the parking from the adjacent fronting streets (please see the site plan, Plan Sheet A1.1)

Trash and recycling containers are required to be screened. Please see the screening provided for these areas on our Plan Sheet A2.4.

Off-street parking needs for this kind of use are generally minimal, compared to typical office buildings or retail facilities, because of the nature of this business. The storage industry has conducted several studies to determine the adequate number of parking spaces, as has the Institute of Traffic Engineering (ITE), whose manual is used by traffic engineering consultants. The number of spaces needed for a storage business of this kind and size was analyzed by DKS Engineering as part of their traffic study required by the City and provided under separate cover as part of this application.

The DKS Engineering analysis, using current ITE studies for traffic generation for these kind of storage facilities, concluded that for a facility of this size (79,900 sq. ft.), our proposed 25 parking spaces are within the range of parking that would be adequate for this used, according to their traffic engineering analysis.

The proposed development satisfies all requirements of Section 4.116.

Standards Applying to All Planned Development Zones

Section 4.118 is titled Standards Applying to all Planned Development Zones.

(.01) relate to building height guidelines. The site is not/ within an “S” overlay zone, and therefore the standard commercial height limits of 35 feet apply. Our proposed building is 35 ft. high, measured to the top of the parapets. Please see Plan Sheet A3.1.

(.02) states underground utilities are governed by 4.300-4.320. All above ground utilities are to be located so as to minimize adverse impacts on the site and neighboring properties. This site is fully served with utilities and all new utility service will be below ground, complying with this section.

(.03) addresses the waiver process, which we will not be requesting.

(.04) relates to the Planning Director and Development Review Board's authority and reasons for placing conditions of approval. We recognize this authority and are open to the provision of any reasonable conditions of approval.

This proposal meets all standards applying to Planned Development zones.

Zoning

Section 4.131.05, PDC-TC (Town Center Commercial) Zone

Purpose. The purpose of this zoning is to permit and encourage a Town Center, adhering to planned commercial and planned development concepts, including provision for commercial services, sales of goods and wares, business and professional offices, department stores, shopping centers and other customer-oriented uses to meet the needs of the Wilsonville community as well as to meet the general shopping and service needs on an area-wide basis, together with such multiple family residential facilities, open space, recreational and park areas, and public uses facilities as may be approved as part of the Town Center compatible with the Comprehensive Plan of the City.

Response:

The proposed storage business meets the Purpose statement of the PDC-TC Zone (4.131.05.01), which is encourages "...provision for commercial services...and other customer-oriented uses to meet the needs of the Wilsonville community..." Providing storage rental spaces for city residents in a convenient location meets this purpose statement, especially when the building is carefully designed to maintain a non-industrial exterior appearance.

The City's Land Development Ordinance including this property's zoning designation are meant to carry out the Goals and Objectives of the City's Comprehensive Plan. If all pertinent aspects of the City's Land Use and Development Ordinance are satisfied, then it is assumed that the application is "*compatible with the Comprehensive Plan of the City.*"

The City's Comprehensive Plan designates this site as "Commercial." The language of the Plan provides latitude to anticipate and allow for the changing nature of businesses and living patterns so long as the uses can be developed in ways that are compatible with

surrounding uses. To the north is the three-story Winfield Village elderly housing project. Immediately south is a two-story commercial building with shared access through this site. Across Canyon Creek Road is a bowling alley. South of Town Center Loop is a medical office building (Providence Medical Center) and the post office. This proposed use will continue this mix of neighboring uses while being aesthetically and functionally compatible with those surroundings.

This proposed use meets the Purpose statement of the PDC-TC Zone.

Section 4.131.05 continues with lists of (.02) *Examples of uses that are typically permitted* and (0.3) *Examples of uses that typically recommended*.

Public self-service storage facilities are not listed as “typically permitted” or are “examples of uses that are typically recommended” in that zone (4.131.05.02 and 4.131.05.03). However, a previous City Planning Director’s written interpretation included this use, as it was deemed sufficiently similar to other uses allowed in the PDC-TC zone. That code interpretation was issued in April 2008 (AR08-0009).

The proposal therefore conforms to 4.135.05 (.02) and (.03).

4.131.05.04 is titled *Accessory uses that are typically permitted*. 4.31.05.04A. permits “*Any accessory use and structure not otherwise prohibited customarily accessory and incidental to any permitted principal use*.”

Response:

The only accessory use proposed here is the trash/recycling enclosure area shown on Sheet A1.1 (site plan) and Sheet A2.4 (trash enclosure). Please see our response to code section 4.179. The use of this area is “*customarily accessory and incidental*” to the allowed use (public self-serve storage), and therefore conforms.

4.135.05.05 pertains to temporary buildings and uses incidental to the development of principal facilities..... No such temporary buildings or uses are proposed.

4.135.05.06 describes the mapping of the Town Center District and those areas within that district that are designated as Commercial on the land use map of the Wilsonville Comprehensive Plan. This property is within those mapped areas.

4.135.05.07 pertains to block and access standards, and that the standards of the PDC-TC zone are subject to the same block and access standards as the remainder of the PDC zone. The block and access patterns have already been established for this vicinity by prior subdivisions and prior plan approvals, including the joint-use access way with access to both Town Center Road/Loop and Canyon Creek Road that serves this property as well as the adjacent, existing commercial building (29200 SW Town Center Loop NW). The block and access patterns have already been established for this vicinity and site, and no changes are proposed. Therefore the application satisfies 4.135.05.07.

Planned Development Regulations

Section 4.140 is Planned Development Regulations. The Purpose statement (.01) (A) states in part:

“.....and to encourage a harmonious variety of uses through mixed use design within specific developments thereby promoting the economy of shared public services and facilities and a variety of complimentary activities consistent with the land use designation on the Comprehensive Plan and creation of an attractive, healthful, efficient and stable environment for living, shopping or working.”

Much of these features are already evident here – fully improved streets with sidewalk and other pedestrian amenities, the existing joint-use access way to be shared with the adjacent commercial uses on the east, and the healthy mix of uses in the vicinity including recreational (bowling), the post office, and residential uses to the north. An attractively designed walk-in storage business that will serve local residents and business owners is consistent with the healthy mix of uses here.

(.04) requires professional services in preparing plans. Our design team includes

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|--|
| Ralph Tarran, project architect John Brosy, Project planner Ed Christensen, Welkin Engineering & Surveying Jim White, Whitewater Systems Management – Landscape Design Larry Azeltine, D & B Specialties LLC – Signs Doug Woolard, Team Electric – Lighting Design DKS Engineering, traffic engineer for traffic analysis/report |
|--|

The pre-application conference required of this application was held with City staff on January 8, 2015, as required by (0.5).

The site is planned to be developed in one single phase, with a three-story building of 79,900 sq. ft. The lot coverage is 51%. The total landscape area is approximately 25%. The 25 parking spaces include on ADA space, nine compact spaces and 15 full-size spaces. The loading area includes two adjacent areas on the north side of the building, the size of which conforms to the City requirement for a building of this size.

Preliminary Approval (Stage One) is addressed by (.07). (B) is a list of application requirements, all of which that pertain to this application have been met. No staged development is proposed, but only the one phase. No waivers are anticipated.

The proposal meets all requirements of a Stage I Master Plan.

The Stage II Final Development Plan is governed by (.07). This proposal includes Stage II development plans (sufficient detail for both phases). The two-year time limit between Stages will not become an issue (A).

The design plans are consistent with City requirements for Stage II approval as well. Plans are of sufficient detail as to indicate the full and ultimate operation and appearance of the development. Legal documents as needed (see subsections (.09) C, D, and E) will be provided as needed. The joint-use access easement shown on the site plan is already in place, and the route is already in use for the adjacent commercial building.

(.09)J. is Planned Development Permit Criteria. There are three criteria in this section.

- 1. The location, design, size and uses, both separately and as a whole, are consistent with the Comprehensive Plan, and with any other applicable plan, development map of Ordinance adopted by the City Council.*

Response:

This is an allowed use in the zone and the Comprehensive Plan designation for the site is Commercial. All regulations recited in this application and meant to implement the Comprehensive Plan goals and objectives, and all regulations have been met by this proposal. We have responded to all standards suggested as pertinent by City staff.

- 2. The location, design, size and uses are such that traffic generated by the development at the most probable intersections(s) can be accommodated safely and without congestion in excess of Level of Service D, as defined in the Highway Capacity Manual published by the National Highway Research Board, on existing or immediately planned arterial or collector streets and will, in the case of commercial or industrial developments, avoid traversing local streets.*

Response:

This is the conclusion by the traffic engineers responsible for our traffic impact analysis (DKS Engineering). Please refer to the conclusions of that report, submitted with this application.

- 3. That the location, design, size and uses are such that the residents or establishments to be accommodated will be adequately served by existing or immediately planned facilities and services.*

Response:

This relates to the strong City interest in “concurrency” of public facilities. This site is already completely served by all required facilities and services, having been contemplated for development only several years ago. All utilities are to the property, the joint-use access way and easement already exist, and both fronting streets are fully improved to current City standards. The impact on all these services will be considerably

less than for the originally approved land use for the site, which was for 16 townhouse condominiums.

The proposal meets these Planned Development criteria.

Parking, Loading and Bicycle Parking

4.155 relates to parking, loading and bicycle parking. That section includes three purposes (.01) (A-C). (A) is met by the parking areas being immediately adjacent to the use to be served, and being immediately off an existing, jointly-used access way. No new driveways will cross/interrupt the existing sidewalk circulation. (B) is met by providing the number of spaces near the minimum range acceptable to the traffic engineering analysis, and with no needless, surplus parking capacity. The design is as efficient as possible, providing parking bays immediately adjacent to the existing access way, and not requiring long driveways or large expanses of separate parking lots.

(C) is met as the view of the parking spaces from both public rights-of-way are limited by being parallel to the building and the closest parking spaces being set back from both streets by 52 feet (Town Center Loop) and 50 feet (Canyon Creek Road), and separated by landscaped areas as well.

The proposed parking meets all aspects of 4.155(.02), General Provisions with the following additional comments on three of the provisions.

G. The nearest portion of a parking area may be separated from the use or containing structure it serves by a distance not exceeding one hundred (100) feet.

Response:

As shown on the site plan, all parking areas are immediately adjacent to the storage building, and in that way are as convenient as possible for the users, and are less visible from surrounding street views.

I. Where the boundary of any business activity adjoins or is within a residential district, such parking lot shall be screened by a sight-obscuring fence or planting. The screening shall be continuous along that boundary and shall be at least six (6) feet in height.

Response:

The property to the north is residentially zoned and includes the Winfield Village elderly housing facility. There is an 8 ft. wide area for landscaping along this north property line that can provide this landscaping screening to separate both the parking bay and joint-use access way from direct view from the north.

N. Up to forty percent (40%) of the off-street spaces may be compact car spaces s identified in Section 4.001(0) Definitions, and shall be appropriately identified.

Sign Regulations

4.156 is titled Sign Regulations. (.01) is the purpose statement, and there are specific objectives lettered A through I.

The proposed signage is well below that allowed, as only on-building signs are proposed, and no free standing signs are proposed. One sign on each street frontage is proposed, within the maximum allowed. Please see our Plan Sheets A4.1 (signage) and A3.1.1 and 3.2.1, colored elevations.

The Town Center Loop building length is approximately 150. This allows a 150 sq. ft. sign face. We propose 54 sq. ft. (complies). The Canyon Creek Road building length is slightly approximately 204 ft. in length; this allows up to 200 sq. ft. of sign face. We propose 52 sq. ft. (complies).

The signs are well within the size limits, as shown. Their style which is indirectly lit, flush to the building wall, is in keeping with the commercial office appearance intentions of the applicants. It adequately identifies the building on both side frontages without detracting from the higher quality commercial office motif of the general area.

Access, Ingress and Egress

4.167 addresses access, ingress and egress. This site has that issue already established by the existing development of the joint-use access way that also serves the commercial building to the east. The access way will not be moved, and no additional access points are proposed than what already exist.

Protection of Natural Features and Other Resources

4.171 is addressed by explaining that the site was proposed for construction recently, and the site was cleared of significant vegetation when the adjacent commercial building was constructed recently. The site is relatively flat and is lacking any vegetation except field grasses that are mowed regularly. There are no trees or wooded areas to protect, or any other natural features mentioned in this code section.

Public Safety and Crime Prevention

4.175 addresses public safety and crime prevention in design. Internally, the security will be very high, with the loading area and access point to all storage units being at one location, adjacent to the office. Only two exit-only points are added for fire code purposes and convenience. The design is generally crime prevention sensitive, with all parking areas immediately adjacent to the access-way, well lit, and visible and immediately adjacent to the building. Activity areas (front access and loading areas) are

immediately adjacent to the access way and easily accessed by police patrols off Canyon Creek Road. To the best extent possible, this design addresses all aspects of 4.175.

Landscaping, Screening and Buffering

4.176 addresses landscaping and screening standards. Please refer to our landscape plan sheet for details. The site has approximately 25% landscaping, well in excess of the code minimum of 15%. There is adequate room in front of the buildings' street faces to provide visual softening of planted materials. As previously noted, the trash/recycling area is enclosed (screened) as required by code. There is an 8 ft. wide strip adjacent to the north property line (residential use adjacent) with adequate room to provide the continuous buffering required by the code at this location. The east parking bay is split by a landscape area, reducing the visual appearance of that parking area. Both parking areas, hidden from direct street view by their orientation, are also separated from the both streets by over 50 feet of landscaped areas before the parking bays begin. The long east face wall will be broken up by planting features as shown on Plan Sheet A3.1.

In these ways, 4.176 standards are met.

Street Improvement Standards

4.177 addresses street improvement standards. This site is located on the corner of two fully-improved streets with sidewalks, planting strips and rain water swale. No improvements are requested or required beyond the significant streets that already exist. Please also refer to the traffic impact analysis provided by DKS Engineers. This entire area is one of fully-improved streets. The impact to this fully improved network of neighboring streets by this relatively low-traffic generating storage business will be minimal in any case.

Sidewalk and Pathway Standards

This is section 4.178. As previously noted, both fronting streets have fully-improved, full-width sidewalks that will not change with this proposal. The access ways crossing onto the property from the street across the sidewalks already exist. There will be a continuous walking route around the building adjacent to the parking spaces, adequate for internal circulation.

Mixed Solid Waste and Recyclables

This enclosure addressed by 4.179 has been previously described and is detailed on Plan Sheet A2.4. It is large enough to accommodate both trash receptacle and recycling bins,

and has been located on the access way after consulting with the local garbage haul franchiser.

Exceptions and Modifications – Height Limits

4.181 address these issues. Our proposed building does not exceed the 35 ft. height limit. The height at the top of the parapet is 35 ft., in conformance. No exceptions or modifications are necessary or proposed.

Outdoor Lighting and Lighting Systems Standards for Approval

4.199 and 4.199.40 are the code sections. Please refer to the site lighting plan and the design calculation sheets submitted with this application. The focus of the site lighting will be along the existing joint-use access way and adjacent parking and building entrance/exit areas, with some building wall lighting on the exterior of the site. Only one side of the site abuts residential uses (north), and there is a buffer area that can help diffuse lighting going in that direction.

Underground Utilities

Regarding 4.300, all utilities in this area are underground, and connections for this site will also be below ground. The utility pattern is already well established in this vicinity, and no above-ground facilities are contemplated.

Modification of former Site Development Plan Approval

As mentioned, this parcel was approved for a 16-unit condominium development in 2008 (DB07-0058). The project was not built, and the design review approvals which were made on January 28, 2008, have long since expired. However by approving that development plan, it became part of the Town Center Master Plan, and a separate action is now needed by the City to allow a different use on this parcel.

The site has actually come “full-circle,” as the 2008 request (that was never built) was a change from the original commercial intentions of the Wilsonville City Center Plan, aka the Town Center Master Plan. The subject property was identified as “Central Commercial,” prior to the 2008 approval for the condominiums. The City determined that the residential proposal was consistent with the Town Center Master Plan as the master plan provides for a mix of uses.

This self-service storage business, as it is deemed to be an allowed use in this zone by Planning Director interpretation, similarly complies with the Town Center Master Plan as the master plan provides for a mix of uses.

Purpose of Existing Zone

Compliance with Zoning Code Standards

The proposed building will not exceed the 35-foot height limit of this zone (4.118.01). All utilities will be placed underground per 4.300 to 4.320. The proposal does not ask for any waivers of typical development standards of this underlying zone. The block pattern has already been established by the prior partitioning and improved roadway network (4.131.05). The proposed building will use existing joint access drives shared with the commercial building to the south. The existing driveway on Town Center Loop is configured to be a right-in and right-out driveway. The existing driveway on Canyon Creek Road is sufficient distance from the Town Center Loop intersection.

The project will meet landscaping, screening and buffering standards for all commercial uses (4.176). The required landscape area for commercial uses is 15%, and this proposal is in conformance, providing 25% for the total site (13,506 sq. ft.).

No new streets are proposed. Both fronting streets - Canyon Creek Drive and Town Center Loop - are fully improved to City standards (4.177), as are sidewalks and pathways (4.178). The solid waste and recyclables storage area has been located in coordination with the City's franchised garbage hauler, and will be built in accordance to City code (4.179).

SITE DESIGN REVIEW

The general *Purpose* statement for Site Design Review for the City of Wilsonville is found at Section 4.400(.01) of the City's Planning and Development Code:

“Excessive uniformity, inappropriateness or poor design of the exterior appearance of structures and signs and the lack of proper attention to site development and landscaping in the business, commercial, industrial and certain residential areas of the City impairs the harmonious development of the City, impairs the desirability of residence, investment or occupation in the City, limits the opportunity to attain the optimum use in value and improvements, adversely affects the stability and value of property, produces degeneration of property in such areas and with attendant deterioration of conditions affecting the peace, health and welfare, and destroys a proper relationship between the taxable value of property and the cost of municipal services therefor.”

This stated purpose is carried out by ten specific purposes/objectives of design review 4.400.02 A.-H.). No separate response to this purpose statement is made, as it is thoroughly covered by these specific purpose objectives.

Design Review Purposes and Objectives

There are ten specific purposes/objectives of site design review. Those purposes/objectives are:

- A. *Assure that Site Development Plans are designed in a manner that insures proper functioning of the site and maintains a high quality visual environment.*

Response:

The proper functioning of the site is ensured by utilizing the existing joint access drives with the adjacent commercial building to the south, previously approved by the City and functioning well since the construction of that adjacent building in 2008.

We have taken great lengths to make the building compatible with a general office building appearance. The building will have a brick faced first level, and the upper two levels will have two separate metal siding colors. Windows including spandrel and traditional style glazing are proposed to add to the office building appearance. Other building features are added to break up the visual appearance of long, monotonous wall faces. The building will have an appealing and unique shape near the intersection of the two fronting streets, enhancing the appearance for passing motorists and pedestrians.

- B. *Encourage originality, flexibility and innovation in site planning and development, including the architecture, landscaping and graphic design of said development;*

Response:

The design has evolved with encouragement and direction from City Planning staff to present an outward appearance of a commercial office building while housing a self-serve storage business. The outward appearance of the building is a response to the design of the surrounding neighborhood, and not otherwise necessary for the mission of the business.

- C. *Discourage monotonous, drab, unsightly, dreary and inharmonious developments;*

Response:

The building's "step-back" wall faces on the southwest corner will provide visual interest, as will the different brick and differing metal color exteriors and placing of windows. Although a challenge for a building of this size and purpose, the design is not drab or unsightly.

- D. *Conserve the City's natural beauty and visual character and charm by assuring that structures, signs and other improvements are properly related to their sites, and to surrounding sites and structures, with due regard to the aesthetic qualities*

of the natural terrain and landscaping, and that proper attention is given to exterior appearances of structures, signs and other improvements;

Response:

Any unique natural features that may have previously existed are no longer present at this site, long a part of an urbanized, fully served neighborhood of streets and utilities. The site is relatively flat and absent of trees, except for relatively young street trees. This will make the landscape treatment of the exterior portion of the site more important, as it will help soften the building appearance at a location where no natural features exist to help in this regard.

E. Protect and enhance the City's appeal and thus support and stimulate business and industry and promote the desirability of investment and occupancy in business, commercial and industrial purposes;

Response:

The proposal meets this design standard by providing needed storage space options at a convenient location for a growing City population, with an outward building and site appearance of a new office building. The attention to appearance details as proposed will ensure continued desirability and investment in this mixed business and commercial part of Wilsonville.

F. Stabilize and improve property values and prevent blighted areas and, thus, increase tax revenues;

Response:

Local property values will remain stable or improve with this business and building addition. A long-vacant 1.2 acre parcel will finally have a business, which will increase tax revenues and provide this immediate area will a sense of "completeness," after so many years of vacancy at this intersection of fully-improved major City streets.

G. Insure that adequate public facilities are available to serve development as it occurs and that proper attention is given to site planning and development so as to not adversely impact the orderly, efficient and economic provision of public facilities and services.

Response:

This site has the virtue of being surrounded by fully improved City streets and utility infrastructure including sidewalks, bioswale, street trees and bus shelter. Even the access roads to be used on the south and east side of the building already exist. The orderly and efficient provision of public facilities and services has already taken place.

H. Achieve the beneficial influence of pleasant environments for living and working on behavioral patterns and, thus, decrease the cost of governmental services and reduce opportunities for crime through careful consideration of physical design and site layout under defensible space guidelines that clearly define all areas as either public, semi-private, or private, provide clear identity of structures and opportunities for easy surveillance of the site that maximize resident control of behavior – particularly crime.

Response:

This building will be highly secure, with storage customers able to access the building using keypad entry. The building office is located near the loading area, entrance doors and elevators, adding to local security for this business. Other than the loading area and front entry/office area of the northerly building face, there are only two other points of exit, as required by the fire code. Please refer to Plan Sheet A1.1.

Being a corner lot located on a major street intersection, neighborhood “surveillance” by passersby will be excellent, as will the shared access drives with the adjacent commercial building. The easterly building face is across the existing joint access way and parking area from the existing commercial office building with several windows and accesses facing that access way. Potential negative security issues relating to the long section without windows on this building face are ameliorated by the proximity of that office building.

I. Foster civic pride and community spirit so as to improve the quality and quantity of citizen participation in local government and in community growth, change and improvements;

Response:

This application will be heard through the standard hearing notification process of the City of Wilsonville. Having convenient options for off-premise storage will indirectly improve the appearances of outdoor patios and decks of dwellings in Wilsonville, where “extra” personal possessions often accumulate.

J. Sustain the comfort, health, tranquility and contentment of residents and attract new residents by reason of the City’s favorable environment and, thus, to promote and protect the peace, health and welfare of the City.

Response:

So long as the building maintains the appearance and general integrity of a commercial office building, the City’s favorable environment will be protected. As new apartments and single family dwellings are added to the City, having walk-in storage units close by will also add to the comfort and contentment of these new and existing residents.

Section 4.420.01-.03 pertains to Jurisdiction and Powers of the Development Review Board. (.01) describes the Review Board authority, (.02) explains that construction, site

development and landscaping shall be in accordance with the approved plans, and (.03) authorizes the Board to approve Variances if proposed (none are proposed).

Design Review – Criteria and Application

Section 4.421 is titled *Criteria and Application of Design Review Standards*. (.01) explains that the standards are intended to provide a frame of reference for the applicant's building plans as well as a method of review for the Development Review Board. (.01) states in part: *“These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention and innovation. The specifications of one or more particular architectural styles are not included in these standards.”*

These seven review criteria of 4.421.01 are:

- A. *Preservation of Landscape. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soils removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.*

Response:

As noted, any natural features that may have been on this site were removed in anticipation of development long ago. Even though this specific site is still vacant, it is a parcel that is within a nearly fully developed area. The site is relatively flat, with a five foot change in elevation from southeast to northwest. Development of the site will be

close to a balance where little or no earth will be imported or exported from the site. Grades for access points are already set (built).

- B. *Relationship of Proposed Buildings to Environment. Proposed structures shall be located and designed to assure harmony with the natural environment, including protection of steep slopes, vegetation and other naturally sensitive areas for wildlife habitat and shall provide proper buffering from less intensive uses in accordance with Sections 4.171 and 4.139 and 4.139.5. The achievement of such relationship may include the enclosure of space in conjunction with other existing buildings or other proposed buildings and the creation of focal points with respect to avenues of approach, street access or relationships to natural features such as vegetation or topography.*

Response:

No steep slopes, vegetation or other naturally sensitive areas exist on this site. The building will share an access drive between it and the two-story office building/pharmaceutical business to the south. North of the existing driveway to Canyon

Creek Drive is a parking area. Westerly across Canyon Creek Drive is a blank wall of a bowling alley business. The southwesterly appearance of the building with its “step-back” wall design will present an office building appearance to the uses across Town Center Loop (medical clinic and post office).

C. Drives, Parking and Circulation. With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, general interior circulation, separation of pedestrian and vehicular traffic, and arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the design of proposed buildings and structures and the neighboring properties.

Response:

This site has the virtue of the existence of the driveway accesses, shared with the adjacent building and uses to the south. Its parking along that driveway will be opposite parking bays of that neighboring business. Interior circulation is already established by the existing easements and shared driveways. No new access ways are proposed or necessary. As noted, the existing driveway to Canyon Creek Drive is adjacent to a driveway and parking of an adjacent use (Winfield Village elderly housing facility) as well. These same driveways have operated in a safe and convenient manner since the opening of the adjacent commercial building’s businesses approximately seven years ago.

D. Surface Water Drainage. Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties of the public storm drainage system.

Response:

The City has already constructed a “storm water planter”/bioswale within the Canyon Creek Drive right-of-way adjacent to this site. Surface water will be directed from this site according to all existing public works standards. The somewhat higher but gradual grade of the site in relation to the surrounding driveway accesses will enable property site drainage with no adverse effect on neighboring properties.

E. Utility Service. Any utility installations above ground shall be located so as to have a harmonious relation to neighboring properties and site. The proposed method of sanitary and storm sewage disposal from all buildings shall be indicated.

Response:

No above-ground utility installations are contemplated or proposed. Storm and sanitary sewer connections are shown on the civil engineering plans.

F. Advertising Features. In addition to the requirements of the City's sign regulations, the following criteria should be included: the size, location, design, color, texture, lighting and materials of all exterior signs and outdoor advertising structures or features shall not detract from the design of proposed buildings and structures and the surrounding properties.

Response:

The specific plan for signage is included in this application. Care is taken to keep the scale of the exterior signage similar to that which would be reasonably expected of a commercial office building.

G. Special Features. Exposed storage areas, exposed machinery installations, surface areas, truck loading areas, utility buildings and structures and similar accessory areas and structures shall be required to prevent their being incongruous with the existing or contemplated environment and its surrounding properties. Standards for screening and buffering are contained in Section 4.176.

Response:

No outdoor storage areas of any kind are proposed. All rental storage areas will be within the building, accessed with keypad entry. The loading area shown on the site plan is immediately adjacent to the office and main entry, and is located across from a parking lot and driveway of the use to the north. The landscape plan will comply with screening and buffering standards of the City.

Design Review and Signs/Accessory Structures

Signs

4.421(.02) states: *"The Standards of review outlined in Sections (a) through (g) above shall also apply to all accessory buildings, structures, exterior signs and other site features, however related to the major buildings or structures."* The only aspects of this application that pertain to (.02) are signs and the trash/recycling enclosure structure.

Response: Regarding signs, please refer to Plan Sheet A3.1 which shows the "Wilsonville Storage" sign on the west elevation view, near the main entry end of the building. The signs are also shown on Plan Sheet A3.1.1 (color rendition of west elevation), Plan Sheet A3.2 (south elevation), Plan Sheet A3.2.1 (color rendition of south elevation) and Plan Sheet A4.1 which shows signage details for both signs.

The simple "Wilsonville Storage" signs' text and size are certainly in scale with what one would anticipate for a commercial office building, and are understated, given the relatively large building envelope. The west building elevation's sign lettering is 2 ft. high by 27 ft. long, very modest in scale for that building face, but just enough to draw visual attention to the main entry and office around the corner to the north. The south elevation sign face is 3 ft. 9 inches high by 14 ft. 8 inches long, again quite modest in

comparison to that building face and in keeping with the overall office-building appearance of this development.

Regarding the pertinent criteria and application of design standards, the signs will assure harmony with the built environment (B), as no signs will be seen from the north building face that is adjacent to the residential community to the north. The two modest-size signs will only be on building sides facing the two fronting streets which are relatively large commercial-sized streets. The signs will create modest focal identification on those main streets and help identify where the entry/office area is located near the northwest corner of the building, off Canyon Creek Road.

Regarding Advertising Features (F), the modest size of both signs in relation to the size of the overall building, coupled with only indirect lighting of the sign lettering will ensure that these exterior signs will not detract from the design of the building or structures of surrounding properties. No (other) outdoor advertising structure or features are proposed.

There are no special features identified in (G) that are proposed for this development.

Accessory Structures

The only accessory structure covered by 4.421.02 in this proposal is the proposed trash/recycling enclosure. The Design Review standards treat this in more detail at 4.430, with comments to follow.

4.421.03 states that the Development Review Board shall also be guided by the purpose of Section 4.400, and that such objectives may serve as additional criteria and standards. Our responses to the 10 specific purposes and objectives and the seven criteria and application should of design standards together with our building and site plans and other submission materials should be sufficient to explain our compliance with the City's design review standards.

4.421.04 states the City reviewing body may require conformance with the site development standards as a conditional of approval.

4.421.05 gives the City the authority to attach conditions of approval, but also discusses provision of housing which is not part of this application.

4.421.06 relates to the City's authority to require certain paints or colors of material when approving applications. Conditions that regard paints or colors are binding upon the applicant (A). Subsequent changes to the color of a structure are not subject to City review unless specific conditions are placed on the approval that stipulates subsequent review before change.

Response:

Please refer to our proposed exterior material and colors submitted separately.

Location, Design and Access Standards for mixed Solid Waste and Recycling Areas

Section 4.430 addresses mixed solid waste and recycling areas, and meant to guide the additional requirements of 4.179, discussed earlier. The proposed enclosure for this site is identified on Plan Sheet A1.1, to be located on the northeast corner of the building adjacent to the joint access way. The enclosure details are on Plan Sheet A2.4. The 8" x 16" CMU block construction of the enclosure is in keeping with a commercial office building style. The dimensions and location of the enclosure in relation to the access drive have been reviewed and approved by the garbage franchise hauler company.

There are four Location Standards (4.430.02):

A. To encourage its use, the storage area for source separated recyclables shall be co-located with the storage area for residual mixed solid waste.

Response: Our proposed facility (Please see Plan Sheet A2.4) includes both garbage container and room for three 60-gallon cars for recycling in the same enclosure, in accordance with this standard.

B. Indoor and outdoor storage areas shall comply with Uniform Building and Fire Code requirements.

Response: Plans for this enclosure will be reviewed with the rest of the main building permit application, after this land use application is reviewed and approved.

C. Storage area space requirements can be satisfied with a single location or multiple locations and can combine with both interior and exterior locations.

Response: This project has the one enclosure as identified on the site plan (Plan Sheet A1.1), with dimensions and location reviewed and accepted by the contract garbage hauler for this area.

D. Exterior storage areas can be located within interior side yard or rear yard areas. Minimum setback shall be three (3) feet. Exterior storage areas shall not be located within a required front yard setback, including double frontage lots.

Response: This proposed enclosure is located adjacent to the east property line, to be accessible for garbage trucks using the existing joint-use access way. The setback from the side property line will comply with the side yard setback of three feet. Please see our separate exhibit which shows that dimension. This is a minor difference from the proposed site plan dimensions (Plan Sheet A1.1). This is a

double frontage lot, and the enclosure is a considerable distance from both fronting streets (see Plan Sheet A1.1)

SUMMARY

The self-serve storage business meets the intent of the Town Center Master Plan as well as standards of the existing PDC-TC zone, and therefore that plan should be modified to allow this new use. Also, the proposed building and site plan meets all of the City's Design Review Purposes and Objectives and Design Review Criteria and Application Standards, and therefore should also be approved.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "J. Brosy", with a long horizontal flourish extending to the right.

John L. Brosy
Planning Consultant representing Jerry Carlson
And Robert Stearns, applicants

Team Electric

9400 SE Clackamas Rd. / Clackamas, OR 97015 / Phone (503) 557-7180 / Fax (503) 557-8201 / CCB # 173043

7/7/15

Project: A Storage Place – Wilsonville

Re: Exterior Lighting Submittal

Attn: Jerry Carlson

Jerry,

I have gone through the report provided by Michael Wheeler at the city of Wilsonville and I believe the following comments as well as the attached Energy Lighting Compliance Certificate should satisfy item #5 in the report for outdoor lighting.

I have read through Section 4.199 OUTDOOR LIGHTING and I have the following response to this ordinance as applicable to your project and in the order that this section is written.

4.199.30. Lighting Overlay Zones

(.02) – It appears from the Zone Map that this project would be located in LZ3 and the outdoor lighting design appears to comply with the requirements of this zone

4.199.40 Lighting Systems Standards for Approval

(.01) B. We have gone with the prescriptive option for this outdoor lighting design and we appear to be in compliance with these requirements as noted below.

Prescriptive Option: If the lighting is to comply with this Prescriptive Option, the installed lighting shall meet all of the following requirements according to the designated Lighting Zone.

1. The maximum luminaire lamp wattage and shielding shall comply with Table 7. The luminaire lamp wattage will be 42 watts and shielded for the exterior fixtures mounted on the building which complies with table 7. All other exterior lighting will be under the canopy at the external office entry door.
2. Except for those exemptions listed in Section 4.199.20(.02), the exterior lighting for the site shall comply with the *Oregon Energy Efficiency Specialty Code, Exterior Lighting. These forms are attached and comply*
3. The maximum pole or mounting height shall be consistent with Table 8. The outdoor fixtures will mounted at 16' (or lower depending on the final design) which complies with table 8.
4. Each luminaire shall be set back from all property lines at least 3 times the mounting height of the luminaire:
 - a. Exception 1: If the subject property abuts a property with the same base and lighting zone, no setback from the common lot lines is required.
 - b. Exception 2: If the subject property abuts a property which is zoned (base and lighting) other than the subject parcel, the luminaire shall be setback three times the mounting height of the luminaire, measured from the abutting parcel's setback line. *Our building is*



City of Wilsonville

EXHIBIT B6 DB15-0037 et seq

setback 55 feet from the adjoining retirement housing project to the north, our lighting fixtures are mounted at 16 feet, so it exceeds 3 times the distance from the adjoining properties. No variance is required. (Any variance or waiver to the abutting property's setback shall not be considered in the distance calculation).

c. Exception 3: If the luminaire is used for the purpose of street, parking lot or public utility easement illumination and is located less than 3 mounting heights from the property line, the luminaire shall include a house side shield to protect adjoining property.

d. Exception 4: If the subject property includes an exterior column, wall or abutment within 25 feet of the property line, a luminaire partly shielded or better and not exceeding 60 lamp watts may be mounted onto the exterior column, wall or abutment or under or within an overhang or canopy attached thereto.

e. Exception 5: Lighting adjacent to SROZ areas shall be set back 3 times the mounting height of the luminaire,

D. Curfew. All prescriptive or performance based exterior lighting systems shall be controlled by automatic device(s) or system(s) that:

1. Initiate operation at dusk and either extinguish lighting one hour after close or at the curfew times according to Table 10; *Building exterior lights will turn off via a time clock by midnight, which complies with this requirement* or

2. Reduce lighting intensity one hour after close or at the curfew time to not more than 50% of the requirements set forth in the *Oregon Energy Efficiency Specialty Code* unless waived by the DRB due to special circumstances; and

3. Extinguish or reduce lighting consistent with 1. and 2. above on Holidays.

The following are exceptions to curfew:

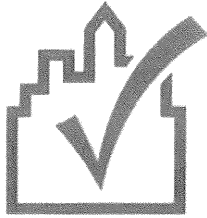
a. Exception 1: Building Code required lighting.

b. Exception 2: Lighting for pedestrian ramps, steps and stairs. *Lighting under canopy will comply with this exception, however we will reduce the lighting after 9:00 pm to at least 50% via a time clock at the canopy*

c. Exception 3: Businesses that operate continuously or periodically after curfew.

[Section 4.199.40 amended by Ord. 688, 11/15/10]

Respectfully,
Doug Woolard
Project Manger
Team Electric Co.



Exterior Lighting Compliance Certificate

Section 1: Project Information

Energy Code: **2009 IECC**
Project Title: A Storage Place Wilsonville
Project Type: New Construction
Exterior Lighting Zone: 2 (Neighborhood business district)

| | | |
|--|--|--|
| Construction Site: Tax lot 501 in Section 13CB; T3S R1W Wilsonville, OR 97070 | Owner/Agent: Jery Carlson Wilsonville Storage 20255 SW Avery Ct Tualatin, OR 97062 503-708-2775 aspmgmt@aol.com | Designer/Contractor: Ralph Tahrn |
|--|--|--|

Section 2: Exterior Lighting Area/Surface Power Calculation

| A Exterior Area/Surface | B Quantity | C Allowed Watts / Unit | D Tradable Wattage | E Allowed Watts (B x C) | F Proposed Watts |
|--------------------------------------|---------------|---------------------------------|--------------------------|--------------------------------------|------------------------|
| Sidewalk/Parking area (Parking area) | 4000 ft2 | 0.06 | Yes | 240 | 381 |
| | | | | Total Tradable Watts* = | 240 |
| | | | | Total Allowed Watts = | 240 |
| | | | | Total Allowed Supplemental Watts** = | 600 |

* Wattage tradeoffs are only allowed between tradable areas/surfaces.

** A supplemental allowance equal to 600 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Section 3: Exterior Lighting Fixture Schedule

| A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast | B Lamps/ Fixture | C # of Fixtures | D Fixture Watt. | E (C X D) |
|---|------------------------|-----------------------|-----------------------|--------------|
| Sidewalk/Parking area (Parking area 4000 ft2): Tradable Wattage | | | | |
| Compact Fluorescent 1: Quad 4-pin 42W: Electronic: | 1 | 6 | 42 | 252 |
| Linear Fluorescent 1: 48" T8 28W (Super T8): Electronic: | 2 | 3 | 43 | 129 |
| Total Tradable Proposed Watts = | | | | 381 |

Section 4: Requirements Checklist

Lighting Wattage:

- 1. Within each non-tradable area/surface, total proposed watts must be less than or equal to total allowed watts. Across all tradable areas/surfaces, total proposed watts must be less than or equal to total allowed watts.

Compliance: Passes using supplemental allowance watts.

Controls, Switching, and Wiring:

- 2. All exemption claims are associated with fixtures that have a control device independent of the control of the nonexempt lighting.
- 3. Lighting not designated for dusk-to-dawn operation is controlled by either a photosensor (with time switch), or an astronomical time switch.
- 4. Lighting designated for dusk-to-dawn operation is controlled by an astronomical time switch or photosensor.
- 5. All time switches are capable of retaining programming and the time setting during loss of power for a period of at least 10 hours.

Exterior Lighting Efficacy:

- 6. All exterior building grounds luminaires that operate at greater than 100W have minimum efficacy of 60 lumen/watt.

Exceptions:

- Lighting that has been claimed as exempt and is identified as such in Section 3 table above.
- Lighting that is specifically designated as required by a health or life safety statute, ordinance, or regulation.
- Emergency lighting that is automatically off during normal building operation.
- Lighting that is controlled by motion sensor.

Section 5: Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed lighting system has been designed to meet the 2009 IECC requirements in COMcheck Version 4.0.0 and to comply with the mandatory requirements in the Requirements Checklist.

DEUG WOODARD

Name - Title

PROJECT MANAGER
TEAM ELECTRIC



Signature

6/16/15

Date

FEATURES & SPECIFICATIONS

INTENDED USE

For building and wall-mounted applications.

CONSTRUCTION

Rugged, die-cast, single piece aluminum housing. Die-cast doorframe has a 1/8" thick tempered glass lens. Doorframe is fully gasketed with one-piece solid silicone. U.S. Patent No. D565232.

FINISH

Standard finish is textured dark bronze (DBT) corrosion-resistant polyester powder finish. Additional architectural colors are available; see www.lithonia.com/archcolors. Striping is also available.

OPTICAL SYSTEM

Segmented reflectors for superior uniformity and control. Medium throw (MD) full cutoff distribution available.

ELECTRICAL SYSTEM

Ballast: Class P, multi-volt electronic, high power factor ballast; <10% THD with starting temperature of 0°F (-18°C).

Socket: High temperature thermoplastic with an integral lamp retention clip. Quick-disconnect plug easily disconnects reflector from ballast.

INSTALLATION

Universal mounting mechanism with integral mounting support allows fixture to hinge down. Bubble level provides correct alignment with every installation.

LISTING

UL Listed to U.S. and Canadian safety standards. NOM Certified (see Options). UL listed suitable for wet locations (damp location listed in lens up orientation). WLU option offers wet location listing in up orientation (see Options). IP65 rated. 25°C ambient.

NOTE: Specifications subject to change without notice.

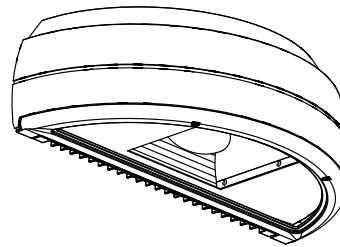
| | |
|----------------|------|
| Catalog Number | |
| Notes | Type |



Wall-Mounted Lighting

MRW

COMPACT FLUORESCENT
26DTT-2/42TRT



Specifications

Length: 18 (45.72)

Depth: 9 (22.86)

Overall Height: 7.25 (18.42)

*Weight: 35lbs (15.88kg)

* Weight as configured in example below.

All dimensions are inches (centimeters) unless otherwise specified.

ORDERING INFORMATION

For shortest lead times, configure product using **standard options (shown in bold)**.

Example: MRW 42TRT MD MVOLT LPI

MRW

| Series | Wattage/Source | Distribution | Voltage | Options | Lamp ¹⁵ | Finish ¹³ | | | | | | | | |
|--------------|---|--|--|-------------------------------------|--|---|---|---|--|--|--|--|-------------------|-------------------|
| MRW | 26DTT | MD Medium throw | 120 | Shipped installed in fixture | LPI Lamp included | Dark bronze, textured | | | | | | | | |
| | 2/26DTT | | 277 | | | | | | | | | | | |
| | 26TRT | | 347 | | | | | | | | | | | |
| | 2/26TRT | | MVOLT¹ | | | | | | | | | | | |
| | 32TRT | | DC12 Emergency circuit 12 volt (35W lamp included std.) ² | | | | | | | | | | | |
| | 2/32TRT | | 2DC12 Emergency circuit 12 volt (2, 35W lamps included) ² | | | | | | | | | | | |
| 42TRT | DC2012 Emergency circuit 12 volt (20W lamp included) ² | 2DC2012 Emergency circuit 12 volt (2, 20W lamps included) ² | DFL Diffusing lens | EC Emergency circuit ³ | ELDW Emergency battery pack (32°F min. operating temp.) ^{4,5} | ELDWR Fixture wired for Bodine® B30 remote battery pack (battery pack not included; 32°F min. operating temp.) ⁴ | ELDWRPS Fixture wired for PS1400 or PSDL3 remote battery pack (battery pack not included; 32°F min. operating temp.) ^{4,6} | ELED Emergency LED secondary source battery pack (-4°F min. operating temperature) ^{7,8} | 2ELED Emergency LED secondary source (two modules) battery pack (-4°F min. operating temperature) ^{7,8} | GMF Internal slow-blow fusing ^{4,9} | PE Photoelectric cell-button type ^{4,10,12} | WLU Wet location door for up orientation | CSA CSA Certified | NOM NOM Certified |
| 2/42TRT | | | | | | | | | | | | | | |

NOTES:

- Multi-volt electronic ballast capable of operating on any line voltage from 120-277V.
- Not available with GMF, EC, ELDWs.
- Maximum allowable wattage lamp included. Not available with ELDWs or DCs.
- Not available with MVOLT; must specify voltage.
- Not available with 2/32TRT or 2/42TRT
- Not available with 2/42TRT.
- Not available with EC, DCs OR ELDWs.
- Must specify 120V or 277V.
- Not available with DC options.
- Not available with 347V.
- May be ordered as an accessory.
- Must be ordered with fixture; cannot be field installed.
- See www.lithonia.com/archcolors for additional color options.
- Black finish only.
- Must be specified (35K lamp with LPI).
- Must specify finish.

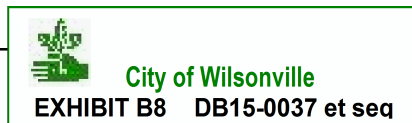
Shipped separately

- BBW Surface-mounted back box¹¹
- UT5 Uptilt 5 degrees¹¹
- WG Wire guard¹²
- VG Vandal guard¹²

Accessories¹⁶

- Order as separate catalog number.
- WSBBW Surface-mounted back box
- WSUT5 Uptilt 5 degrees

Outdoor



Sheet #: MRW-CF

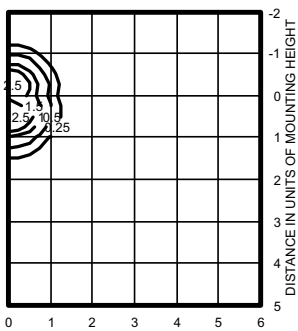
BM-80



MRW Compact Fluorescent Building Mounted

MRW 2/26DTT MD TEST NO: LTL11984

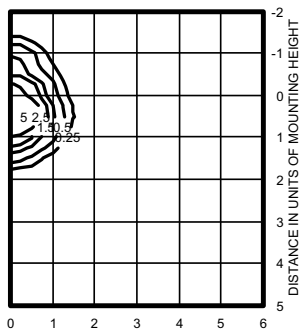
ISOILLUMINANCE PLOT (Footcandle)



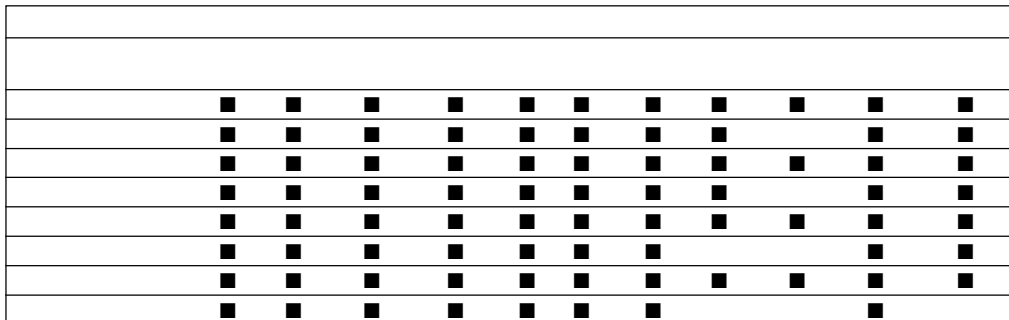
26W lamp, horizontal lamp orientation
 Footcandle values based on 12'
 mounting height, 1800 rated lumens.
 Luminaire Efficiency: 25.3%

MRW 42TRT MD TEST NO: LTL11979

ISOILLUMINANCE PLOT (Footcandle)



42W lamp, horizontal lamp orientation
 Footcandle values based on 12'
 mounting height, 3200 rated lumens.
 Luminaire Efficiency: 48.5%



| Lamp | Initial Lumens | Mounting Height | | | |
|---------------------|----------------|-----------------|-----|------|------|
| | | 10' | 12' | 14' | 16' |
| Compact Fluorescent | | | | | |
| 42W TRT | 3,200 | 0.72 | 0.5 | 0.37 | 0.28 |
| (2) 42W TRT | 6,400 | 1.44 | 1.0 | 0.73 | 0.56 |



10295 SW Ridder Road, Wilsonville, OR 97070
O: 503.570.0626 F: 503.982.9307 republicservices.com

July 13, 2015

Ralph Tahrán
Architect
13741 Knaus Road
Lake Oswego OR 97034

Re: Wilsonville Storage
Waste & Recycling Enclosure

Dear Ralph;

Thank you, for sending me your adjusted site plans for this development in Wilsonville.

My Company: Republic Services of Clackamas & Washington Counties has the franchise agreement to service this area with the City of Wilsonville. We will provide complete commercial waste removal and recycling services as needed on a weekly basis for this location.

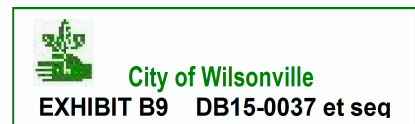
My drivers should be able to safely service the enclosure as designed. As we discussed please have the gates able to be secured in the open position of at least 120 degrees. I would prefer the opening on the side without a door as it is easier for people to carry material in and for my people to roll the cart out.

Thanks Ralph for your help and concerns for our services prior to this project being developed.

Sincerely,

A handwritten signature in black ink that reads "Frank J. Lonergan".

Frank J. Lonergan
Operations Manager
Republic Services Inc.





Storm Drainage Report

WILSONVILLE STORAGE - WILSONVILLE, OREGON

Welkin JO: 15-500.01

Prepared by:
Edward K. Christensen, P.E.

Planning Submittal: 8-19-15



BY:

Table of Contents

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| Storm Water Quality - | 3 |
| Storm Water Detention - | 4 |
| On-Site Stormwater pipe Analysis - | |
| Downstream Analysis - | 5 |
| Operations and Maintenance - | 5 |

Appendix A:

EXHIBIT A – Don Cushing Stormwater/Quality Report 6/18/2007
EXHIBIT B – 2008 Stormwater Maintenance Covenant
EXHIBIT C – BMP Sizing Calculation
EXHIBIT D – 15” Stormwater pipe analysis

Appendix B:

Soils and Infiltration Investigation Report performed by: NW Geotech

PROJECT OVERVIEW

The subject Wilsonville Storage site is located in the City of Wilsonville on the north eastern end of the Wilsonville Town Center Loop. The project encompasses what was the originally approved as the Shefrin Building and site development. For that approval, a Stormwater/Quality report and design by Don Cushing Associates (Exhibit A) was also approved for the entire site. The approved Stormwater report included the entire 1.95 acres, Parcels 1 (Shefrin Building), 2 (the through driveway already built, minus anticipated parking area), and 3 (the Wilsonville Storage site; anticipated to be 0.7 acres), which was noted in the report to be undeveloped future development.

The pre-developed conditions for the site include a Parcel 1 and 2 buildout. Parcel 3 is fallow with spotty grasses across a 5 foot high knoll at its northern end. The undeveloped knoll slopes to the southwest, but sheds to the east and west also. Parcel 1 has its own Water Quality swale and it slopes from the south to north, and then enters the constructed private storm system which flows to Town Center Loop, in a westerly direction. The driveway (Parcel 2) is sloped to two Contech Stormwater filter catch basins, which were installed with the original development.

The existing drainage system was designed to collect the entire developed 1.95 acre site. All components of the existing storm drainage system are adequate for this development, including water quality. The existing site storm system picks up all of Parcels 1 and 2, and provided storm laterals for Parcel 3 to collect its runoff. In addition, David Shefrin signed a "Stormwater Maintenance Covenant and Access Easement," for the entire site including the "future development" with the City of Wilsonville, which was recorded 12/23/2008 as document number 2008-083099 (see Exhibit B).

STORMWATER QUALITY:

According to the Cushing Stormwater report the future area 3 site would contain 27,969 sf of impervious area, which included Parcel 3 at total of 0.7 acres. In actuality the proposed impervious area of Parcel 3 will be 26,500 sf or about % or 14,274 sf higher. The requirement for water quality is to capture and treat the first 0.36-inch of stormwater runoff from a 4-hr storm event. Parcel 1 is fully self-contained in regards to treating its Water Quality in a bio-swale. Parcels 2 and 3 water quality treatment was to be provided by 2 Contech Stormwater filters. According to the Stormwater/Quality design by Don Cushing Associates, each Contech Basin was accommodating 0.03 cfs (page 3 of 5), but have a capacity of 0.13 cfs. Given that the capacity of the 2 Contech Stormwater filters is 0.26 cfs, but only 0.06 cfs is being used, they have a residual capacity of 0.20 cfs. Given that our proposed development is 51% higher than originally intended, a new calculation is required for the Water Quality design flow.

$$\text{Water Quality Volume (cf)} = \frac{0.36'' \times \text{Area (sf)}}{12 \text{ (in/ft)}}$$

$$\text{Water Quality Volume (cf)} = 1,268 \text{ cf (in a 4 hour period - 14,400 seconds)}$$

$$\text{Water Quality Treatment Flow (cfs)} = \frac{\text{Water Quality Volume}}{14,400 \text{ sec}}$$

$$\text{Water Quality Treatment Flow (cfs)} = 0.088 \text{ cfs}$$

Based upon the Water Quality Treatment Flow analysis, the entire project encompassing Parcels 2 and 3 could flow through one Contech Stormwater filter. Because there are 2 Contech Stormwater filters available for use, the most upstream Contech Stormwater filter will treat the driveway, parking, sidewalk, and any portion of the roof which drains to the northeast, between it and Canyon Ct or about 13,237 sf. This equates to a Water Quality Treatment Flow of $Q = 0.03$ cfs. The other Contech Stormwater filter will take the majority of the building, drive aisle, parking and hardscape, or about 29,000 sf. This equates to a Water Quality Treatment Flow of $Q = 0.06$ cfs, which is 50% below the Contech Stormwater filter's capacity.

Although the existing Stormwater Quality system is adequate for this project, the development approval ran out, so this project became subject to the City's new Stormwater Master Plan, which requires Stormwater Quality to be analyzed through the BMP sizing tool. The BMP sizing tool determined that for our 26,500 sf of impervious area, a 1,412 sf Water Quality Planter would be required (Exhibit C). A 1,445 sf Water Quality Planter is indicated to be constructed along Town Center Loop on the west side of the building.

The Stormwater Master Plan also requires that 10% of the impervious area be constructed utilizing Low Impact Development (LID) alternatives. Since some of the previous approval Stormwater Quality improvements had been installed, this site was given a 5% credit towards the LID standards. Therefore, $26,500 \text{ sf} \times 0.05 = 1,325 \text{ sf}$, which if divided by our 18.5' x 9' standard parking stalls, equates to installing our Grasscrete LID alternative in 8 parking spaces, as indicated on the plans.

STORMWATER DETENTION:

On-site storm detention facilities were not required for this development, because the Wilsonville Town Center Loop had a regional detention system associated with this site (page 1 of 5).

ON-SITE PIPE SIZING ANALYSIS:

The Stormwater/Quality report and design by Don Cushing Associates analyzed conveyance for all on-site pipes on pages 1 and 2 of their report. The only pipe which will be impacting more is the 15 inch pipe in the last run which takes in the entire project. The Stormwater/Quality report and design by Don Cushing Associates calculated the 15 inch pipe has a capacity of 5.0 cfs with a design flow of 4.25 cfs flowing into it. According to our analysis, the new flow from the more impervious site will have a peak flow of 4.64 cfs (Exhibit D), which is still under the 15 inch pipes 5.0 cfs capacity.

DOWNSTREAM ANALYSIS:

No downstream analysis was performed because the Wilsonville Town Center Loop storm drainage system was considered to be a reliable conveyance system.

OPERATIONS AND MAINTENANCE:

The Property Owners will be responsible for the maintenance and the costs of maintenance of this proposed storm water quality filters to the standards required by Contech and the City of Wilsonville. They will need to sign a new agreement, I believe. In addition, Wilsonville Storage will need a separate agreement with the City for their Stormwater Planter Maintenance.

EXHIBIT A



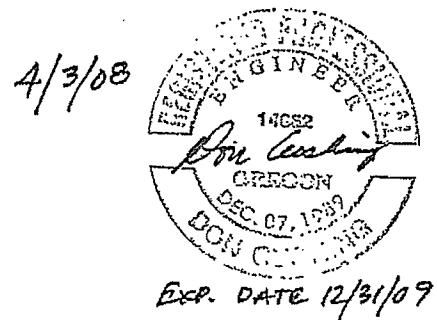
Don Cushing Associates
Civil Engineers

STORMWATER/WATER QUALITY REPORT

SHEFRIN BUILDING
29200 SW TOWN CENTER LOOP EAST
WILSONVILLE, OREGON

JUNE 18, 2007
REVISED APRIL 2, 2008

Client: Ralph Tahran, Architect



Date: 06/18/2007
Revised: 04/02/2008

6650 SW Redwood Lane, Suite 235
Portland, OR 97224
(503)620-7884 Fax: (503) 620-2771



**Don Cushing Associates
Civil Engineers**

Project Overview

The 1.95 acre (ac) Shefrin Building site is located at 29200 SW Town Center Loop East in Wilsonville, Oregon. There are 3 proposed parcels. On Parcel 1, a new building, parking lot, and private road are proposed. Parcel 2 is undeveloped future land. On Parcel 3, a private road is proposed. The remainder of Parcel 3 is undeveloped future land. The existing site condition is typically "open area low growing grassland" with slopes ranging from 0.50% to 8.00%.

The proposed onsite improvements on Parcel 1 include a new building (8,035 square feet (sf)), concrete walkways, asphalt concrete (ac) parking area, and private road (21,832 sf). Currently, we are developing 1.15 ac with this phase of development. Parcels 2 and 3 will be developed in future phases. The post construction area will total 29,867 sf of impervious and 55,000 sf of pervious area. Future development will increase the impervious area approximately 27,969 sf for a total of 57,836 sf +/- . The future impervious area is 27,969 sf.

Stormwater detention is not required. Stormwater will be conveyed to an offsite regional detention facility using the existing offsite public storm conveyance system.

Water quality treatment of stormwater flows collected from the new impervious pavement areas will be achieved by routing the generated onsite flows through a set of Contech Inc. filtration catch basins prior to entering the proposed conveyance system. Flow collected from the building roof drains will be conveyed to a water quality swale where the flows will receive treatment before entering the proposed conveyance system.

Onsite Conveyance System Analysis

We are currently developing Parcel 1. The storm lines in the private drive have been designed for the full built-out condition of all 3 parcels. Parcel 1 area is 0.74 ac, Parcel 2 area is 0.51 ac, and Parcel 3 area is 0.70 ac. The total acreage is 1.95 ac.

All pipe conveyance calculations were done using the Rational Method:

| | | | |
|---|----------------------|-----------|-------------------------|
| Q | (flowrate) | = CIA | |
| C | (Runoff coefficient) | 0.90 | (impervious surfaces) |
| | | 0.50 | (pervious surfaces) |
| I | (Intensity) | 3.4 in/hr | 24-hr 25-yr storm event |
| A | (Basin Area) | | |

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**Don Cushing Associates
Civil Engineers**

The storm conveyance system has been sized to convey the 25-year storm event flowing full.

The total site drainage area was divided into 5 drainage basins (A, B, C, D, & E). Impervious and pervious areas have been calculated for each basin (See drainage map).

Drainage Basin A area is 0.13 ac.
Basin A drains into WQ CB with a flow of 0.31 cfs.
The capacity of 10" pipe at 0.0100 ft/ft is 2.17 cfs.

Drainage Basin B area is 0.49 ac.
Basin B drains into the water quality swale before draining into SD MH1 with a flow of 1.32 cfs.
The capacity of 10" pipe at 0.0050 ft/ft is 1.53 cfs.

From SD MH1 to SD MH2, the total drainage area is 0.62 ac with a flow of 1.63 cfs.
The capacity of 12" pipe at 0.0100 ft/ft is 3.56 cfs.

Drainage Basin C area is 0.56 ac.
Basin C drains into a future 12" pipe before draining into SD MH2 with a flow of 1.01 cfs.
The capacity of 12" pipe at 0.0100 ft/ft is 3.56 cfs.

From SD MH2 to SD MH3, the total drainage area is 1.18 ac with a flow of 2.64 cfs.
The capacity of 12" pipe at 0.0100 ft/ft is 3.56 cfs.

Drainage Basin D area is 0.51 ac.
Basin D drains into a future 12" pipe before draining into SD MH4 with a flow of 1.09 cfs.
The capacity of 12" pipe at 0.0100 ft/ft is 3.56 cfs.

From SD MH4 to SD MH5, the total drainage area is 1.91 ac with a flow of 4.25 cfs.
The capacity of 15" pipe at 0.0060 ft/ft is 5.00 cfs.

Drainage Basin E area is 0.22 ac.
Basin E drains into WQ CB with a flow of 0.66 cfs.
The capacity of 12" pipe at 0.0100 ft/ft is 3.56 cfs.

From SD MH3 to SD MH4, the total drainage area is 1.40 ac with a flow of 3.30 cfs.
The capacity of 12" pipe at 0.0120 ft/ft is ~~0.95~~ cfs.

3.90 cfs

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Don Cushing Associates
Civil Engineers

Water Quality

The onsite storm water will be treated using a combination of Contech water quality catch basins and a water quality swale. The following formulas were used to calculate the water quality volumes and flows shown in the table below per the City of Wilsonville Public Works Standards 2006:

$$\text{Water Quality Volume (cf)} = \frac{0.36(\text{in}) \times \text{Area (sf)}}{12(\text{in/ft})}$$

$$\text{Water Quality Flow (cfs)} = \frac{\text{Water Quality Volume}}{14,400 (\text{sec})}$$

| Treatment Method | Area Treated (sf) | Water Quality Volume (cf) | Water Quality Flow (cfs) |
|---------------------|-------------------|---------------------------|--------------------------|
| Contech Catch Basin | 13,339 | 400 | 0.03 |
| WQ Swale | 15,756 | 473 | 0.03 |

The Contech water quality catch basins each have a treatment capacity of 0.13 cfs. One filter in each catch basin will be required to treat the onsite storm water runoff.

The proposed water quality swale was designed to meet the guidelines set forth by the City of Wilsonville in Appendix D of the Public Works Standards. The swale will be 100 feet long and have a slope of 0.5%. The swale will have a 2 foot bottom width and 4:1 side slopes within the treatment area, and 3:1 above the treatment area. *-NEE PLAN'S*

✓ The swale was evaluated using the water quality flow calculated above and the resulting depth of flow was 0.13 ft (1.56 in) with the maximum velocity being 0.09 ft/sec which will result in residence time of 18.52 minutes which is more than twice the required treatment time.

The depth of the flow in the swale for the 25-year storm event will be 10.44 inches so the swale has more than enough capacity to convey any flow it will receive.

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(503)620-7884 FAX: (503) 620-2771



Don Cushing Associates
Civil Engineers

Water Quality Swale Plantings / Erosion Protection

The swale is to be planted according to the requirements set forth by the City of Wilsonville's Public Works Standards 2006 - Appendix B.

Rip-rap is to be placed around the outfall into the swale as well as on the side areas where flow is entering from onsite curb cuts per City standards. Outfall rip-rap is to be Class 50, 18 inches deep, 7 feet wide by 8 feet long, placed to begin 12" above the outfall pipe crown, and all rip-rap is to be grouted in place (See Table 3.6, Section 301.3.08).

Conclusions

Post-developed stormwater runoff will be routed into an existing conveyance system located in Town Center Loop East to the south of the site. The stormwater for the 2 defined drainage areas will be treated via two Contech catch basins with 1 cartridge each and a water quality swale, respectively.

The 21" pipe that the onsite system is discharging to has adequate capacity to convey all the flows generated from the proposed building, concrete walkways, parking, and private roadway areas. The Rational Method was used to determine the maximum flow capacity of the existing 21" pipe as 12.07 cfs.

The SCS Type 1A Runoff Method was used to estimate peak flow from the site going into the existing 21" pipe. The peak discharge for the 24-hr, 25-yr storm event is 1.55 cfs which is approximately 10% of the existing pipe's maximum full flow capacity.

6650 SW Redwood Lane, Suite 235
Portland, OR 97224
(503)620-7884 Fax: (503) 620-2771



**Don Cushing Associates
Civil Engineers**

Calculations

Basin A

$$Q = CIA \\ = 0.90(3.40)(0.10) + 0.50(3.40)(0.03) = 0.36 \text{ cfs}$$

Basin B

$$Q = CIA \\ = 0.90(3.40)(0.36) + 0.50(3.40)(0.13) = 1.32 \text{ cfs}$$

Basin C

$$Q = CIA \\ = 0.90(3.40)(0.33) = 1.01 \text{ cfs}$$

Basin D

$$Q = CIA \\ = 0.90(3.40)(0.31) = 0.95 \text{ cfs}$$

Basin E

$$Q = CIA \\ = 0.90(3.40)(0.21) + 0.50(3.40)(0.01) = 0.66 \text{ cfs}$$

6650 SW Redwood Lane, Suite 235
Portland, OR 97224
(503)620-7884 Fax: (503) 620-2771

Channel Report

SHEFRIN BUILDING - WQ SWALE - WATER QUALITY STORM EVENT

Trapezoidal

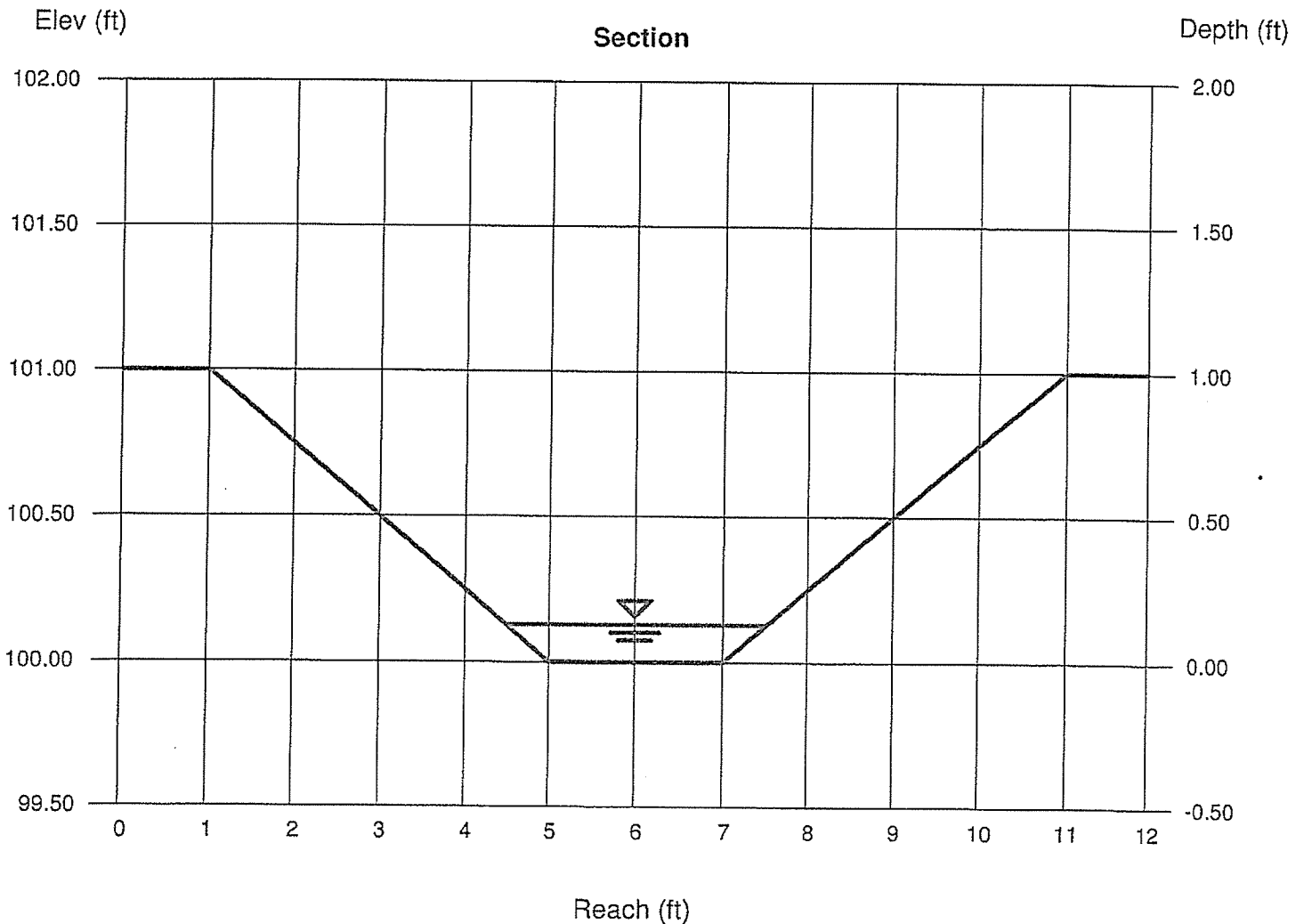
Bottom Width (ft) = 2.00
Side Slopes (z:1) = 4.00, 4.00
Total Depth (ft) = 1.00
Invert Elev (ft) = 100.00
Slope (%) = 0.50
N-Value = 0.240

Highlighted

Depth (ft) = 0.13
Q (cfs) = 0.030
Area (sqft) = 0.33
Velocity (ft/s) = 0.09
Wetted Perim (ft) = 3.07
Crit Depth, Y_c (ft) = 0.02
Top Width (ft) = 3.04
EGL (ft) = 0.13

Calculations

Compute by: Known Q
Known Q (cfs) = 0.03



Channel Report

SHEFRIN BUILDING - WQ SWALE - 25-YR STORM EVENT

Trapezoidal

Bottom Width (ft) = 2.00
Side Slopes (z:1) = 4.00, 4.00
Total Depth (ft) = 1.00
Invert Elev (ft) = 100.00
Slope (%) = 0.50
N-Value = 0.240

Highlighted

Depth (ft) = 0.87
Q (cfs) = 1.320
Area (sqft) = 4.77
Velocity (ft/s) = 0.28
Wetted Perim (ft) = 9.17
Crit Depth, Y_c (ft) = 0.21
Top Width (ft) = 8.96
EGL (ft) = 0.87

Calculations

Compute by: Known Q
Known Q (cfs) = 1.32

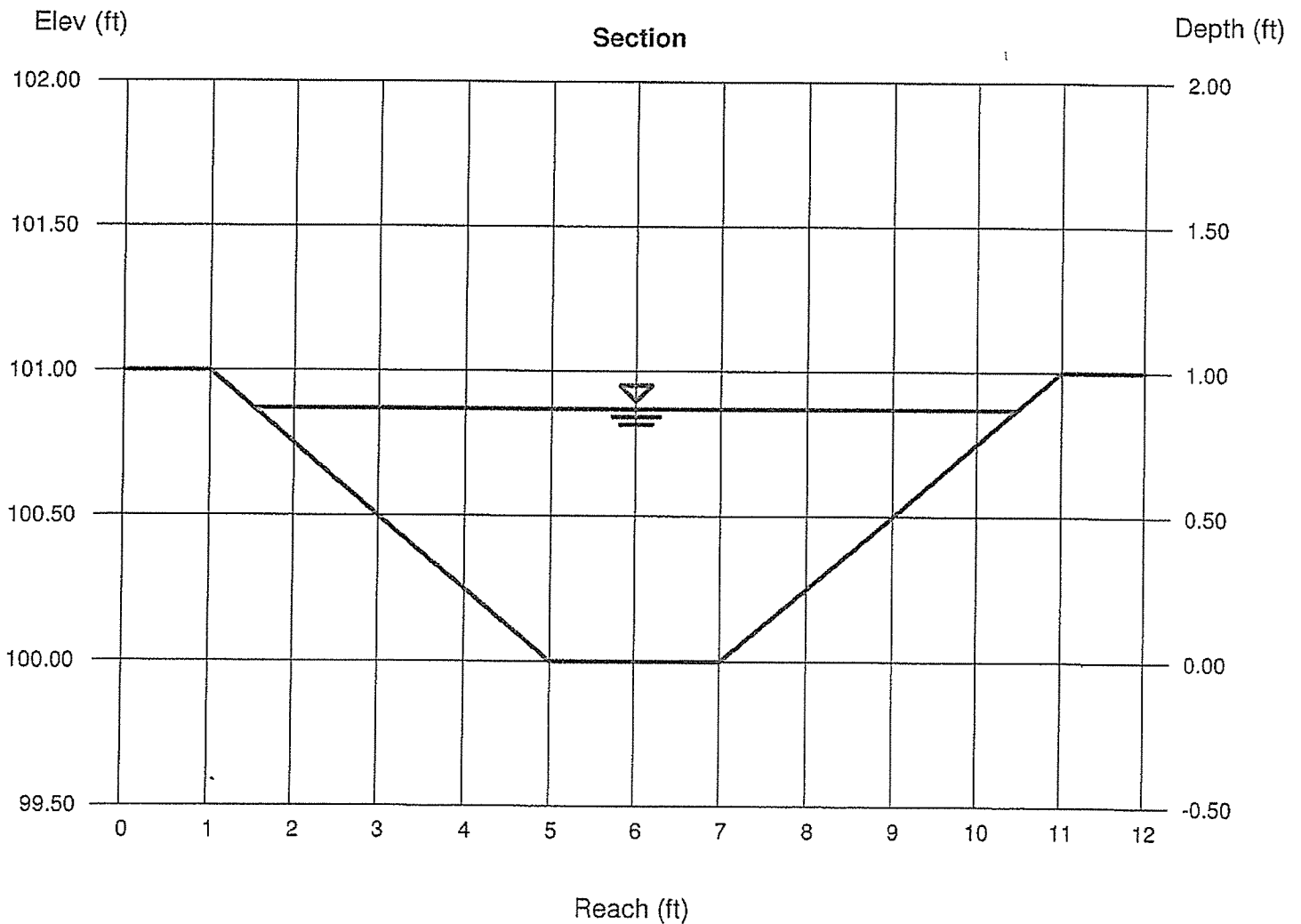


EXHIBIT B

Clackamas County Official Records
Sherry Hall, County Clerk

2008-083099



\$66.00

12/23/2008 04:23:54 PM

D-E Cnt=1 Stn=1 TIFFANYCLA
\$40.00 \$16.00 \$10.00

After recording return to:
City Recorder
City of Wilsonville
29799 SW Town Center Loop E.
Wilsonville, OR 97070

STORMWATER MAINTENANCE COVENANT AND ACCESS EASEMENT

THIS MAINTENANCE COVENANT AND ACCESS EASEMENT ("Agreement") is made on the last day signed below between David Shefrin, a owner ("Owner"), and the CITY OF WILSONVILLE, a municipal corporation of the State of Oregon (the "City").

RECITALS

A. Owner is the holder of title to certain real property located in the City of Wilsonville, Clackamas County, Oregon, legally described on Exhibit A attached hereto and commonly known as the Shefrin Building (the "Development"). The Development was approved by the Development Review Board and/or Wilsonville City Council. Reference files are: DB06-072, DB06-073

B. The City of Wilsonville Community Development Department ("CDD") has approved construction plans submitted by Owner or Owner's designee for the Development. The Development contains onsite stormwater facilities (as described in the approved construction plans) that, together with any other stormwater facilities that may hereafter be constructed on the Development, are the "Stormwater Facilities". Stormwater Facilities subject to this agreement include, but are not limited to, the following: stormwater pipes, stormwater manholes, sand/oil separators, catch basins, access roads, safety fences, wetlands (used as a component of stormwater facilities), detention/retention basins (including landscape, site slopes and maintenance of non-facilities), bioswales, monitoring manholes, flow control devices, energy dissipaters, headwalls, trash grates, underground detention facilities, ditch inlets, area drains, clean-outs, sediment fences, and biofiltration bags.

C. To protect the Development property and neighboring property, CDD has required that Owner enter into this Agreement as a condition to CDD's approval of construction plans and final plat for the Development.

AGREEMENT

NOW, THEREFORE, for the granting of land use approvals as good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City of Wilsonville and Owner agree as follows:

1. **Covenant to Maintain and Repair.** At Owner's sole expense, Owner or Owner's qualified independent contractors shall at all times maintain the Stormwater Facilities in good working order, condition and repair, clear of all debris, and in compliance with all applicable

EXHIBIT B

KW LAWYERS TITLE INS. CORP. 14900099153C

RECORDED BY LAWYERS TITLE INS. CORP. AS A CONDITION OF TITLE OR ONLY NO LIABILITY IS ACCEPTED FOR THE CONTENT OF TITLE OR FOR THE VALIDITY, EFFICIENCY, OR EFFECT OF THIS DOCUMENT.

state and local rules, regulations, and guidelines, including those adopted from time to time by CDD or the City and including the City's Stormwater and Grading Design Standards. In general, maintenance may consist of cleaning, repairing, replacing, removing and replacing contaminated soil, removing sediment that reduces detention/retention basin capacity, providing erosion correction and prevention on detention/retention basin side slopes, and replacing biofiltration materials to return Stormwater Facilities to their original condition and standards. Additionally, during the initial two years of operation after acceptance by the City, plantings in vegetated stormwater facilities shall be maintained to achieve a minimum of 90% survival, in conformance with Sections 301.6.04, "Planting Bed Soils," and 301.6.05, "Vegetation Management," of the City of Wilsonville Public Works Standards. In addition, Owner shall meet the specific provisions of the Stormwater Facilities Maintenance Plan, attached as Exhibit B. Owner shall notify CDD in writing of the person responsible for compliance with Owner's obligations under this covenant. Owner's designee shall have the authority to bind Owner, its successors and assigns with respect to matters described in this Agreement.

2. **Failure to Perform Covenant.** If the City determines that Owner is not in compliance with the covenant described in Section 1, except in case of emergency, the City or its designee shall give Owner's designee written notice to perform the maintenance and/or repair work specified in the notice. If Owner does not respond to the notice by either a) performing the maintenance or repairs as required within thirty (30) days of such notice, or b) by providing information satisfactory to the City that the maintenance or repair is being undertaken in good faith, then the City may enter the Development to perform the necessary work. Owner hereby grants the City, CDD, their employees, independent contractors and designees the right to enter the Development to perform any and all work required to bring the Stormwater Facilities into compliance with Section 1.

If the City determines that Owner is not in compliance with the covenant in Section 1 and determines that there exists or will likely exist an emergency on or about the Development with respect to the Stormwater Facilities, Owner hereby grants to the City, CDD, their employees, independent contractors and designees the right to enter the Development to perform any and all work required to the Stormwater Facilities into compliance with Section 1, and in such case the City shall use reasonable efforts to notify the Developer Designee prior to entering the Development. Notwithstanding the above, the work performed shall consist only of cleaning and repairing the Stormwater Facilities to their original condition and standards.

3. **Easement.** Owner hereby grants the City, CDD, their employees, independent contractors and designees a nonexclusive easement for ingress and egress over, across, and under the Development for the purposes described above in Section 2 at reasonable times at the City's sole discretion to inspect, clean, repair, sample, and/or monitor components of the Stormwater Facilities and discharges therefrom. Owner may specify an access location for easement purposes in the Stormwater Facilities Maintenance Plan, attached.

4. **Limitation of Duty.** Owner, for itself and its successors and assigns, agrees that the City, CDD, their employees, independent contractors and/or designees shall not have any obligation to exercise Owner's rights and duties under section 2 of this agreement or to perform any maintenance or repair of the Stormwater Facilities. The City shall not have any

responsibility to Owner or any of Owner's successors or assigns (including owners of lots in the development) in connection with the exercise or non-exercise of such rights or duties, the maintenance or repair of the Stormwater Facilities, or the failure to perform the same.

5. **Reimbursement.** If the City exercises its right to enter the Development pursuant to Section 2, including but not limited to for the purposes of inspection, cleaning, repairing, sampling, and/or monitoring, Owner shall reimburse the City for all of its costs and expenses incurred in connection therewith within thirty (30) days after receipt of an invoice with any supporting documentation. If Owner fails to pay the invoiced amount within such period, such amount shall thereafter accrue interest at a per annum rate equal to the prime rate of U.S. Bank (or its successor) plus five percent (5%). Such amount, together with interest, shall be a lien on the Development (and each of the lots contained therein) which may be foreclosed in accordance with ORS Chapter 88. If the Development is owned by more than one person (i.e. multiple lot owners), each such owner shall be jointly and severally liable for payment of the amounts provided for in this Section 3.

6. **Indemnification.** Owner agrees to indemnify, defend, and hold the City, CDD, their employees, independent contractors and designees harmless from and against any liability, losses, costs, and expenses, including reasonable attorney fees, from claims or suits arising from Owner's failure to perform its obligations under this Agreement, or arising under the exercise of the City's use of the easement under Section 2 by the City, CDD, or their employees, independent contractors or designees. This duty to indemnify and hold the City harmless does not extend to any claims or suits arising from or caused by City's negligence or willful act or omission.

7. **Run with the Land.** The parties' rights and obligations contained herein shall run with the land and inure to the benefit of, and shall be binding upon, Owner and Owner's respective successors and assigns including, without limitation, subsequent owners of lots in the Development. This covenant and easement is intended to be a property interest that would transfer by operation of law to a subsequent purchaser of Owner's property or portion thereof.

8. **Attorney Fees.** If legal action is commenced in connection with this Agreement, the prevailing party in such action shall be entitled to recover its reasonable attorney fees and costs incurred in the trial court and in the appeal therefrom. The term "action" shall be deemed to include action commenced in the bankruptcy courts of the United States and any other court of general or limited jurisdiction.

9. **Assignment.** Notwithstanding that this easement may be transferred in whole or in part in a sale of the Development property, the obligations of Owner may not be assigned to a party who is not an Owner unless and until the City consents in writing to such assignment and Owner's assignee provides a signed Maintenance Plan approved by the City.

10. **Authority.** If Owner is an entity, the individual executing the Agreement on behalf of the entity represents and warrants to the City that he or she has the full power and authority to do so and that Owner has full right and authority to enter into this Agreement and perform its obligations under this Agreement.

11. Stormwater Facilities Plans. Owner shall provide as-built plans, 1"= 40' minimum scale, 8 1/2" x 11" sheet size, for all stormwater facilities, plantings, details and design as approved by CDD for the Development, including but not limited to: catch basins, pipes, treatment manholes, manholes, trash racks, swales, and ponds.

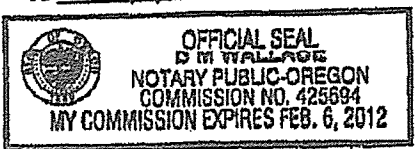
IN WITNESS WHEREOF, Owner and the City have executed this instrument on the 14 day of November, 2008.

OWNER:
DAVID SHEFRIN
 By: [Signature]
 Its: _____
 Date: 11/14/08

CITY OF WILSONVILLE:
 By: [Signature]
 Its: CITY MANAGER
 Date: DEC. 18, 2008

STATE OF OREGON)
 County of Clackamas) ss

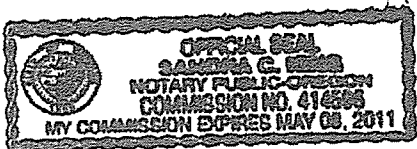
This instrument was acknowledged before me on the 14th day of November, 2008, by David Shefrin as owner of The Shefrin Ranch



[Signature]
 Notary Public for Oregon
 My Commission Expires: Feb 6, 2012


STATE OF OREGON)
 County of CLACKAMAS) ss

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 18th day of Dec, 2008, by ARLENE LOBLE as CITY MANAGER of the City of Wilsonville.



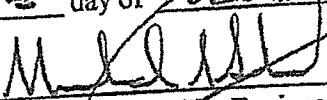
[Signature]
 Notary Public for Oregon
 My Commission Expires: May 3, 2011

APPROVED AS TO FORM
this 2nd day of December, 2008.



Paul A. Lee, Assistant City Attorney
City of Wilsonville, Oregon

APPROVED AS TO LEGAL DESCRIPTION
this 3rd day of December, 2008.



Michael A. Stone, P.E., City Engineer
City of Wilsonville, Oregon

EXHIBIT "A"

Parcel 1, Partition Plat No. 1991 - 166, in the City of Wilsonville, Clackamas County,
State of Oregon.

6

Exhibit B

STORMWATER FACILITIES MAINTENANCE PLAN

Shefrin Building

Name of Development

Contact Jennifer Trersen
Telephone 503-682-7800
Mailing Address 29200 SW TOWN CENTER LOOP EAST

Location
Tax Lot 411
Street Address 29200 SW TOWN CENTER LOOP EAST

Facilities to be maintained

- Trapped Catch Basin(s)
- Pollution control manhole(s)
- Outlet control manhole(s)
- Detention pond(s); tank(s) (number of each)
- WQ pond(s)/Swales; 1 MH(s); Vault(s); 2 CB(s) (number of each)
- All other facilities as described on plans _____

Acknowledgment

- The Owner(s) or Owner's designee shall be responsible for having inspections conducted and maintenance performed on the above private storm drainage facilities annually, in conformance with Section 301.6.00, "Operation and Maintenance," of the City of Wilsonville Public Works Standards. All oils, sediment and debris will be removed and deposited in an approved dumpsite. Any damaged equipment will be repaired promptly.
- Particular attention will be given to sedimentation and pollution control manholes, and detention outlet structures. All debris will be removed to assure proper functioning.
- The grates of all catch basins will be kept free of debris and leaves.
- The detention system's outlet structure will be checked to assure that sediment accumulation has not encroached on the required detention volume. Sediment will be removed as necessary to maintain that required volume.
- The outlet control manhole will be inspected to assure that all parts are intact and the orifice is free of any debris that could cause malfunction.
- Inspect all ponds and swales for management of plantings. Replace all dead or dying plants with same plantings, remove sediments and debris.
- This includes all Stormwater facilities including but not limited to: catch basins, pipes, treatment manholes, manholes, trash racks, swales, and ponds.

The above inspection and maintenance activities shall be documented annually by sending a signed original letter format report of what was completed to the City of Wilsonville at the mailing address below. The Annual Inspection and Maintenance Report must be submitted no later than May 1 each year.

City of Wilsonville
Natural Resources
29799 SW Town Center Loop East
Wilsonville, OR 97070

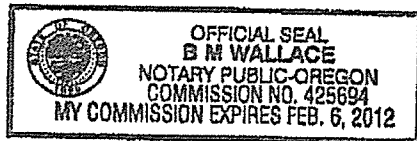
I hereby certify the stormwater facilities described above will be maintained according to this schedule and that I have authority to make this agreement.

David Shefrin, ND
Owner (print name)
[Signature]
Owner Signature

Hemcare of Oregon
On behalf of (Company)
11/14/00
Date

STATE OF OREGON)
County of Clatsop) ss

This instrument was acknowledged before me on this 14th day of November, 2000, by David Shefrin, to be the free act and deed of said corporation/individual.



[Signature]
Notary Public for State of Oregon
My Commission Expires: Feb 6, 2012

8

EXHIBIT C

WES BMP Sizing Report

Project Information

| | |
|----------------------------|-------------|
| Project Name | New Project |
| Project Type | Addition |
| Location | |
| Stormwater Management Area | 35312 |
| Project Applicant | |
| Jurisdiction | CCSD1NCSA |

Drainage Management Area

| Name | Area (sq-ft) | Pre-Project Cover | Post-Project Cover | DMA Soil Type | BMP |
|------|--------------|-------------------|--------------------|---------------|-----|
| DMA | 35312 | Grass | Roofs | C | BMP |

LID Facility Sizing Details

| LID ID | Design Criteria | BMP Type | Facility Soil Type | Minimum Area (sq-ft) | Planned Areas (sq-ft) | Orifice Diameter (in) |
|--------|-------------------------|-----------------------------------|--------------------|----------------------|-----------------------|-----------------------|
| BMP | FlowControlAndTreatment | Stormwater Planter - Infiltration | A1 | 1412.48 | 0 | 0.0 |

Pond Sizing Details

Ed Christensen

ekc 14:21 16-Aug-15

Project 15-500.01
Wilsonville Storage

EXHIBIT D

RUNOFF by the RATIONAL METHOD
Wilsonville Storage/Shefrin Building Combined

2-year, 24-hour rainfall = 2.00"

| | <i>flow type</i> | <i>description</i> | <i>coeff.</i> | <i>distance</i> | <i>fall</i> | <i>slope</i> | <i>T/C</i> |
|---|----------------------|--------------------|---------------|-----------------|-------------|--------------|------------|
| 1 | overland sheet | smooth.surface | n=0.011 | 300.0 | 1.0' | 0.33% | 7.6' |
| 2 | shallow concentrated | high.grass | K=9 | 160.0 | 0.8' | 0.50% | 4.2' |
| 3 | pipe | concrete pipe | n=0.013 | 200.0 | 2.0' | 1.00% | 0.6' |

total Time of Concentration = 12.4'

data source: developed site
return period = 25 yr.
land surface: downtown comm
storm intensity = 3.4 in.
basin area = 1.95 Acres

runoff coefficient = 0.70%

peak runoff = 4.64 cfs

**Geotechnical Investigation
Proposed Wilsonville Storage
Tax Lot 31W13CB00501
SW Town Center Loop and SW Canyon Creek Drive
Wilsonville, Oregon**

Prepared For

**Mr. Jerry Carlson
c/o Welkin Engineering, P.C.
25260 SW Parkway Avenue, Suite G
Wilsonville, Oregon 97070**

**July 29, 2015
Project No. 2906.1.1**



**Northwest Geotech, Inc.
Northwest Testing, Inc.**

July 29, 2015
Project No. 2906.1.1

Mr. Jerry Carlson
c/o Welkin Engineering, PC
25260 SW Parkway Avenue, Suite G
Wilsonville, Oregon 97070

Subject: Geotechnical Investigation
Proposed Wilsonville Storage
Tax Lot 31W13CB00501
SW Town Center Loop and SW Canyon Creek Drive
Wilsonville, Oregon

Dear Mr. Carlson:

As requested, Northwest Geotech, Inc., (NGI) has completed a geotechnical investigation for the subject project. Our investigation consisted of subsurface exploration, field infiltration testing, engineering analysis, and preparation of this report. This report summarizes our findings and presents geotechnical recommendations for design and construction of the proposed building and associated improvements.

SITE DESCRIPTION

The subject site consists of an approximate 1.2 acre parcel located at the northeast corner of SW Town Center Loop and SW Canyon Creek Road in Wilsonville, Oregon. The site consists of a graded building pad with utilities stubbed into the pad from an existing private drive. The existing private drive accesses from SW Town Center Loop and runs along the east side of the site and turns west along the north side of the site connecting with SW Canyon Creek Drive. The site slopes gently to the south with overall topographic relief of approximately 5 feet. Approximate 2 horizontal to 1 vertical cut/fill slopes of approximately 2 to 3 feet in height are present along the north and east sides of the site.

PROJECT DESCRIPTION

The project is planned to consist of constructing a new storage facility covering a large portion of the 1.2 acre site. The storage building will be three stories in height with an overall floor space of 80,200 square feet. The building footprint is planned to be approximately 26,600 square feet with the remainder of the site consisting of pavement, landscaping, and a stormwater facility. Associated improvements are anticipated to consist of underground utilities, lighting, and concrete walks.

SUBSURFACE EXPLORATION

The subsurface exploration consisted of drilling four borings at the site to a depths ranging from 16.5 to 26.5 feet using trailer mounted, continuous flight auger drilling equipment. A shallow boring was also drilled for field infiltration testing as discussed below. The borings were logged by an engineer from our office who will visually classify the subsurface soils in accordance with the Unified Soil Classification System (USCS). Bulk and relatively undisturbed samples of the subsurface soils will be obtained at 2.5 to 5 foot depth intervals within the borings. Standard penetration tests (SPT) were also conducted at selected depth intervals within the boring. The soil samples were returned to our laboratory for further examination. Detailed boring logs are presented in Appendix A.

FIELD INFILTRATION TESTING

Field infiltration testing was conducted in boring B-1 at a depth of 4 feet to aid in the design of stormwater facilities. Upon completion of the boring a 6-inch diameter bevel ended PVC casing was installed and driven to practical refusal using a 20 pound sledge hammer. Potable water was introduced into the casing to pre-soak the soils overnight and the infiltration testing was conducted the following day. The infiltration testing was performed in general conformance with the City of Portland Encased Falling Head Procedure. The infiltration test results are summarized in the table below.

| Infiltration Test Results | |
|----------------------------------|---|
| <u>Location</u> | <u>Measured Infiltration Rate (inches/hour)</u> |
| B-1 | 2.13 |

The infiltration value presented above is a measured value and does not include a safety factor.

SUBSURFACE CONDITIONS

Existing fill associated with prior grading was encountered throughout the site. The existing fill ranged in depth from approximately 1.8 to 3.8 feet with the upper 6 to 8 inches consisting of topsoil containing sod and organics. The existing fill is considered to be poorly to moderately compacted and unsuitable for support of structural improvements such as building foundations, floor slabs, and surface improvements. Underlying the fill, undisturbed native soil consisting of firm to stiff, sandy, clayey silt was encountered extending to depths of approximately 14 feet or more. Medium dense, slightly clayey, silty sand was encountered in borings B-2, B-3, and B-4 at depths of approximately 14 feet. In boring B-4, the slightly clayey, silty sand deposits extended to a depth of approximately 22 feet and were underlain by stiff deposits of sandy, clayey silt extending to the maximum depth explored of 26.5 feet.

Groundwater was encountered depths ranging from 11 to 13 feet below the ground surface at the time of our subsurface exploration. Groundwater conditions are expected to fluctuate seasonally.

FINDINGS AND CONCLUSIONS

From a geotechnical engineering standpoint, the subject property is considered suitable for the proposed development provided the recommendations presented in the following sections of this report are incorporated into the design and construction of the project.

The site is mantled with approximately 1.8 to 3.8 feet of existing fill that is considered to be poorly to moderately compacted and is considered unsuitable for support of structural improvements such as building foundations, floor slabs, and surface improvements.

RECOMMENDATIONS

Site Preparation

Prior to grading, the site should be cleared of vegetation and surface or buried obstructions. Water wells to be removed (if any) should be capped below finished site grades and abandoned in accordance with local and state guidelines. Removal of topsoil, fill, or any soft, organic, or otherwise unsuitable soils will be required beneath proposed embankment fill, pavements and building areas. It is anticipated that overall stripping will be approximately 1.8 to 3.8 feet to remove the existing fills. The approximate stripping depths at each boring location are shown on the Site Plan. The stripping depths will need to be confirmed by the geotechnical engineer's representative prior to placement of building components, pavement sections, or structural fill. It is anticipated that the upper 6 to 8 inches of the existing fill will contain sod and root zones and will not be suitable for reuse as structural fill.

Materials for Fill

The on-site soils at the site are generally considered to be suitable for use as structural fill provided they are free of organic materials, debris, and rock fragments in excess of 6 inches in dimension. However, it is likely that the near surface fine-grained soils will have moisture contents well in excess of optimum moisture conditions, except perhaps during the driest portion of the year, and will require significant drying to achieve compaction.

Wet weather grading is not generally recommended at this site. Should grading activities proceed during the wet weather months, the use of imported granular fill such as clean sand, pit run gravel, or crushed aggregate (containing less than 5 percent material passing the No. 200 sieve) is recommended.

Representative samples of the materials to be used for fill will need to be tested in the laboratory by the geotechnical engineer's representative to determine the maximum density and optimum moisture content.

Structural Fill

All fill materials placed within structural areas including embankments and trench backfill should be compacted while at a moisture content near optimum and to a density that is not less than 92 percent of the maximum dry density as determined in accordance with ASTM D1557 (modified Proctor). Where fill is required on ground sloping in excess of 5 horizontal to 1 vertical, the fill should be constructed by benching the slope prior to fill placement. The number and location of benches should be evaluated by the geotechnical engineer during construction. For non-structural areas, the compacted dry density should not be less than 85 percent of the modified Proctor. Unless otherwise specified, the fill materials should be placed in layers that, when compacted, do not exceed 8 inches in thickness. Structural fill will need to be tested by the geotechnical engineer or his designated representative during construction.

Trench Backfill

We recommend the trench backfill consist of a clean crushed aggregate (or other suitable granular material) containing less than 5 percent fine materials passing the No. 200 sieve. Appropriate bedding materials should be placed beneath pipes to ensure no point or concentrated loading.

All granular trench backfill above the pipe zone and within structural areas should be compacted by mechanical means to at least 90 percent of the maximum dry density determined in accordance with ASTM D1557 (modified Proctor). The trench backfill will need to be tested by the geotechnical engineer or his designated representative.

Cut/Fill Slopes

Temporary cut slopes in excess of 4 feet in height and exposing the fine-grained on-site soils should be constructed no steeper than 1 horizontal to 1 vertical to a maximum height of 8 feet. If temporary cut slopes in excess of 8 feet in height are required or when groundwater seepage is encountered, this office should be consulted.

Permanent cut and fill slopes should be constructed no steeper than 2 horizontal to 1 vertical. Permanent slopes should be vegetated as soon as practical to minimize erosion.

Protection of Exposed Ground

Excavation and construction operations will expose the near-surface moisture sensitive soils to inclement weather conditions. The exposed soils will likely rapidly deteriorate due to precipitation and/or the action of repetitive heavy construction equipment. Accordingly, walls and floors of excavations should be protected from the elements and from the action of repetitive construction traffic.

There is the likely potential that tire mounted earthwork equipment could induce excess pore water pressures in the near surface soils that could result in severe pumping (and disturbance) of the grade. This condition may be present irrespective of whether the project is completed in dry or wet weather months. NGI has provided wet weather geotextile and aggregate thickness recommendations for construction access and staging areas and these sections should be considered minimum sections to be used in conjunction with track-mounted equipment.

Wet Weather Grading/Erosion Control

Wet weather grading of the near surface, moisture-sensitive soils is not generally recommended. If wet weather grading is unavoidable, due to construction schedules, stabilization of the subgrade soils with a geotextile and aggregate (or by other means) will likely become necessary. Also, construction traffic should be directed over access roads and staging areas constructed of a minimum of 14 inches of crushed aggregate placed over a geotextile such as Mirafi 500X (or equivalent). In addition, the use of lightweight track-mounted equipment is recommended to minimize disturbance of the subgrade. Erosion control measures will need to be undertaken to meet City of Wilsonville and project requirements.

Excavations

Based on the subsurface exploration, it is anticipated that excavations can be accomplished using conventional heavy earthmoving equipment. Temporary excavations in excess of 4 feet in depth will require shoring or sloping of the sidewalls to provide for worker safety. At the time of the subsurface exploration in April 2015, groundwater was encountered at depths ranging from 11 to 13 feet below the existing ground surface and is expected to fluctuate seasonally. Excavations below the water table or where significant groundwater seepage is encountered will need to be dewatered during construction.

Building Foundations

Building loads may be supported on individual and/or continuous spread footings bearing on undisturbed native soils or compacted structural fill. Foundations may be designed for an allowable dead plus live load bearing capacity of 1,500 pounds per square foot with an increase of one-third allowed for short term wind or seismic loads.

Footings should be embedded a minimum of 18 inches below the lowest adjacent finished grade. Continuous and/or individual spread footings should be a minimum of 15 inches in the least dimension. If footing excavations are left open during wet weather periods or if seepage occurs, a 2 to 3 inch thick layer of clean crushed aggregate should be placed and seated by mechanical means to help avoid deterioration of the bearing soils.

Lateral loads can be resisted by passive pressures acting against footings and by frictional resistance between foundation elements and supporting soils. A passive resistance of 200 pounds per square foot per foot of embedment depth and a friction factor of 0.30 may be used for design. The friction factor can be increased to 0.35 if crushed aggregate is used to support footings.

Settlement is anticipated to be within typical construction tolerances of one inch of total settlement and one-quarter to one-half inch of differential settlement. Where unusual loading patterns result in large differential loads, combined footings, eccentrically loaded footings, or other special foundation requirements, this office should be consulted. Foundations should be reinforced in accordance with structural considerations.

Retaining Walls

Retaining walls should be designed to withstand lateral earth pressures and any adjacent surcharge loads. Walls free to deflect and retaining level backfill composed of free-draining sand or gravel (containing less than 5 percent material passing the No. 200 sieve) may be designed for an equivalent fluid active pressure of 35 pounds per cubic foot. The on-site soils are not generally recommended for wall backfill. Restrained walls (such as loading dock walls) should be designed for an additional uniform pressure of $10 \times H$ pounds per square foot where H is the height of the walls in feet. Additional surcharge pressures from adjacent loadings or sloping backfill conditions should be added to these values. The above design considerations assume that walls will be appropriately drained to prevent buildup of hydrostatic pressures. Wall foundations should be designed in accordance with the recommendations presented in the building foundations section of this report.

Floor Slabs and Other Concrete Slabs-on-Grade

Floor slabs or other concrete slabs-on-grade should be at least 3.5 inches in thickness and underlain by a minimum of 6 inches of clean, free-draining, crushed rock compacted to a minimum of 95 percent of the maximum dry density as determined in accordance with ASTM D1557 (modified Proctor). Interior floor slabs should also be underlain by a suitable moisture barrier covered with a protective layer of clean sand. Slab thickness and reinforcing should be determined in accordance with structural considerations.

Seismic Considerations

Based on the subsurface exploration and the 2012 IBC as modified by the 2014 OSSC and applicable provisions of ASCE 7-10, the following seismic design parameters are recommended for the project.

Mapped Spectral Acceleration for Short Periods: $S_s = 0.93$

Mapped Spectral Acceleration for a 1-Second Period: $S_1 = 0.41$

Site Class: D

Site Coefficients: $F_a = 1.13$ and $F_v = 1.59$

Design Spectral Response Acceleration at Short Periods: $S_{DS} = 0.70$

Design Spectral Response Acceleration at 1-Second Period: $S_{D1} = 0.43$

The potential for seismic induced soil liquefaction was assessed using data from the SPT tests. The soil profile at the location of boring B-4 was analyzed for a MCE event with a moment magnitude of 6.8 (local crustal event) using an acceleration of 0.47 g. In addition, a liquefaction analysis using a magnitude 9.0 "megathrust" subduction zone event was performed utilizing a ground surface acceleration of 0.20g, and results were found to be equal to or less than the crustal event.

The analysis using the SPT data shows the subsurface soils to be potentially liquefiable within the zone of slightly clayey, silty sand present between depths of 14 and 22 feet. Total settlement estimates associated with seismic induced soil liquefaction based on the SPT data are about 3 inches. Differential settlement would be expected to be on the order of one-half to two-thirds of the total settlement. The risk of seismic induced slope instability or lateral spreading that could affect the site is low in our opinion due to the relatively flat topography in the vicinity of the site. The nearest mapped faults are the Newberg fault located approximately 9 miles west of the site and the Oatfield Fault located about 10 miles to the northeast of the site. Accordingly, fault displacement hazards are considered to be low for this site.

Temporary Construction Drainage

Surface water should be diverted from excavations by means of temporary drainage facilities. Excavations should be de-watered as necessary by pumping or other suitable methods. Ponding of surface water in structural areas should also be prevented to the extent practical utilizing temporary drainage facilities.

Permanent Site Drainage

Surface water should be diverted from foundations by grading the ground surface a minimum of 2 percent away from walls and carrying the runoff from roofs to a suitable gravity outlet.

Permanent subsurface drainage of each building perimeter is recommended to prevent potential subjection of foundations and slabs to hydrostatic pressures and to help keep the moisture content of subgrade materials from extreme seasonal variations. Construction of a continuous subdrain system which surrounds the building perimeter and is sloped (minimum 0.5 percent) to a suitable gravity outlet is recommended. A suitable subdrain system would consist of a 4-inch diameter, perforated PVC pipe (typical) embedded below and adjacent the bottom of footings

Construction Monitoring

Because of the judgmental character of soil and foundation engineering, as well as the potential for adverse circumstances arising from construction activity, observations during site preparation, excavation, and construction will need to be carried out by the soils engineer or his representative. These observations then may serve as a basis for confirmation and/or alteration of geotechnical recommendations or design guidelines presented herein to the benefit of the project. Moreover, field engineering observations become increasingly important should earthwork proceed during adverse weather conditions.

LIMITATIONS

Within the limitations of scope, schedule, and budget, our services have been completed in accordance with the General Conditions with our Client and accepted geotechnical practices in this area at the time this report was prepared. One copy of our General Conditions is included in Appendix B of this report. This report was prepared for the exclusive use of NGI's client for the specific project and NGI does not authorize the segmented use of the advice herein nor the reliance upon the report by third parties without written authorization of NGI. The boring logs and related information depict generalized subsurface conditions only at these specific locations and at the particular time the subsurface exploration was completed. Soil and groundwater conditions at other locations may differ from the conditions at these boring locations. Also, the passage of time may result in a change in the soil and groundwater conditions at the site. This report pertains to the subject site only, and is not applicable to adjacent sites nor is it valid for types of development other than that to which it refers. Unless explicitly addressed in this report, slope stability analyses and seismic site hazard analyses have not been included. If you would like NGI to complete these services, please contact our office.

This opportunity to be of service is sincerely appreciated. If you should have any questions, please contact our office.

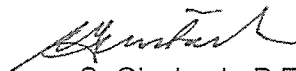
Respectfully submitted,

NORTHWEST GEOTECH, INC.

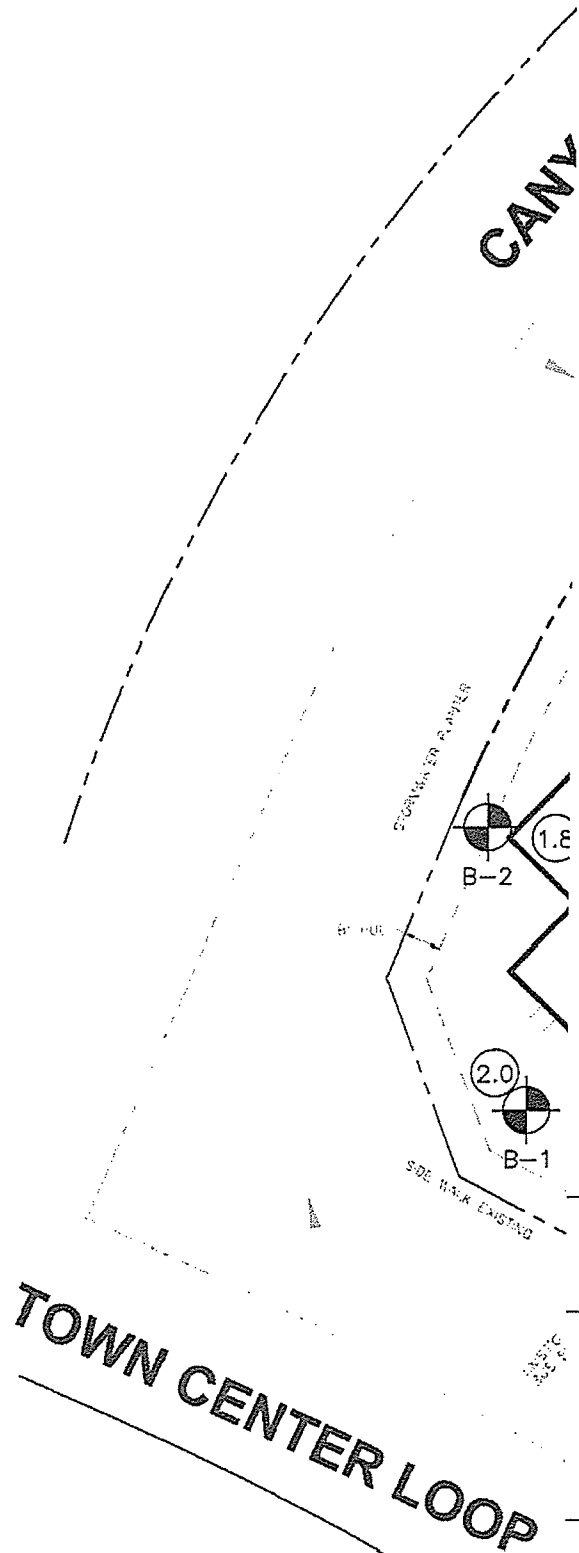


EXPIRATION DATE: 12/31/16

Wayne R. Olsen, P.E., G.E.
Project Engineer


Thomas S. Ginsbach, P.E., G.E.
President

Copies: (3) Addressee



LEGEND

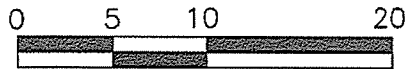


INDICATES APPROXIMATE LOCATION OF EXPLORATORY BORING

B-5



INDICATES APPROXIMATE DEPTH OF TOPSOIL/FILL STRIPPING (FEET)



APPROXIMATE SCALE (FEET)

NOTE: DRAWING BASED ON PRELIMINARY SITE PLAN BY WELKIN ENGINEERING, P.C.

SITE PLAN

PROPOSED WILSONVILLE STORAGE
 TAX LOT 31W13CB00501
 WILSONVILLE, OREGON

PROJECT NO. 2906.1.1

FIGURE NO. 1



APPENDIX A

DRILLING COMPANY: DAN FISHER EXCAVATING

RIG: LITTLE BEAVER

DATE: 4/14/15

BORING DIAMETER: 4 INCHES DRIVE WEIGHT: 140 LBS.

DROP: 30 INCHES ELEVATION:

| DEPTH (FEET) | | DRIVE SAMPLE BLOWS/FOOT | DRY DENSITY (pcf) | MOISTURE CONTENT (%) | SOIL CLASS (U.S.C.S.) | SOIL DESCRIPTION BORING NO. B-1 |
|-----------------|--|----------------------------|----------------------|-------------------------|--------------------------|--|
| 0 | | | | | ML | <u>FILL</u> : MEDIUM BROWN, VERY WET, POORLY TO MODERATELY COMPACTED, SANDY, CLAYEY SILT |
| | | | | | ML | <u>NATIVE</u> : BROWN, VERY WET, FIRM, SANDY, CLAYEY SILT |
| 5 | | | | | | TOTAL DEPTH: 4.0 FEET NO GROUNDWATER ENCOUNTERED TEMPORARY INFILTRATION CASING SET AT 4 FEET |
| | | | | | | |
| 10 | | | | | | |
| | | | | | | |
| 15 | | | | | | |
| | | | | | | |
| 20 | | | | | | |
| | | | | | | |
| 25 | | | | | | |
| | | | | | | |
| 30 | | | | | | |

BORING LOG

PROJECT NO. 2906.1.1

PROPOSED WILSONVILLE STORAGE
TAX LOT 31W13CB00501
WILSONVILLE, OREGON

FIGURE NO. A-1

DRILLING COMPANY: DAN FISHER EXCAVATING

RIG: LITTLE BEAVER

DATE: 4/14/15

BORING DIAMETER: 4 INCHES DRIVE WEIGHT: 140 LBS.

DROP: 30 INCHES ELEVATION:

| DEPTH (FEET) | DRIVE SAMPLE BLOWS/FOOT | DRY DENSITY (pcf) | MOISTURE CONTENT (%) | SOIL CLASS (U.S.C.S.) | SOIL DESCRIPTION |
|--------------|-------------------------|-------------------|----------------------|-----------------------|--|
| | | | | | BORING NO. B-2 |
| 0 | | | | ML | <u>FILL</u> : MEDIUM BROWN, VERY WET, POORLY TO MODERATELY COMPACTED, SANDY, CLAYEY SILT |
| 28 | 28 | | | ML | <u>NATIVE</u> : BROWN, VERY WET, STIFF, SANDY, CLAYEY SILT |
| 13 | 13 | | | | |
| 8 | 8 | | | | |
| 7 | 7 | | | | BECOMES FIRM |
| 5 | 5 | | ∇ | | BECOMES SATURATED |
| 15 | 13 | | | SM | BROWN, SATURATED, MEDIUM DENSE, SLIGHTLY CLAYEY, SILTY SAND |
| | | | | | TOTAL DEPTH: 16.5 FEET GROUNDWATER ENCOUNTERED AT ±11 FEET |
| 20 | | | | | |
| 25 | | | | | |
| 30 | | | | | |

BORING LOG

| | | |
|----------------------|---|----------------|
| PROJECT NO. 2906.1.1 | PROPOSED WILSONVILLE STORAGE TAX LOT 31W13CB00501 WILSONVILLE, OREGON | FIGURE NO. A-2 |
|----------------------|---|----------------|

DRILLING COMPANY: DAN FISHER EXCAVATING

RIG: LITTLE BEAVER

DATE: 4/14/15

BORING DIAMETER: 4 INCHES DRIVE WEIGHT: 140 LBS.

DROP: 30 INCHES ELEVATION:

| DEPTH (FEET) | DRIVE SAMPLE BLOWS/FOOT | DRY DENSITY (pcf) | MOISTURE CONTENT (%) | SOIL CLASS (U.S.C.S.) | SOIL DESCRIPTION BORING NO. B-3 |
|--------------|-------------------------|-------------------|----------------------|-----------------------|--|
| 0 | | | | ML | <u>FILL</u> : MEDIUM BROWN, VERY WET, POORLY TO MODERATELY COMPACTED, SANDY, CLAYEY SILT |
| 1.7 | 17 | | | | |
| 5 | 8 | | | ML | <u>NATIVE</u> : BROWN, VERY WET, STIFF, SANDY, CLAYEY SILT |
| 8 | 8 | | | | |
| 10 | 7 | | ≡ | | BECOMES SATURATED, FIRM |
| 15 | 11 | | | SM | BROWN, SATURATED, MEDIUM DENSE, SLIGHTLY CLAYEY, SILTY SAND |
| | | | | | TOTAL DEPTH: 16.5 FEET GROUNDWATER ENCOUNTERED AT ±11 FEET |
| 20 | | | | | |
| 25 | | | | | |
| 30 | | | | | |

BORING LOG

PROJECT NO. 2906.1.1

PROPOSED WILSONVILLE STORAGE
TAX LOT 31W13CB00501
WILSONVILLE, OREGON

FIGURE NO. A-3

DRILLING COMPANY: DAN FISHER EXCAVATING

RIG: LITTLE BEAVER

DATE: 4/14/15

BORING DIAMETER: 4 INCHES DRIVE WEIGHT: 140 LBS.

DROP: 30 INCHES ELEVATION:

| DEPTH (FEET) | DRIVE SAMPLE BLOWS/FOOT | DRY DENSITY (pcf) | MOISTURE CONTENT (%) | SOIL CLASS (U.S.C.S.) | SOIL DESCRIPTION |
|--------------|-------------------------|-------------------|----------------------|-----------------------|--|
| | | | | | BORING NO. B-4 |
| 0 | | | | ML | FILL: MEDIUM BROWN, VERY WET, POORLY TO MODERATELY COMPACTED, SANDY, CLAYEY SILT |
| 13 | 13 | | | ML | NATIVE: BROWN, VERY WET, STIFF, SANDY, CLAYEY SILT |
| 5 | 8 | | | | |
| 10 | 7 | | ⚡ | | BECOMES FIRM BECOMES SATURATED |
| 15 | 11 | | | SM | BROWN, SATURATED, MEDIUM DENSE, SLIGHTLY CLAYEY, SILTY SAND |
| 20 | 12 | | | | |
| 25 | 14 | | | ML | BLUE GRAY, SATURATED, STIFF, SANDY, CLAYEY SILT |
| 30 | | | | | TOTAL DEPTH: 26.5 FEET GROUNDWATER ENCOUNTERED AT ±12 FEET |

BORING LOG

PROJECT NO. 2906.1.1

PROPOSED WILSONVILLE STORAGE
TAX LOT 31W13CB00501
WILSONVILLE, OREGON

FIGURE NO. A-4

DRILLING COMPANY: DAN FISHER EXCAVATING

RIG: LITTLE BEAVER

DATE: 4/14/15

BORING DIAMETER: 4 INCHES DRIVE WEIGHT: 140 LBS.

DROP: 30 INCHES ELEVATION:

| DEPTH (FEET) | DRIVE SAMPLE BLOWS/FOOT | DRY DENSITY (pcf) | MOISTURE CONTENT (%) | SOIL CLASS (U.S.C.S.) | SOIL DESCRIPTION BORING NO. B-5 |
|--------------|-------------------------|-------------------|----------------------|-----------------------|--|
| 0 | | | | ML | <u>FILL</u> : MEDIUM BROWN, VERY WET, POORLY TO MODERATELY COMPACTED, SANDY, CLAYEY SILT |
| 17 | 17 | | | ML | <u>NATIVE</u> : BROWN, VERY WET, FIRM, SANDY, CLAYEY SILT |
| 7 | 7 | | | | |
| 8 | 8 | | | | |
| 6 | 6 | | | | |
| 6 | 6 | | | | |
| 6 | 6 | | | | |
| 13 | | | ∇ | | BECOMES SATURATED |
| 6 | 6 | | | | |
| | | | | | TOTAL DEPTH: 16.5 FEET GROUNDWATER ENCOUNTERED AT ±13 FEET |

BORING LOG

PROJECT NO. 2906.1.1

PROPOSED WILSONVILLE STORAGE
TAX LOT 31W13CB00501
WILSONVILLE, OREGON

FIGURE NO. A-5

WILSONVILLE STORAGE
WILSONVILLE, OREGON

| | | |
|------------|--------------|----------------|
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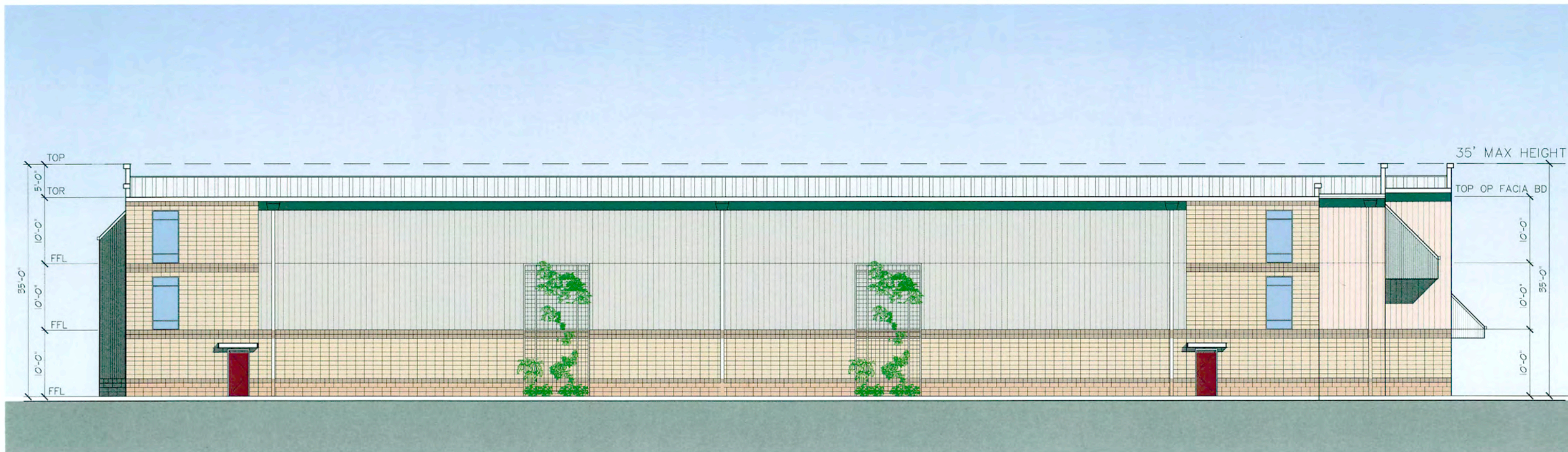
PROJ. NO.
2015-1

03-31-15

SHEET CONTENTS
EAST ELEV
WEST ELEV

SHEET NUMBER

A3.1.1

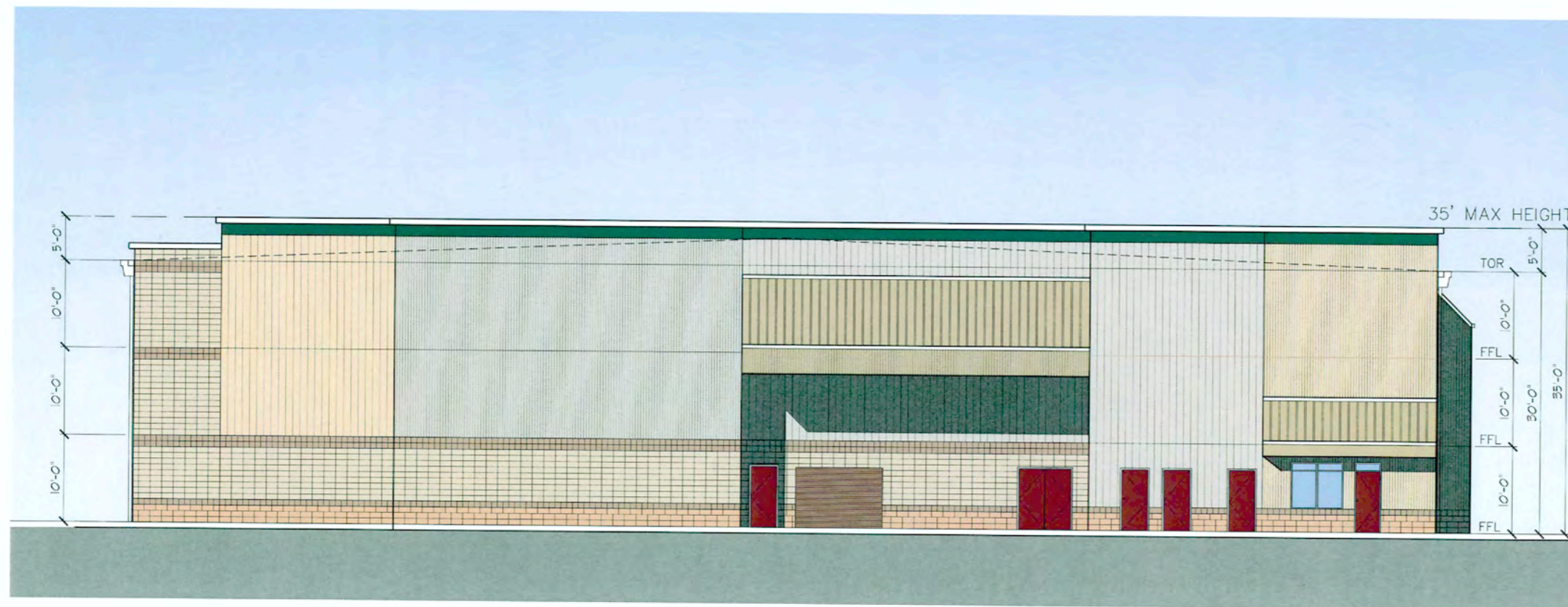


2 EAST ELEVATION
SCALE 1/8" = 1'-0"



1 WEST ELEVATION
SCALE 1/8" = 1'-0"

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2 NORTH ELEVATION
SCALE 1/8" = 1'-0"



1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"

WILSONVILLE STORAGE
WILSONVILLE, OREGON

| | | |
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| 1 | 04.03.15 | PRELIMINARY |

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2015-1

03-31-15

SHEET CONTENTS
SOUTH ELEV
NORTH ELEV

SHEET NUMBER

A3.2.1

DATE: 06-14-15



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 13741 KNAUS ROAD LAKE OSWEGO, OREGON 97034
 T (503) 539 8802 | F (503) 697 1985 | e raph@tahrhan.comcast.net

WILSONVILLE STORAGE
 WILSONVILLE, OREGON

| | | |
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| DRAWN BY | RCM | |
| NO | DATE | ISSUE/REVISION |
| 1 | 04.03.15 | PRELIMINARY |

PROJ NO.
2015-1

03-31-15

SHEET CONTENTS
SIGNAGE
SOUTH & WEST
ELEVATIONS

SHEET NUMBER

A4.1



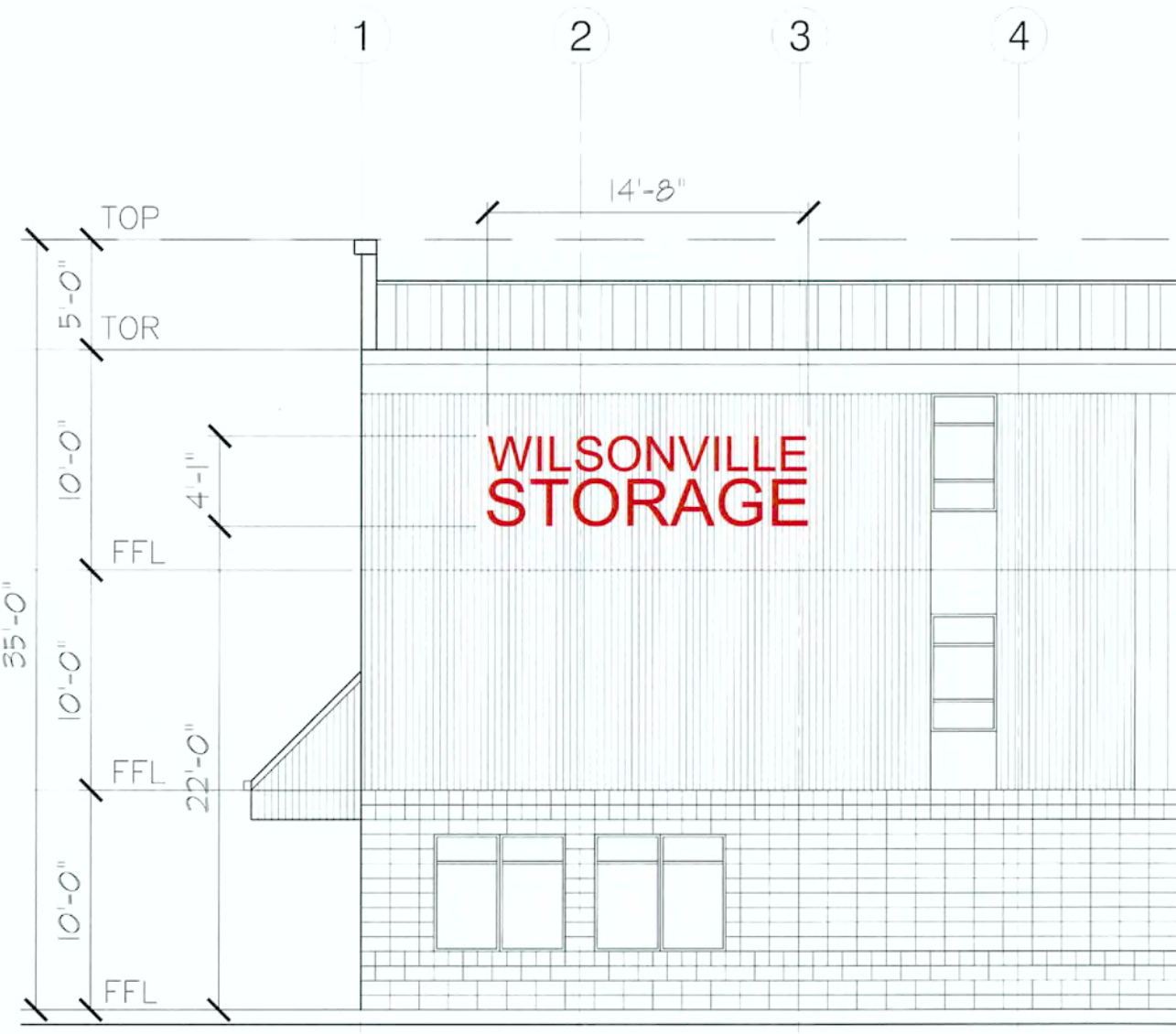
3 SIGNAGE DETAIL - SOUTH ELEVATION
 SCALE 1/4" = 1'-0"



4 SIGNAGE DETAIL - WEST ELEVATION
 SCALE 1/4" = 1'-0"



1 SIGNAGE - SOUTH ELEVATION
 SCALE 1/4" = 1'-0"



2 SIGNAGE - WEST ELEVATION
 SCALE 1/4" = 1'-0"

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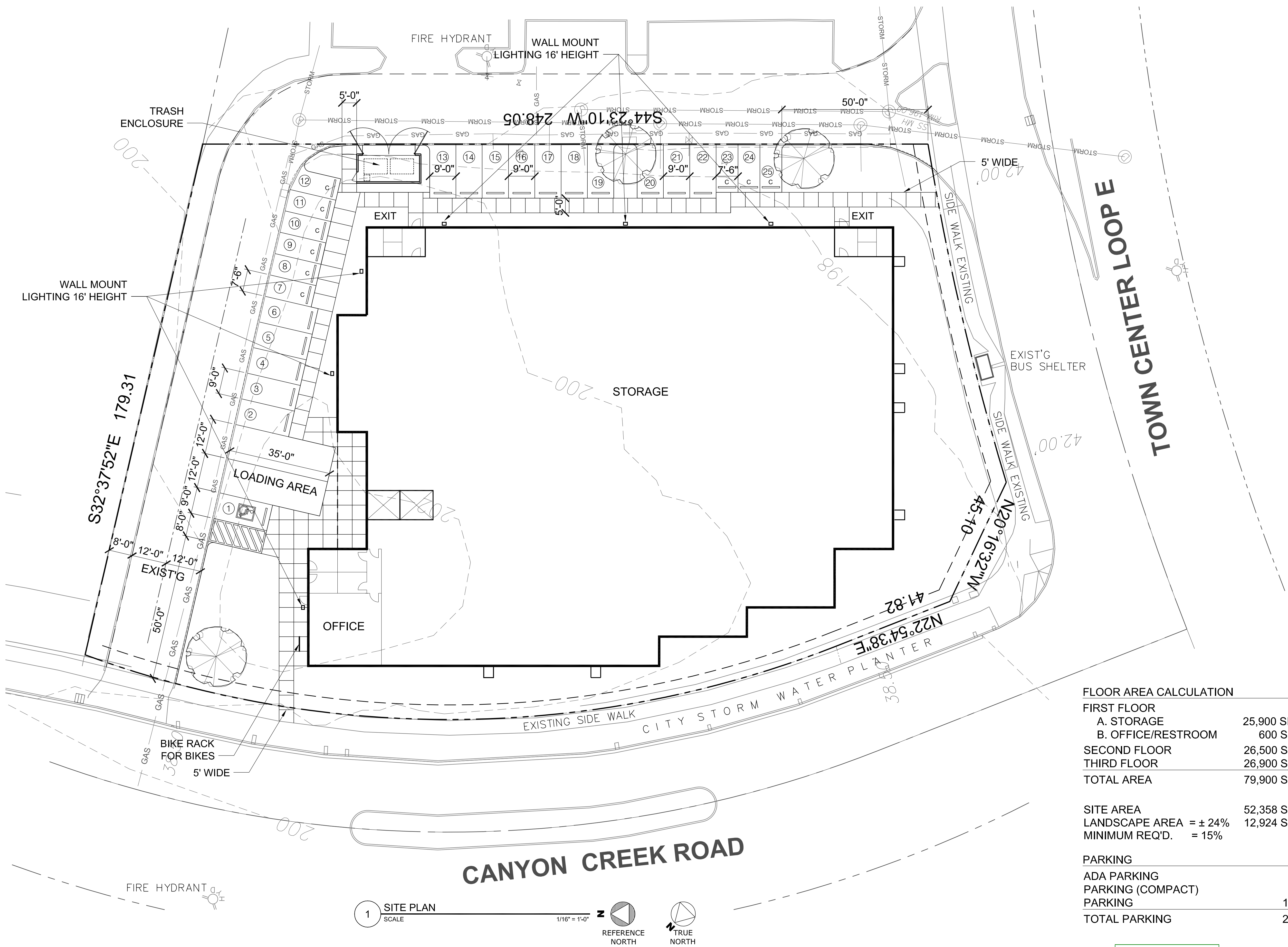
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WILSONVILLE, OREGON

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2015-1

03-31-15
SHEET CONTENTS

SITE PLAN
SHEET NUMBER



FLOOR AREA CALCULATION

| | |
|--------------------|------------------|
| FIRST FLOOR | |
| A. STORAGE | 25,900 SF |
| B. OFFICE/RESTROOM | 600 SF |
| SECOND FLOOR | 26,500 SF |
| THIRD FLOOR | 26,900 SF |
| TOTAL AREA | 79,900 SF |

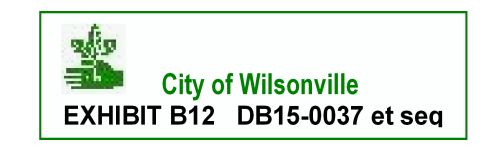
| | |
|------------------------|-----------|
| SITE AREA | 52,358 SF |
| LANDSCAPE AREA = ± 24% | 12,924 SF |
| MINIMUM REQ'D. = 15% | |

PARKING

| | |
|----------------------|-----------|
| ADA PARKING | 1 |
| PARKING (COMPACT) | 9 |
| PARKING | 15 |
| TOTAL PARKING | 25 |

1 SITE PLAN SCALE 1/16" = 1'-0"

REFERENCE NORTH TRUE NORTH



DATE: 06-14-15

A1.1



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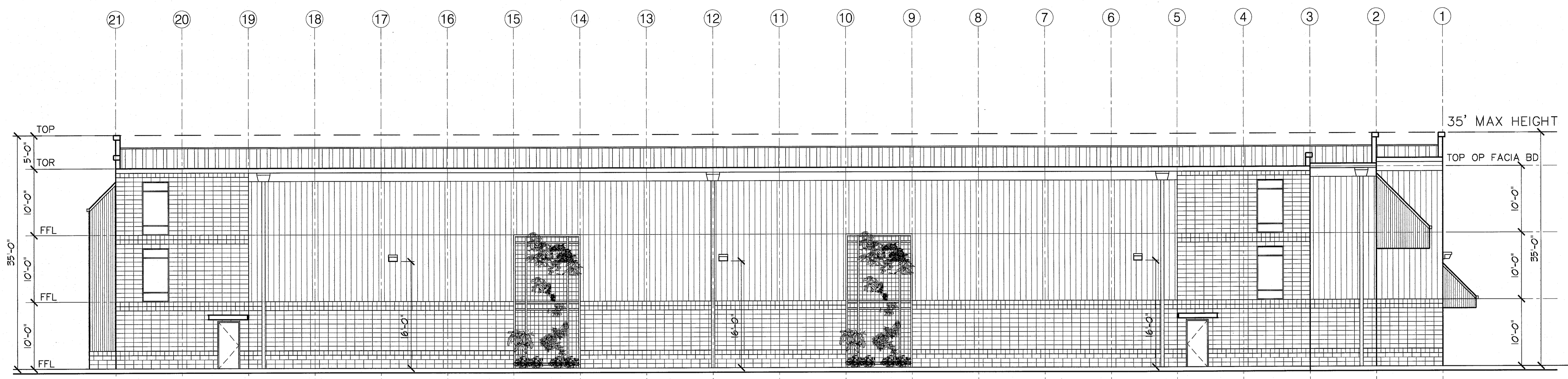
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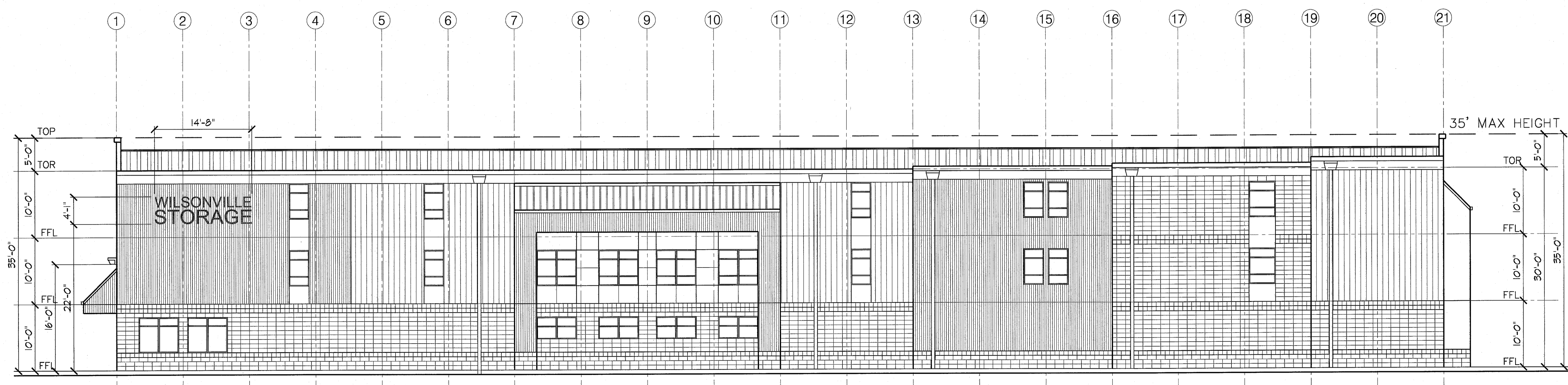
EAST ELEV
WEST ELEV

SHEET NUMBER

A3.1



2 EAST ELEVATION
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1 WEST ELEVATION
SCALE 1/8" = 1'-0"

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DATE: 06-14-15

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WILSONVILLE STORAGE
 WILSONVILLE, OREGON

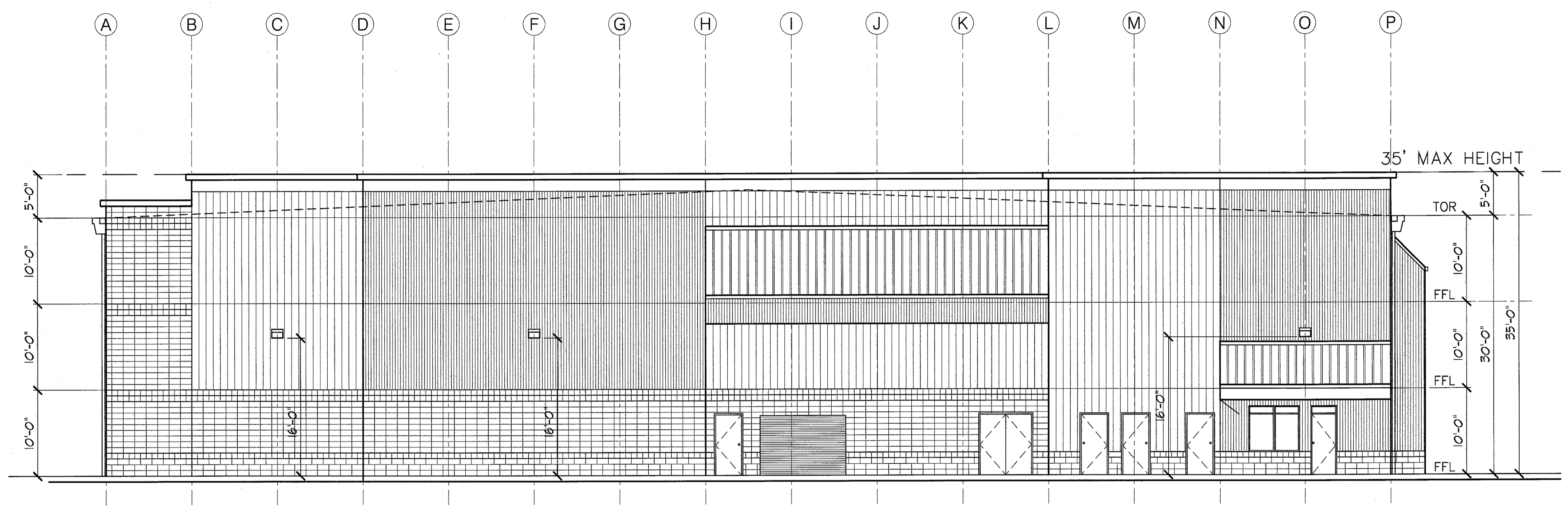
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| 1 | 04.03.15 | PRELIMINARY |

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2015-1

03-31-15
 SHEET CONTENTS
 SOUTH ELEV
 NORTH ELEV

SHEET NUMBER

A3.2



2 NORTH ELEVATION
 SCALE 1/8" = 1'-0"



1 SOUTH ELEVATION
 SCALE 1/8" = 1'-0"

| | | |
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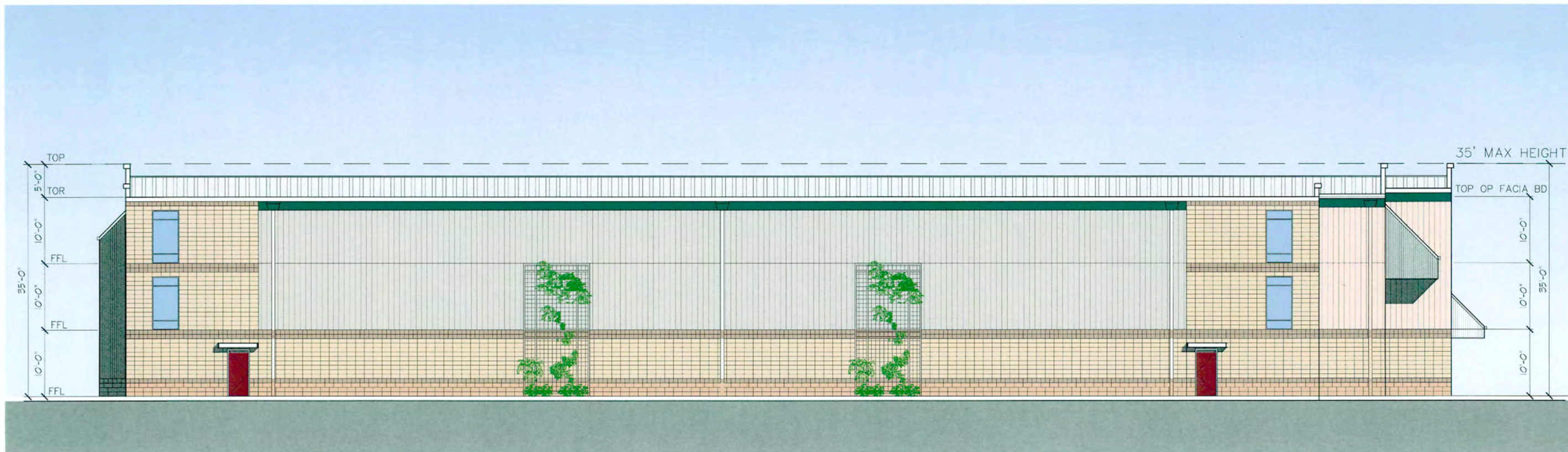
PROJ. NO.
2015-1

03-31-15

SHEET CONTENTS
EAST ELEV
WEST ELEV

SHEET NUMBER

A3.1.1

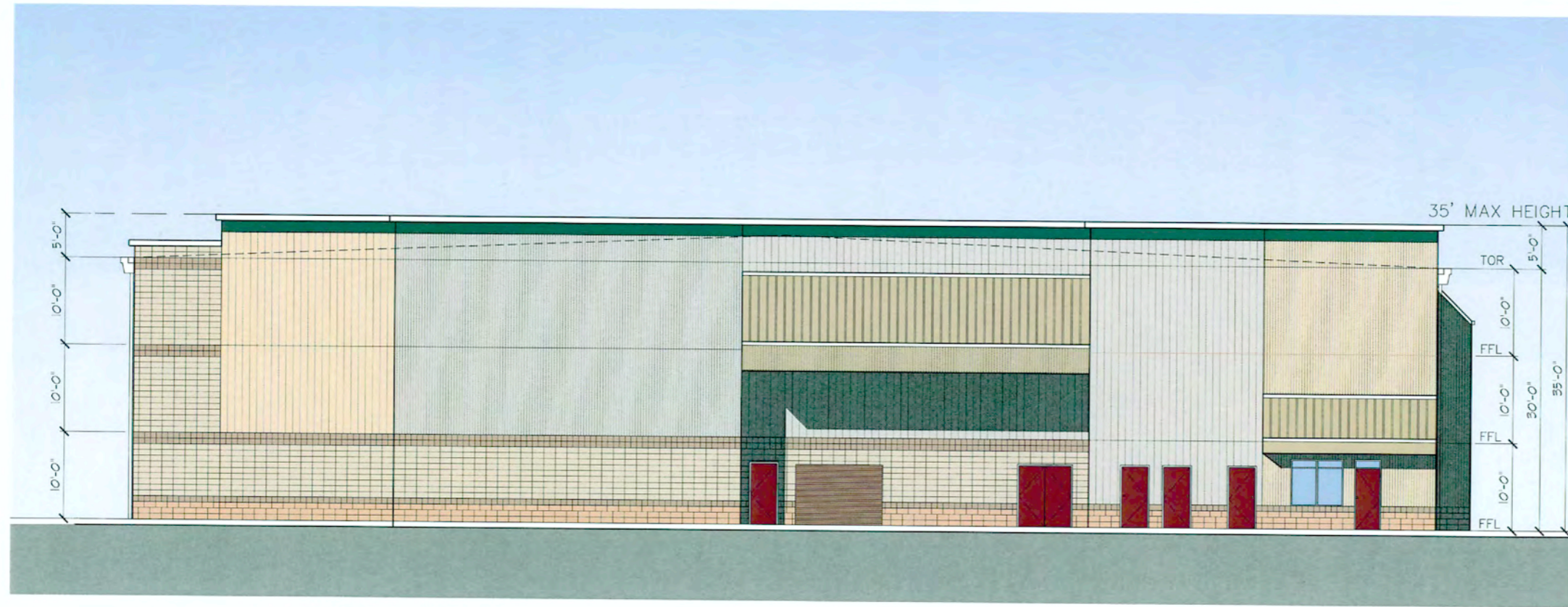


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1 WEST ELEVATION
SCALE 1/8" = 1'-0"

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2 NORTH ELEVATION
SCALE 1/8" = 1'-0"



1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



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WILSONVILLE STORAGE
WILSONVILLE, OREGON

| | | |
|------------|--------------|----------------|
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| DRAWN BY | RCM | |
| NO | DATE | ISSUE/REVISION |
| 1 | 04.03.15 | PRELIMINARY |

PROJ NO.
2015-1

03-31-15

SHEET CONTENTS
SOUTH ELEV
NORTH ELEV

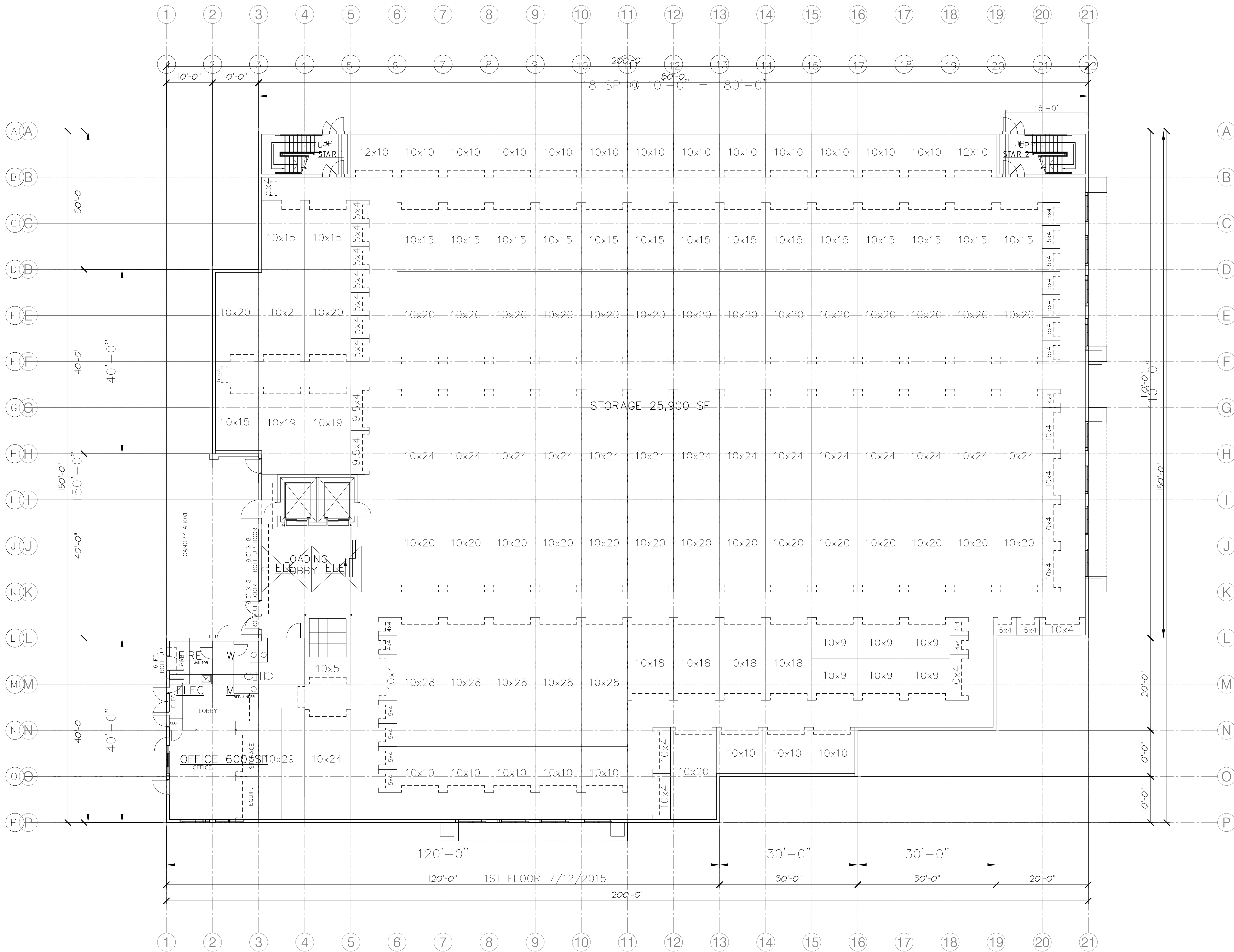
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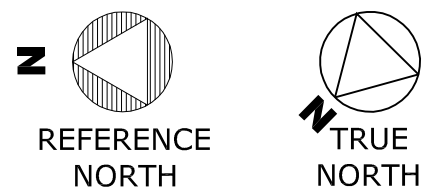
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1 FIRST FLOOR PLAN
SCALE 3/32" = 1'-0"



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WILSONVILLE STORAGE
WILSONVILLE, OREGON

| | | |
|------------|--------------|----------------|
| CHECKED BY | RALPH TAHRAN | |
| DRAWN BY | RGM | |
| NO | DATE | ISSUE/REVISION |
| 1 | 04.03.15 | PRELIMINARY |

PROJ NO.
2015-1

03-31-15

SHEET CONTENTS
1ST FLOOR PLAN

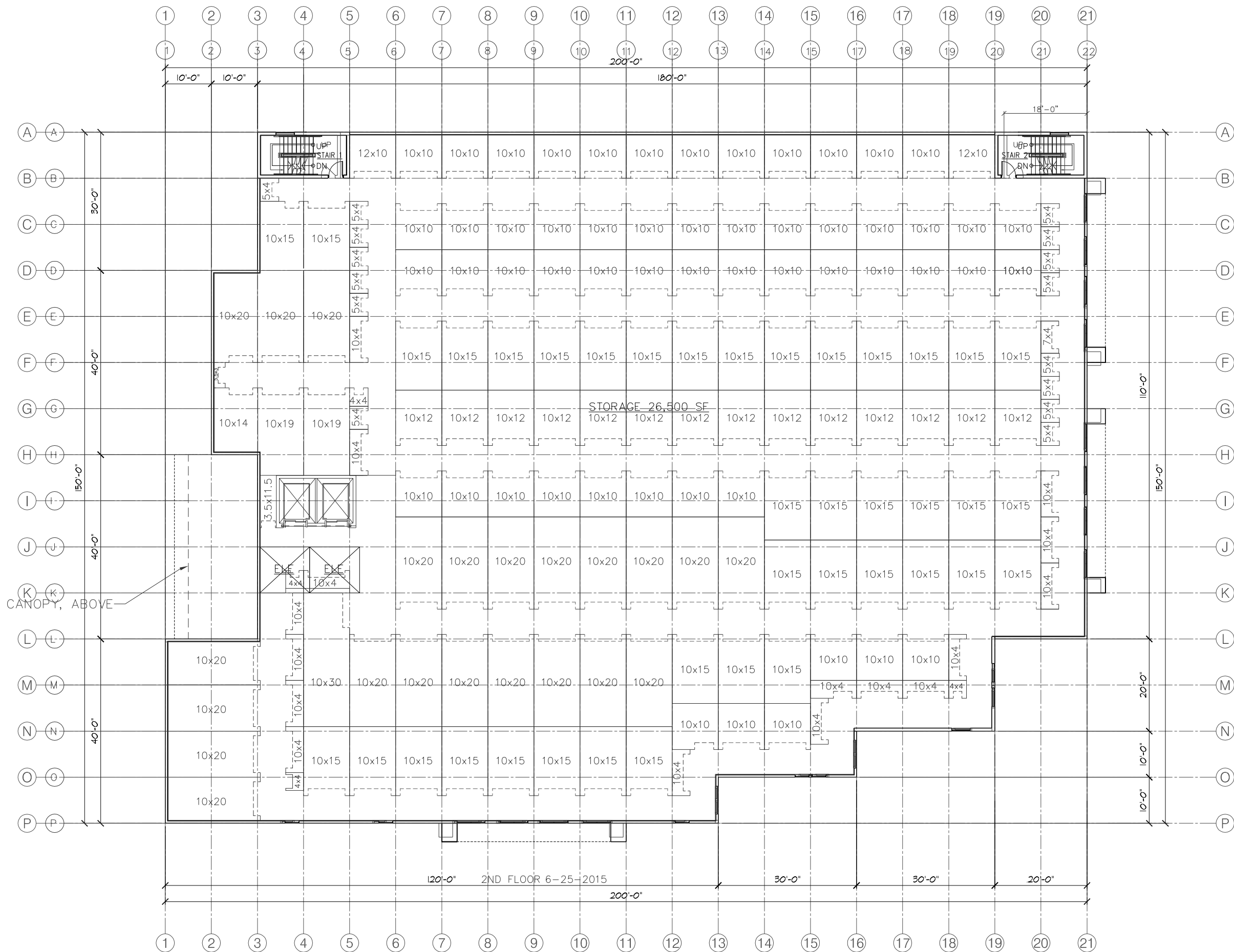
SHEET NUMBER

A2.1

DATE: 06-14-15

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08/13/15 - 6:23am - Rusty - F:\My Documents\Architecture\2015-04-01\Wilsonville Storage\A2.2.dwg



1 SECOND FLOOR PLAN
SCALE 3/32" = 1'-0"



TAHRAN ARCHITECTURE & PLANNING LLC
13741 KNAUS ROAD LAKE OSWEGO, OREGON 97034
T (503) 539 8802 | F (503) 697 1985 | e ralph@tahrhan.com | www.tahrhan.com

WILSONVILLE STORAGE
WILSONVILLE, OREGON

| | | |
|------------|---------------|----------------|
| CHECKED BY | RALPH TAHRHAN | |
| DRAWN BY | RCM | |
| NO | DATE | ISSUE/REVISION |
| 1 | 04.03.15 | PRELIMINARY |

PROJ NO.
2015-1

03-31-15
SHEET CONTENTS
2ND FLOOR PLAN

SHEET NUMBER

A2.2

DATE: 06-14-15

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08/13/15 - 6:22am - Rusty - F:\My Documents\Architecture\2015-04-01\Wilsonville Storage\A2.3.dwg



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13741 KNAUS ROAD LAKE OSWEGO, OREGON 97034
T (503) 539 8802 | F (503) 697 1985 | e ralph.tahran@comcast.net

WILSONVILLE STORAGE

WILSONVILLE, OREGON

| | | |
|------------|--------------|----------------|
| CHECKED BY | RALPH TAHRAN | |
| DRAWN BY | RCM | |
| NO | DATE | ISSUE/REVISION |
| 1 | 04.03.15 | PRELIMINARY |

PROJ NO.
2015-1

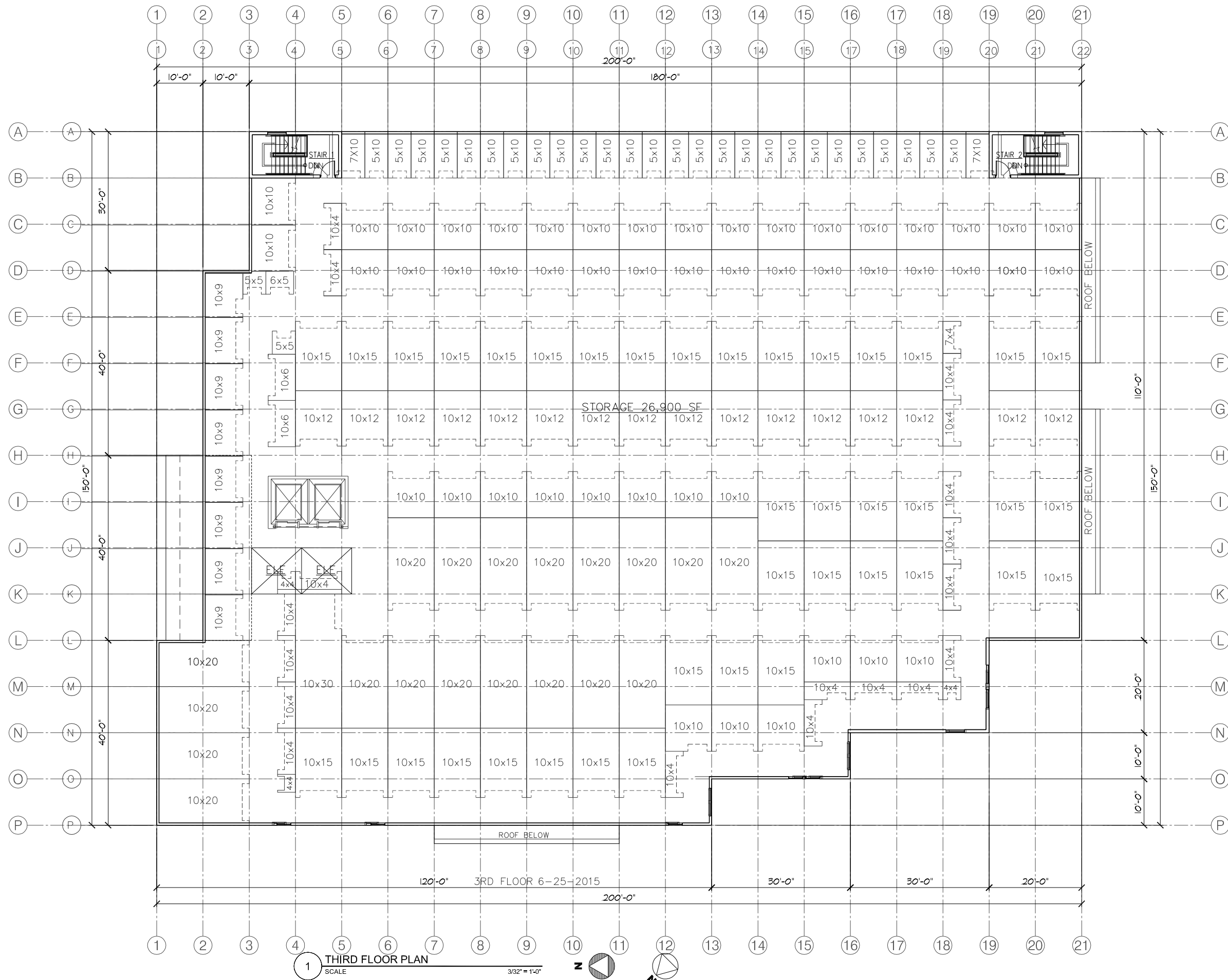
03-31-15
SHEET CONTENTS
3RD FLOOR PLAN

SHEET NUMBER

A2.3

DATE: 06-14-15

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| | | |
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| CHECKED BY | RALPH TAHRAN | |
| DRAWN BY | RGM | |
| NO | DATE | ISSUE/REVISION |
| 1 | 04.03.15 | PRELIMINARY |

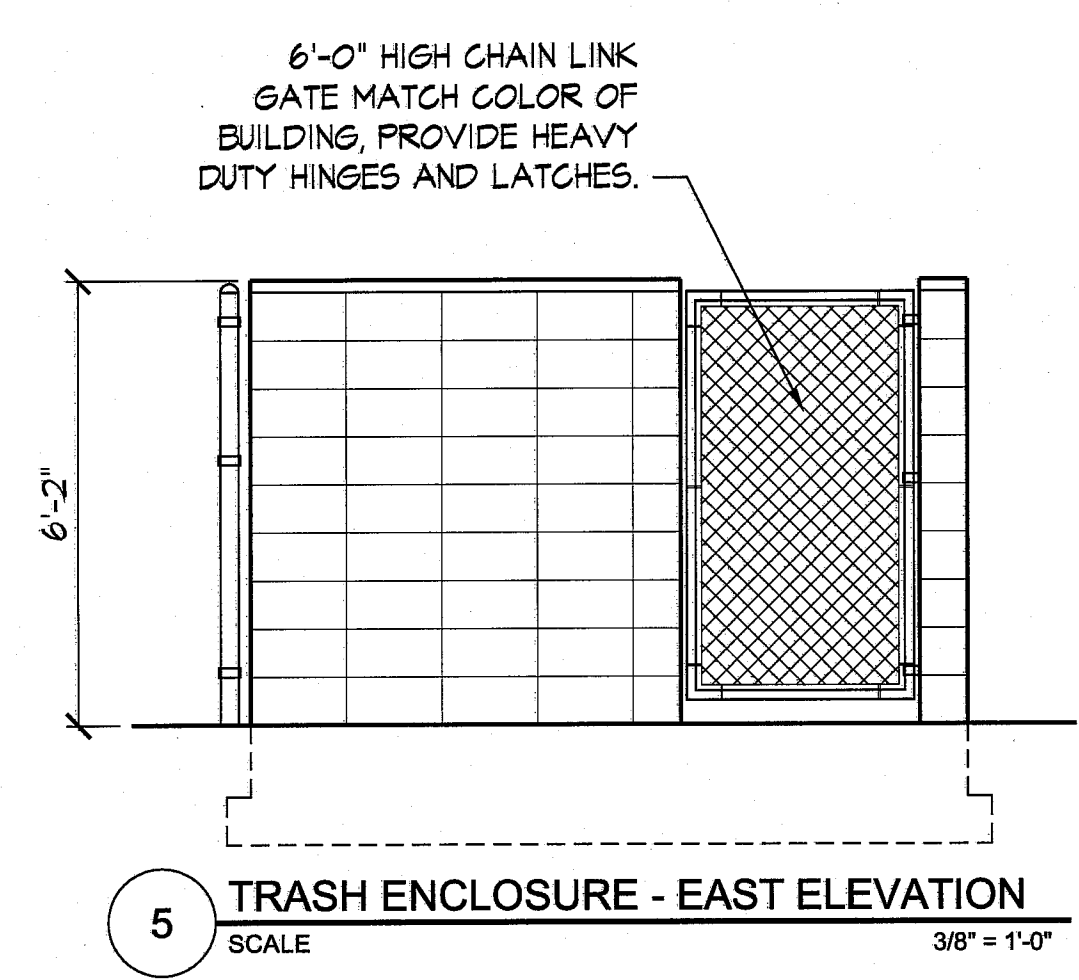
PROJ NO.
2015-1

03-31-15
 SHEET CONTENTS
 TRASH ENCLOSURE

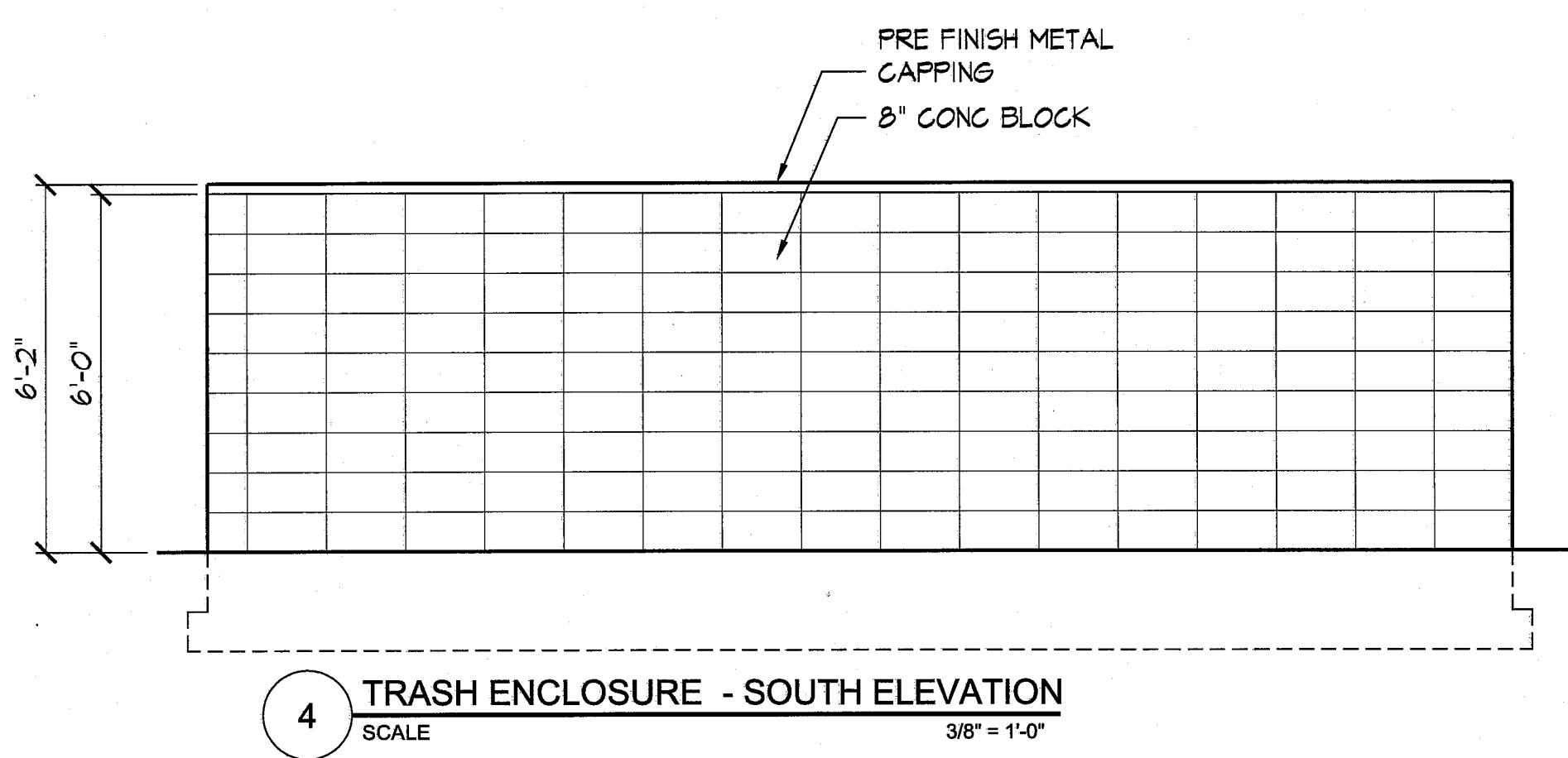
SHEET NUMBER

A2.4

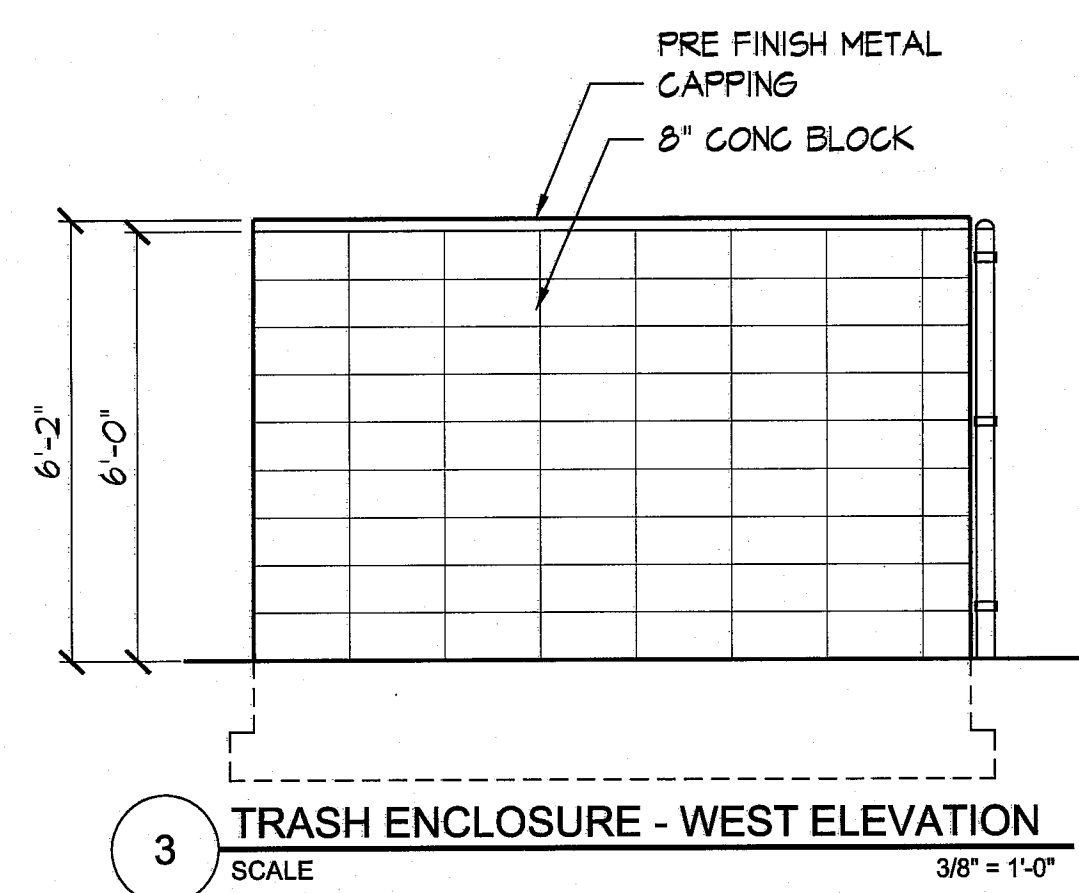
DATE: 06-14-15



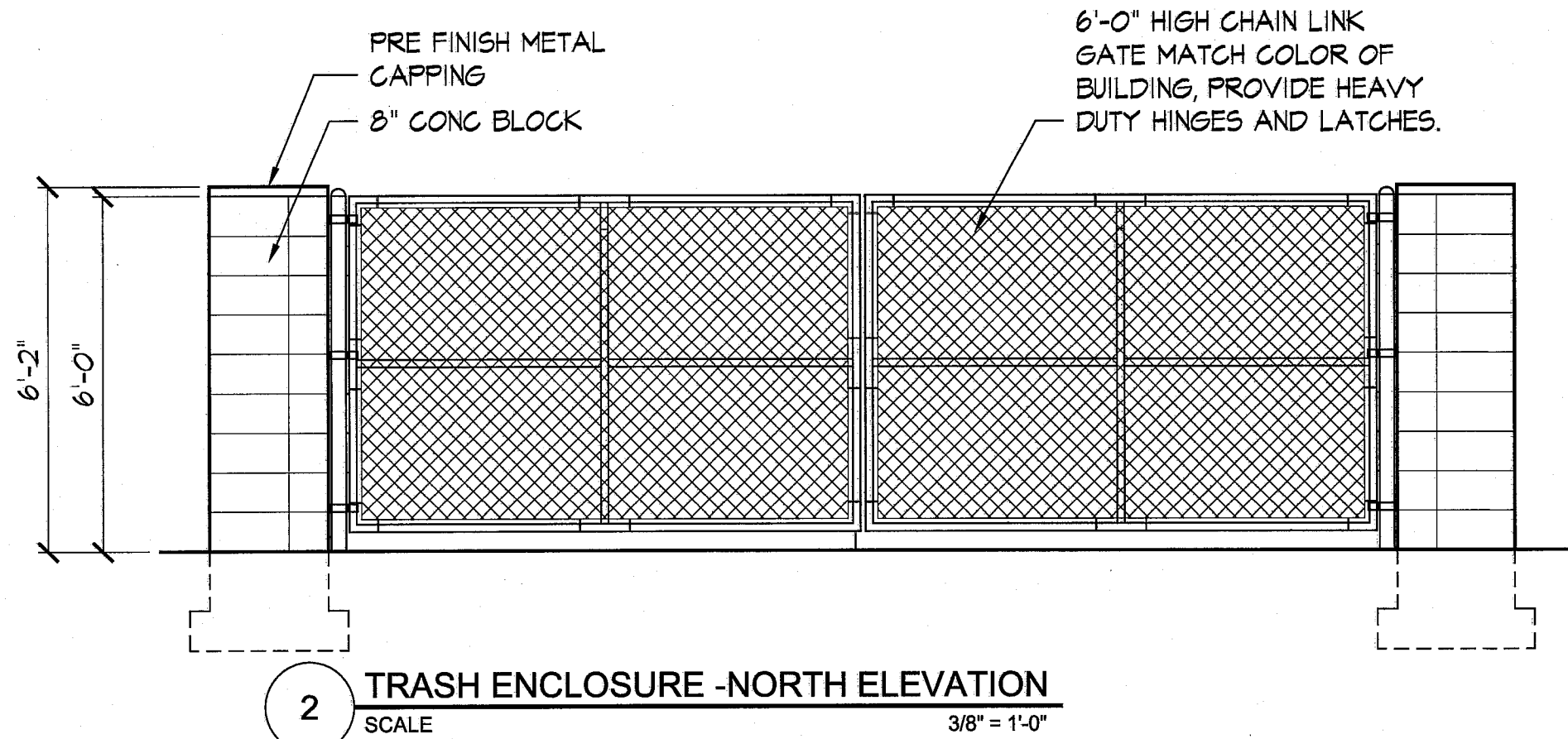
5 TRASH ENCLOSURE - EAST ELEVATION
 SCALE 3/8" = 1'-0"



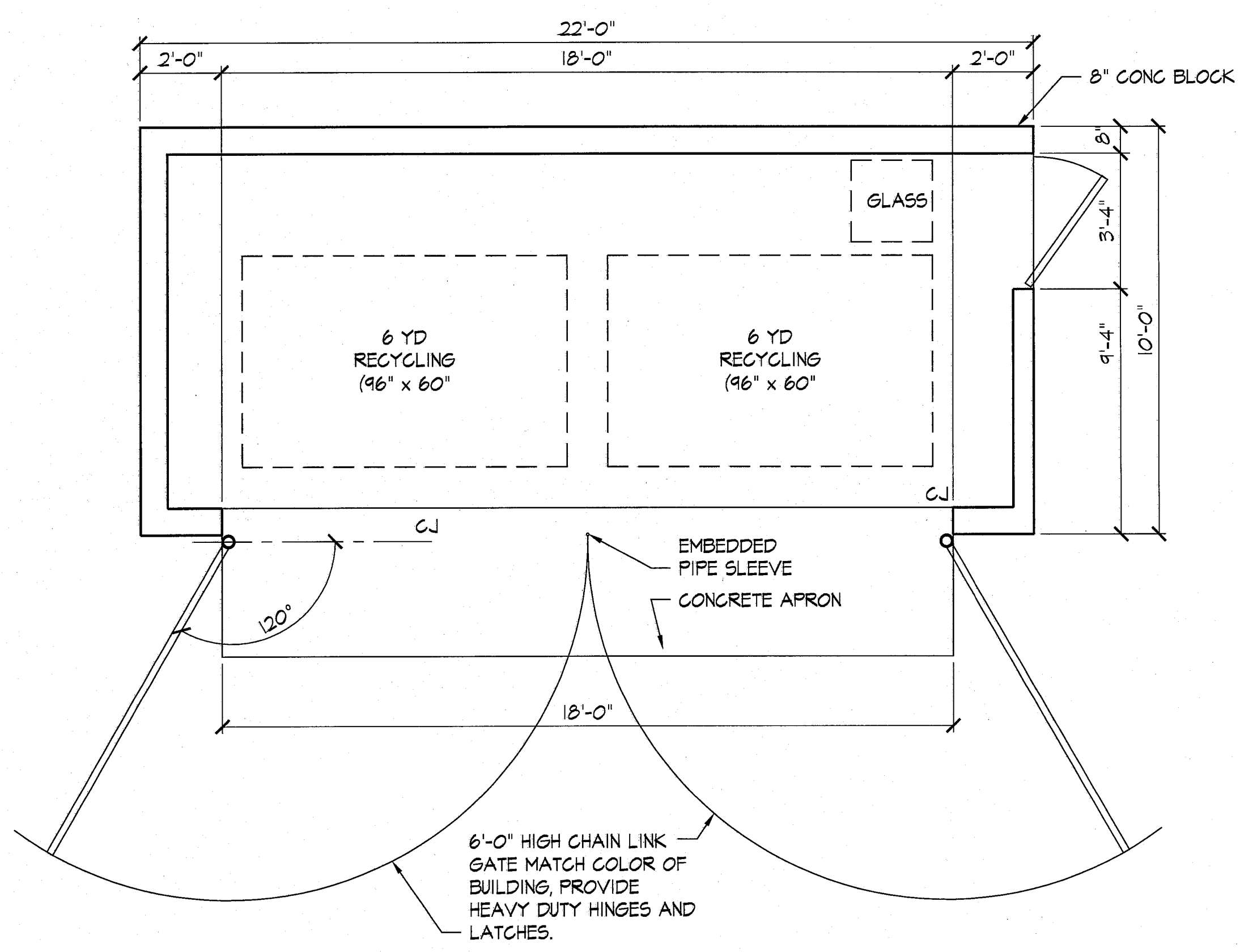
4 TRASH ENCLOSURE - SOUTH ELEVATION
 SCALE 3/8" = 1'-0"



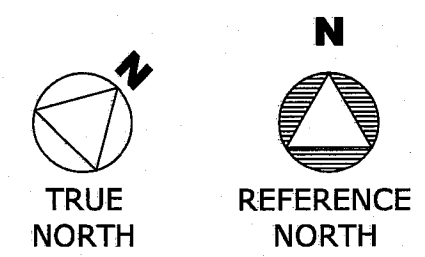
3 TRASH ENCLOSURE - WEST ELEVATION
 SCALE 3/8" = 1'-0"



2 TRASH ENCLOSURE - NORTH ELEVATION
 SCALE 3/8" = 1'-0"



1 TRASH ENCLOSURE PLAN
 SCALE 3/8" = 1'-0"



07/08/15 - 2:49pm - Rusty - F:\My Documents\Architecture\2015-04-01 Wilsonville Storage\A2.4 backup 7-8.dwg



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 13741 KNAUS ROAD LAKE OSWEGO, OREGON 97034
 T (503) 539 8802 | F (503) 697 1985 | e raph@tahranch.com

WILSONVILLE STORAGE
 WILSONVILLE, OREGON

| | | |
|------------|--------------|----------------|
| CHECKED BY | RALPH TAHRAN | |
| DRAWN BY | RCM | |
| NO | DATE | ISSUE/REVISION |
| 1 | 04.03.15 | PRELIMINARY |

PROJ NO.
2015-1

03-31-15
 SHEET CONTENTS
 SIGNAGE
 SOUTH & WEST
 ELEVATIONS

SHEET NUMBER

A4.1



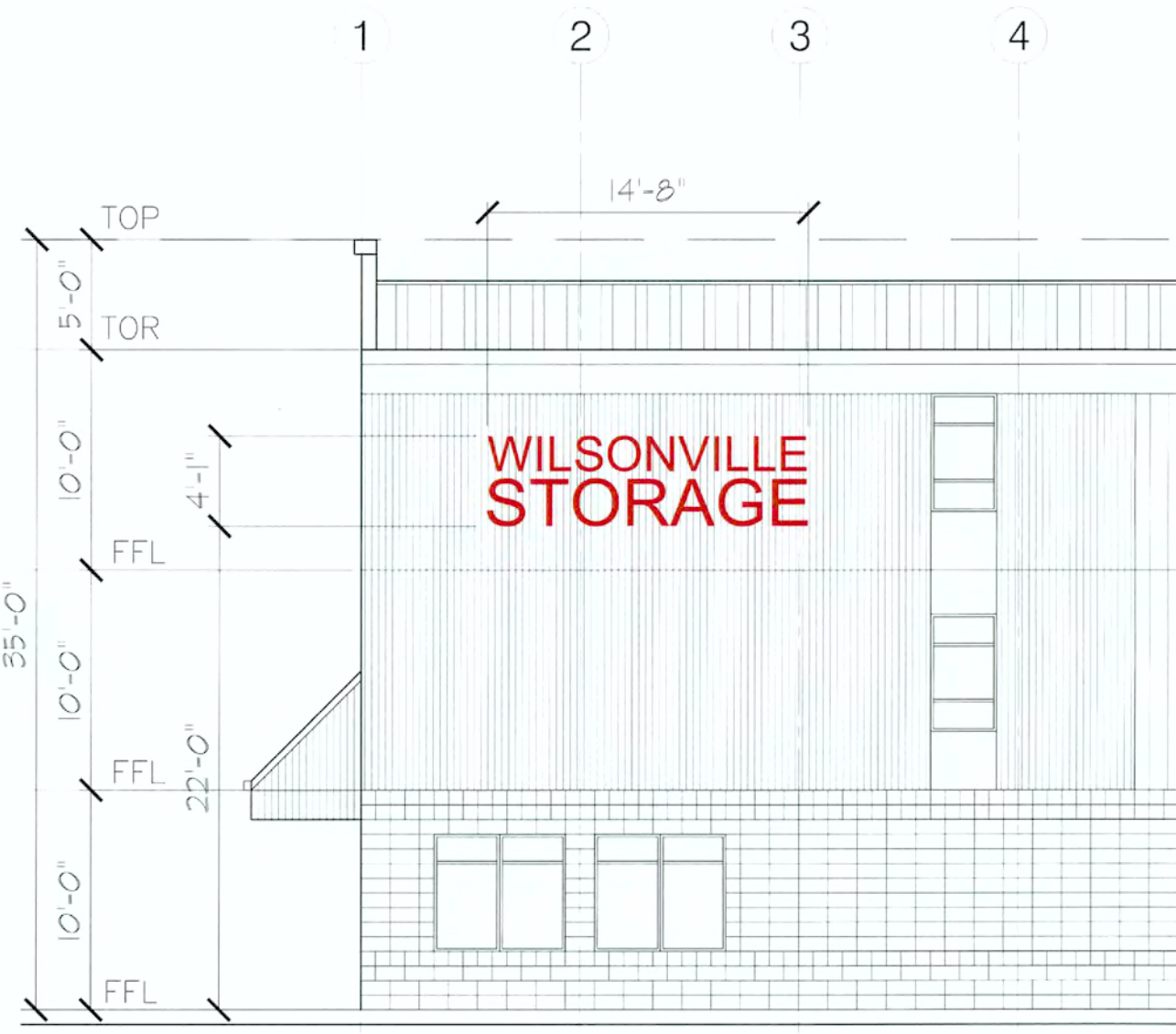
3 SIGNAGE DETAIL - SOUTH ELEVATION
 SCALE 1/4" = 1'-0"



4 SIGNAGE DETAIL - WEST ELEVATION
 SCALE 1/4" = 1'-0"



1 SIGNAGE - SOUTH ELEVATION
 SCALE 1/4" = 1'-0"

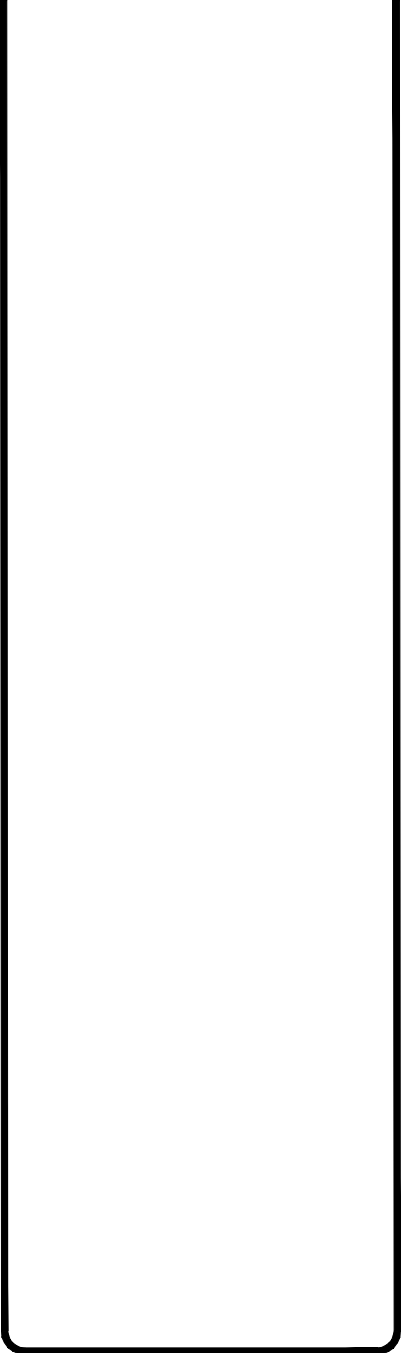
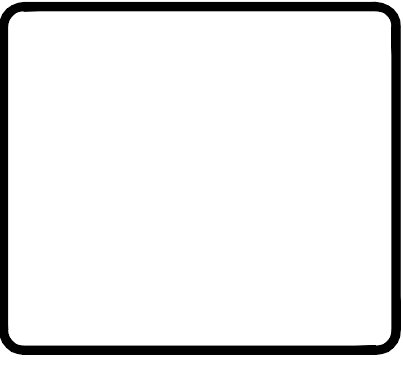
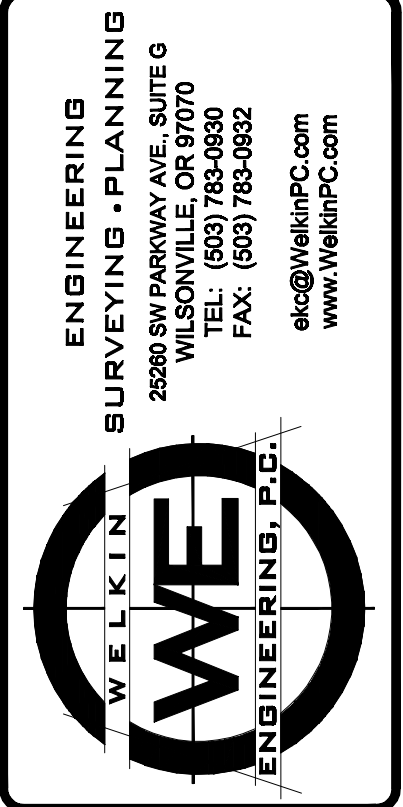
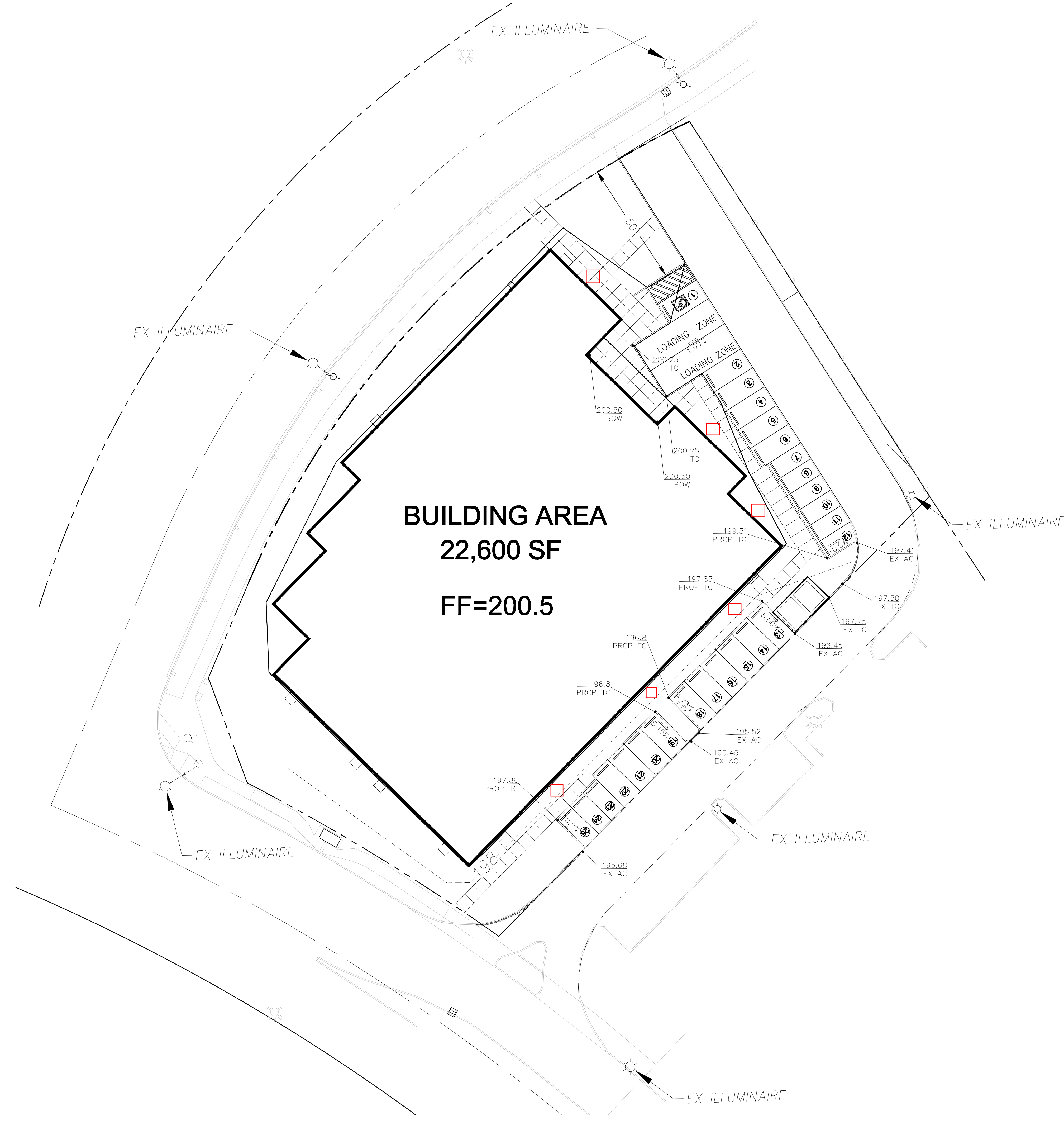


2 SIGNAGE - WEST ELEVATION
 SCALE 1/4" = 1'-0"

DATE: 06-14-15

06/14/15 - 7:41am - Rusty - F:\My Documents\Architecture\2015-04-01 Wilsonville Storage\A3.1-A3.2 BW 4-20.dwg

DATE PLOTTED: Apr 22, 2015 - 3:28pm
PROJECT: WILSONVILLE SELF STORAGE - 500.01 - Wilsonville Self Storage - 500.01 - Project - 500.01 - 500.01 - 500.01 - 500.01



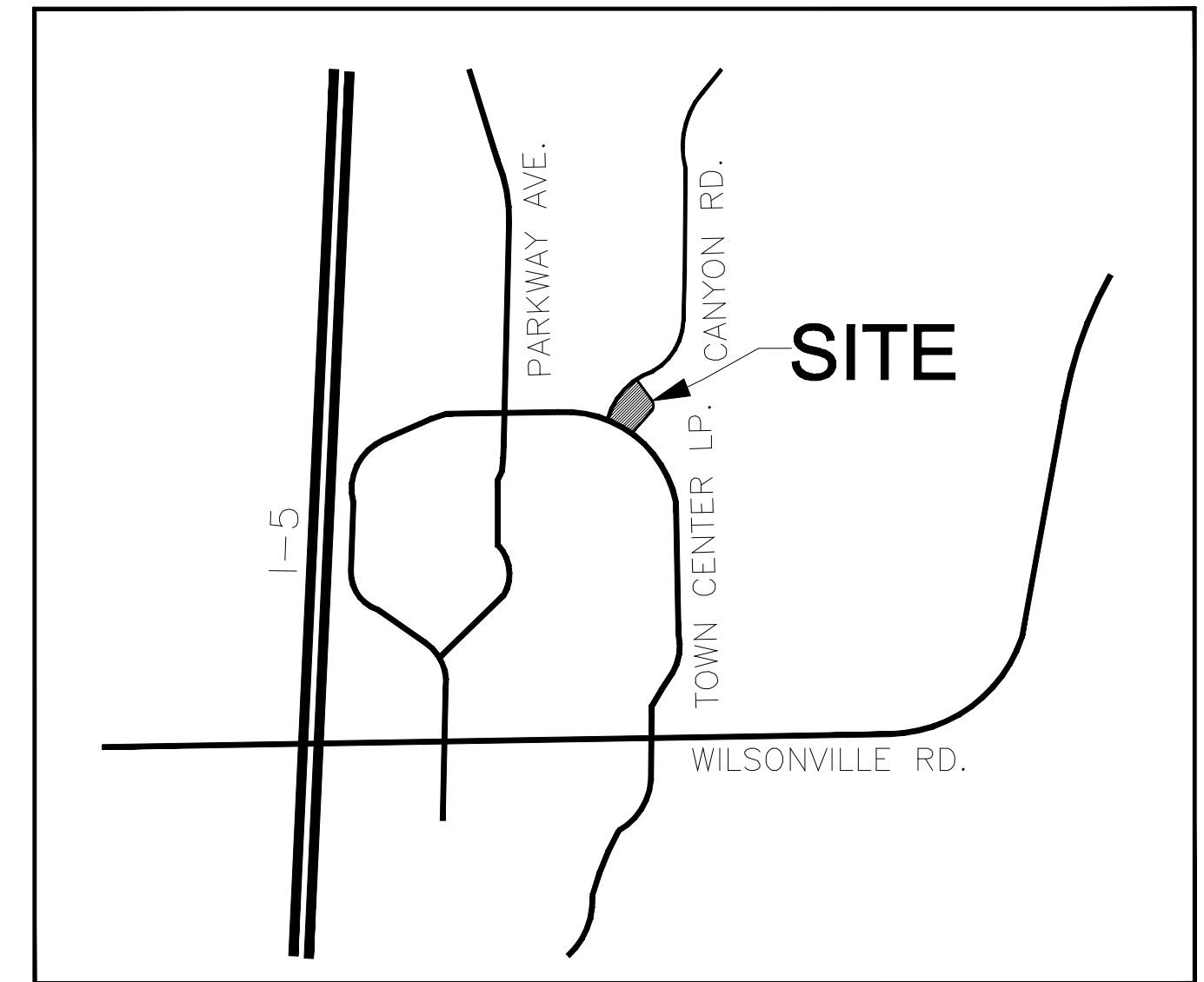
SITE PLAN

WILSONVILLE SELF STORAGE
CITY OF WILSONVILLE

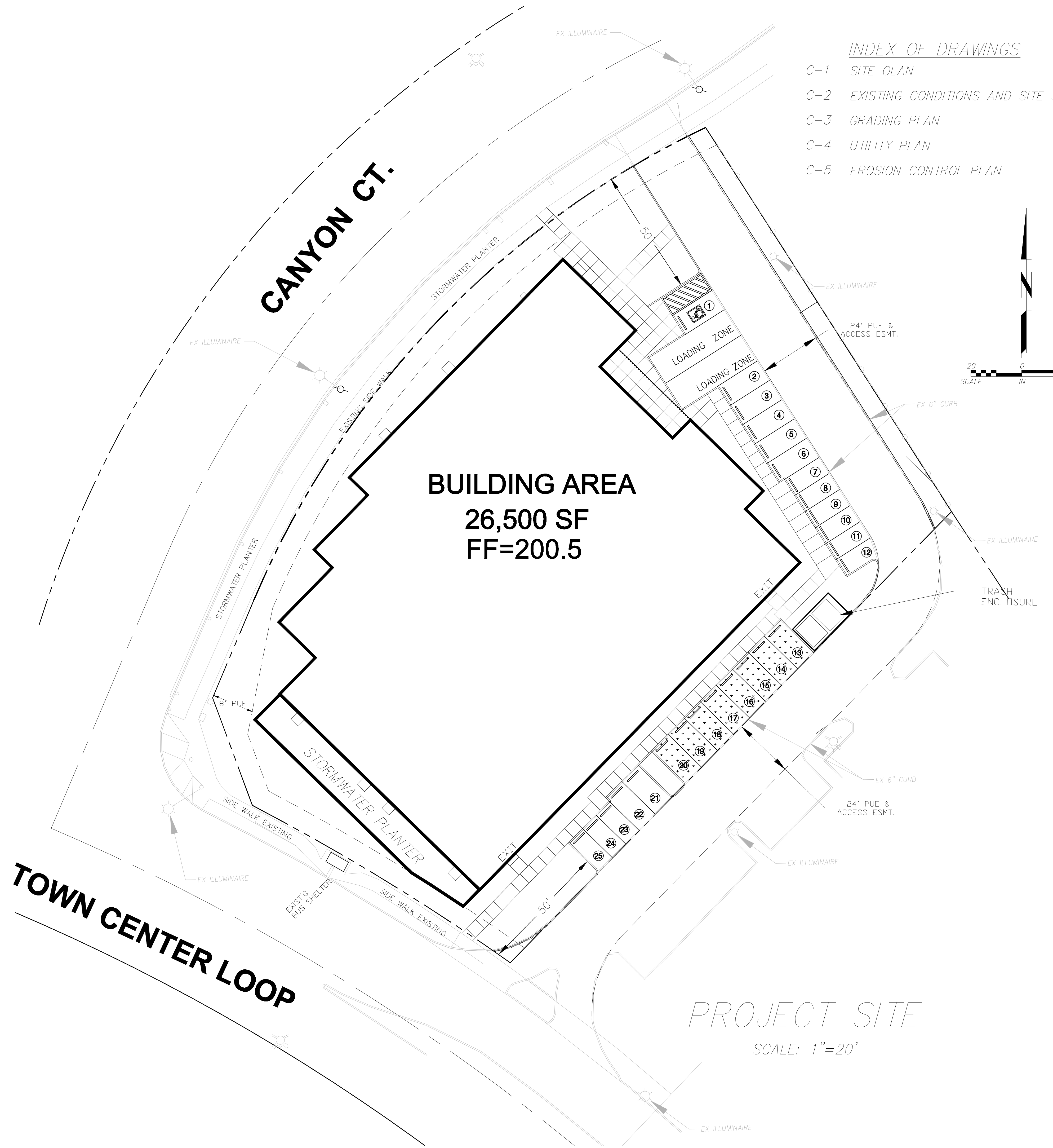
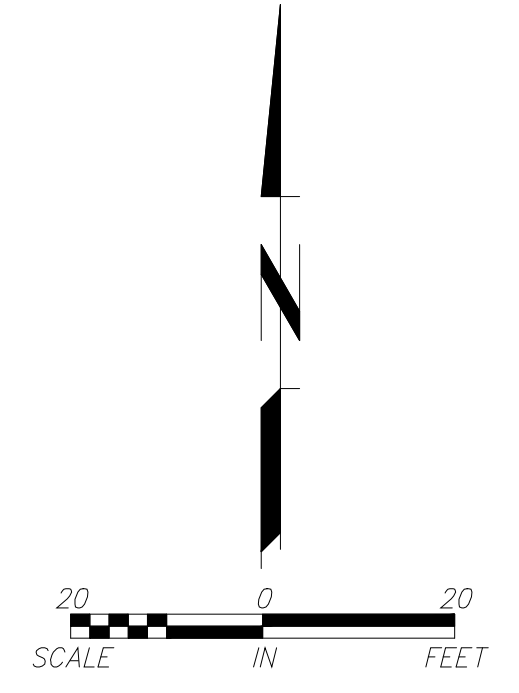
| | |
|--------------|------------|
| DESIGNED BY: | EKC |
| DRAWN BY: | |
| CHECKED BY: | |
| DATE: | 4/2/15 |
| SCALE: | 1"=20' |
| | HORIZONTAL |
| | VERTICAL |
| PROJECT NO: | 15-500.01 |
| SHEET | C-1 |

INDEX OF DRAWINGS

- C-1 SITE PLAN
- C-2 EXISTING CONDITIONS AND SITE SURVEY PLAN
- C-3 GRADING PLAN
- C-4 UTILITY PLAN
- C-5 EROSION CONTROL PLAN



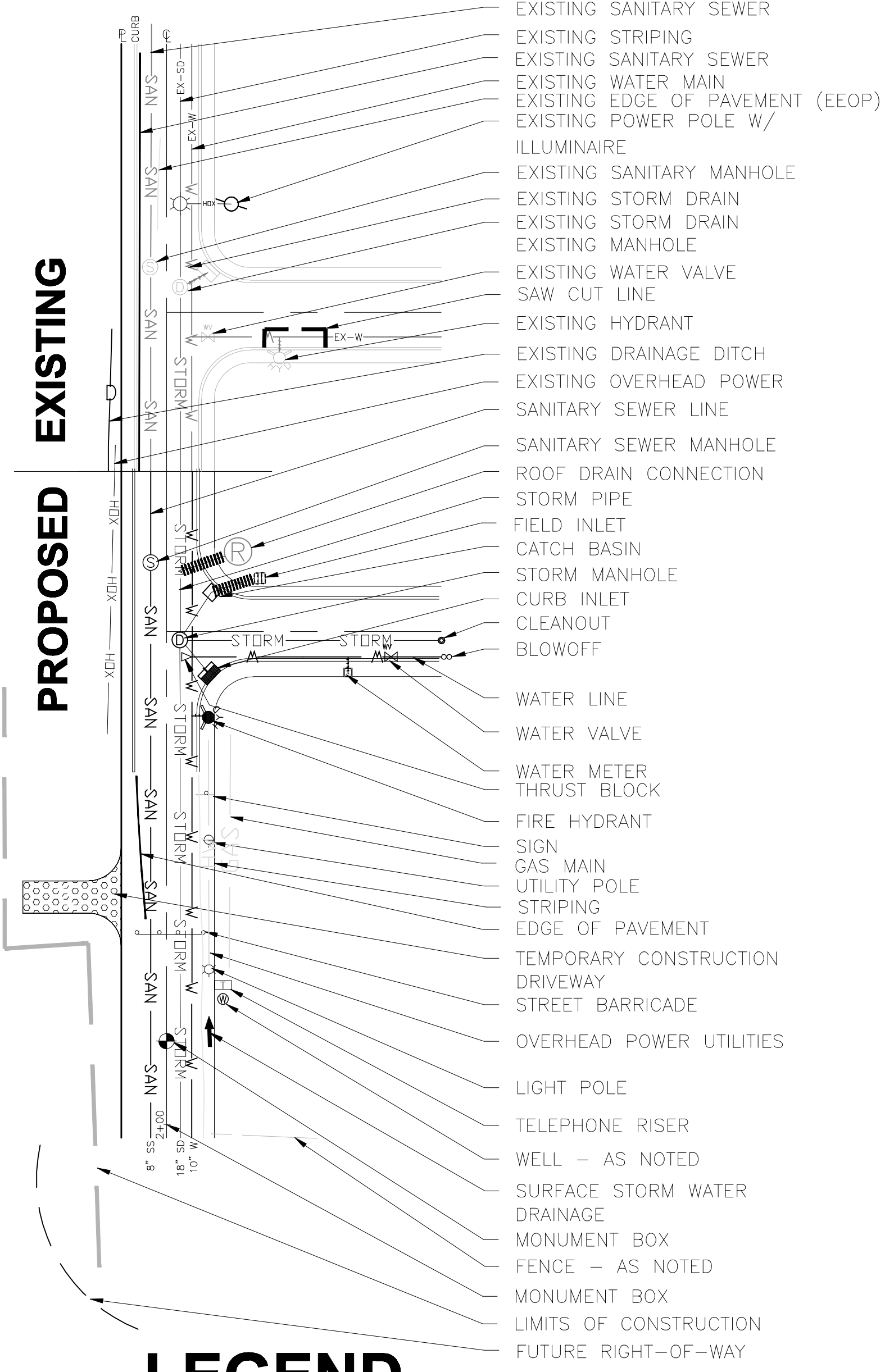
VICINITY MAP
N.T.S.



PROJECT SITE

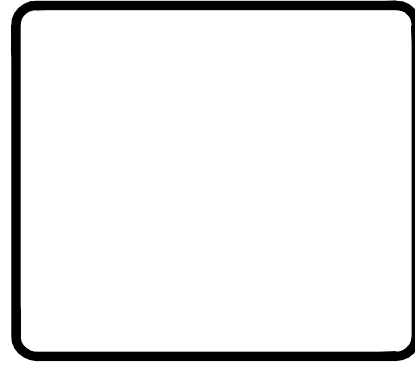
SCALE: 1"=20'

| | | | |
|------|-------------------------|----|-------------------------|
| PVMT | PAVEMENT | TC | TOP OF CURB |
| TC | TOP OF CURB | AC | TOP OF PAVEMENT SURFACE |
| AC | TOP OF PAVEMENT SURFACE | TW | TOP OF WALL |
| ROW | EXISTING RIGHT-OF-WAY | TB | TOP OF BANK |
| CL | CENTERLINE | | |



LEGEND

| NO. | DATE | REVISION |
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ENGINEERING PLANNING SURVEYING
 2000 PARKWAY AVE. SUITE G
 WILSONVILLE, OR 97170
 TEL: (503) 788-9222
 FAX: (503) 788-9222
 www.wilcofpc.com

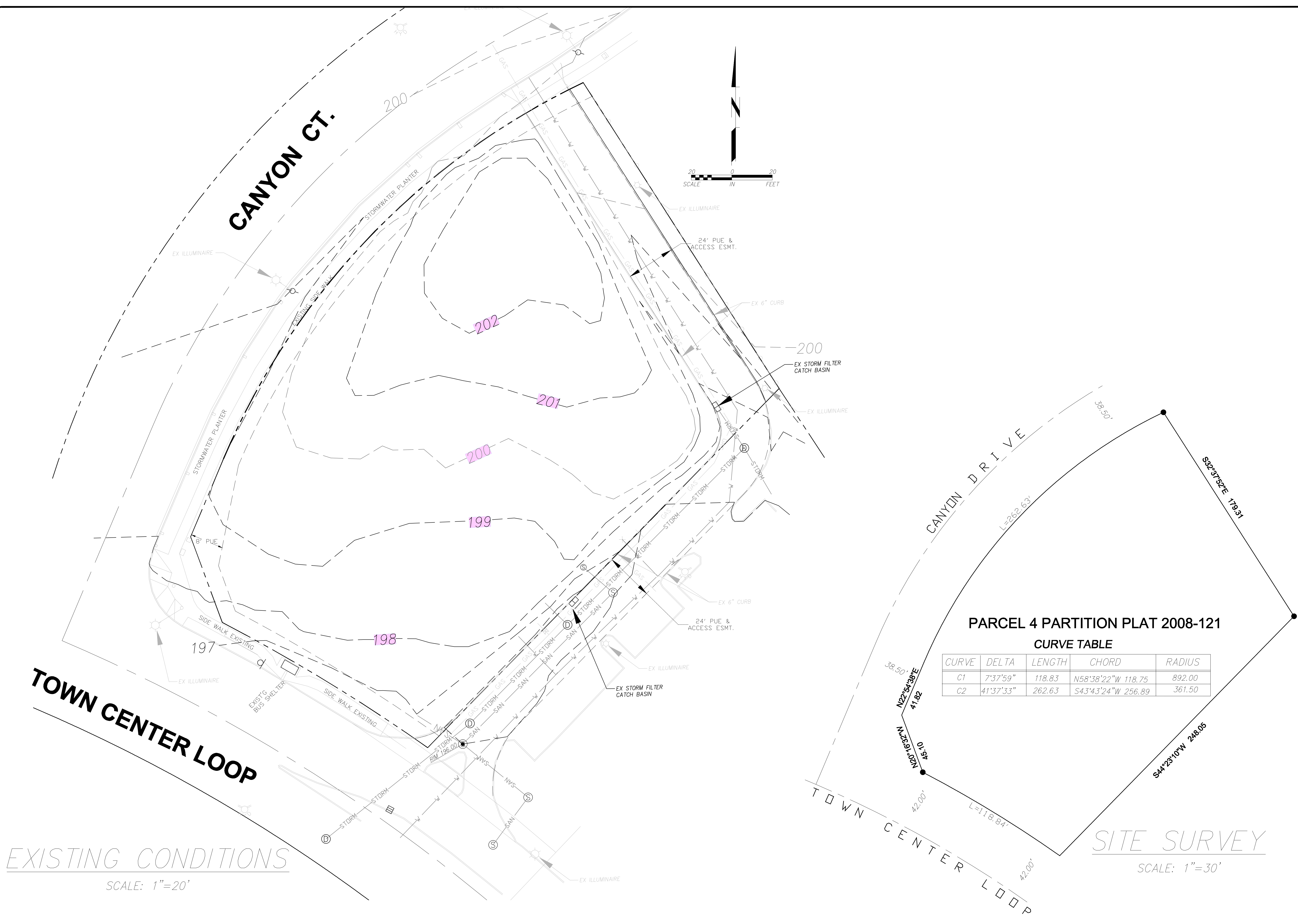
SITE PLAN

WILSONVILLE STORAGE BUILDING
 WILSONVILLE

| | |
|--------------|------------------------------------|
| DESIGNED BY: | EKC |
| DRAWN BY: | |
| CHECKED BY: | |
| DATE: | 4/23/15 |
| SCALE: | 20 HORIZONTAL NA VERTICAL |
| PROJECT NO: | 15-500.01 |
| SHEET | C-1 |

DATE PLOTTED: Aug 24, 2015 - 10:18am
 USER: dra@wilcofpc.com
 PROJECT: 15-500.01 Wilsonville Self Storage (Wilsonville) BASE.cdwg

DATE PLOTTED: Aug. 24, 2015 - 10:20am
 WPC: D:\Projects\15-500.01 Wilsonville Self Storage\Layout\BASE.dwg

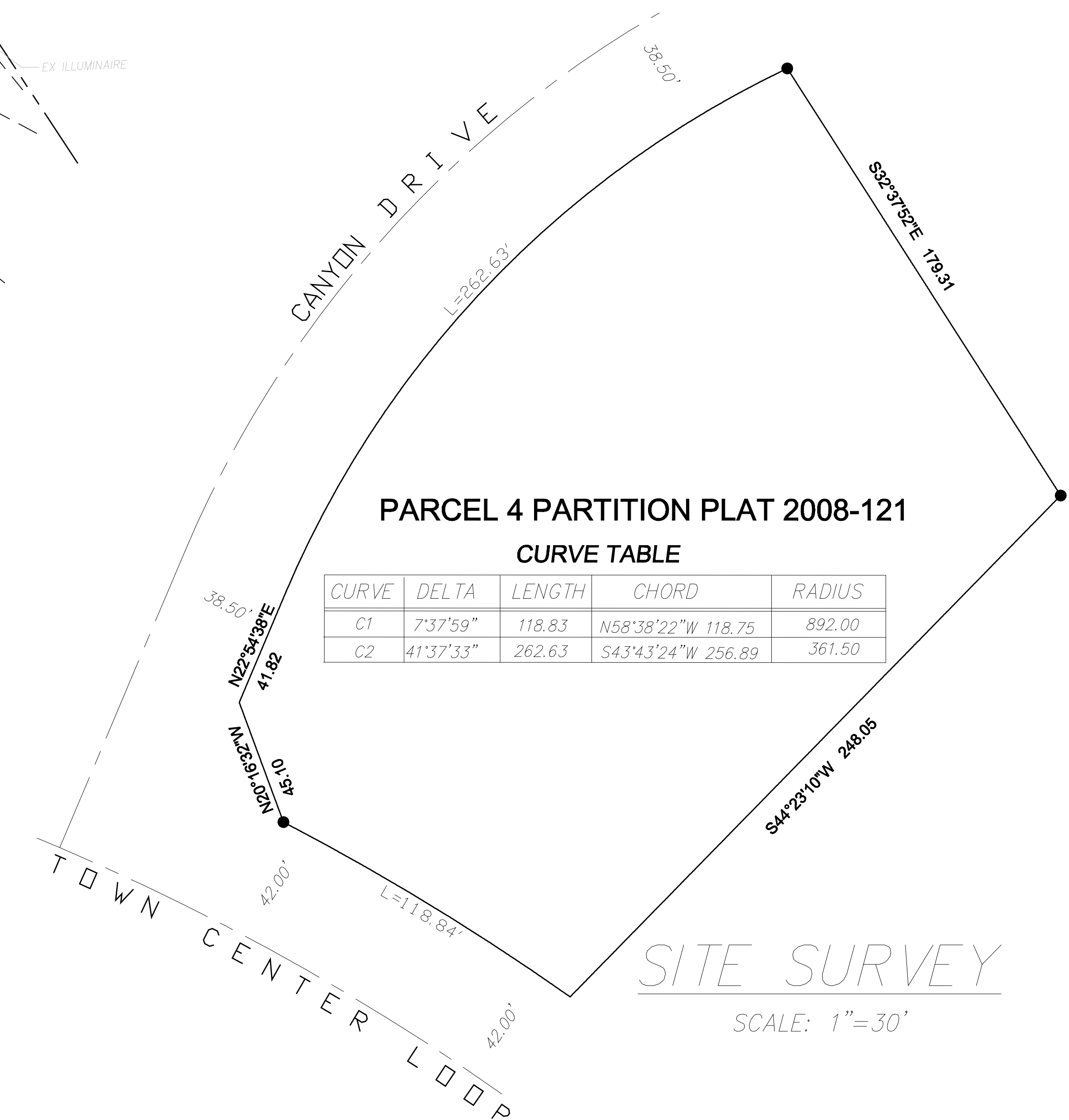


EXISTING CONDITIONS
 SCALE: 1"=20'

PARCEL 4 PARTITION PLAT 2008-121

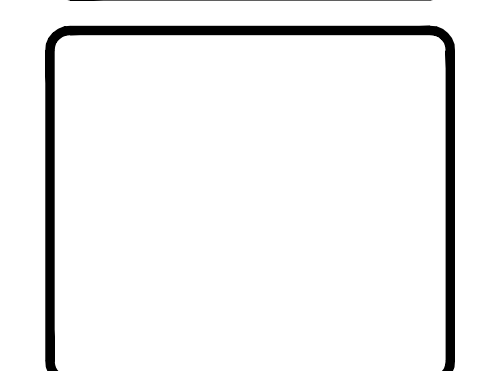
CURVE TABLE

| CURVE | DELTA | LENGTH | CHORD | RADIUS |
|-------|-----------|--------|--------------------|--------|
| C1 | 7°37'59" | 118.83 | N58°38'22"W 118.75 | 892.00 |
| C2 | 41°37'33" | 262.63 | S43°43'24"W 256.89 | 361.50 |



SITE SURVEY
 SCALE: 1"=30'

| NO. | DATE | REVISION |
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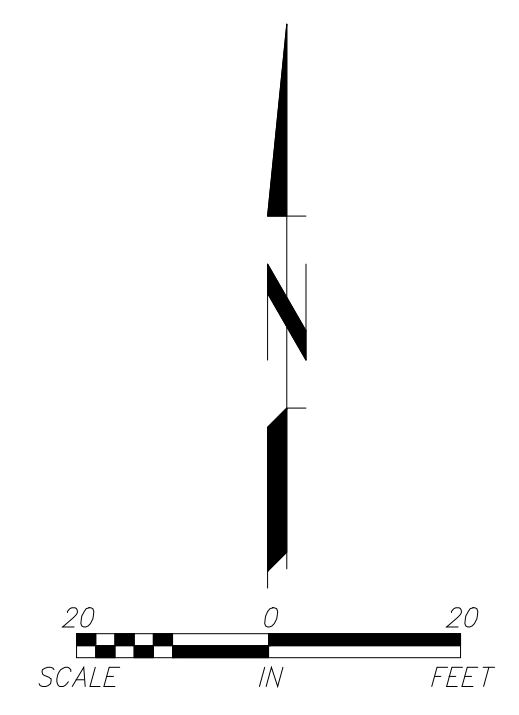
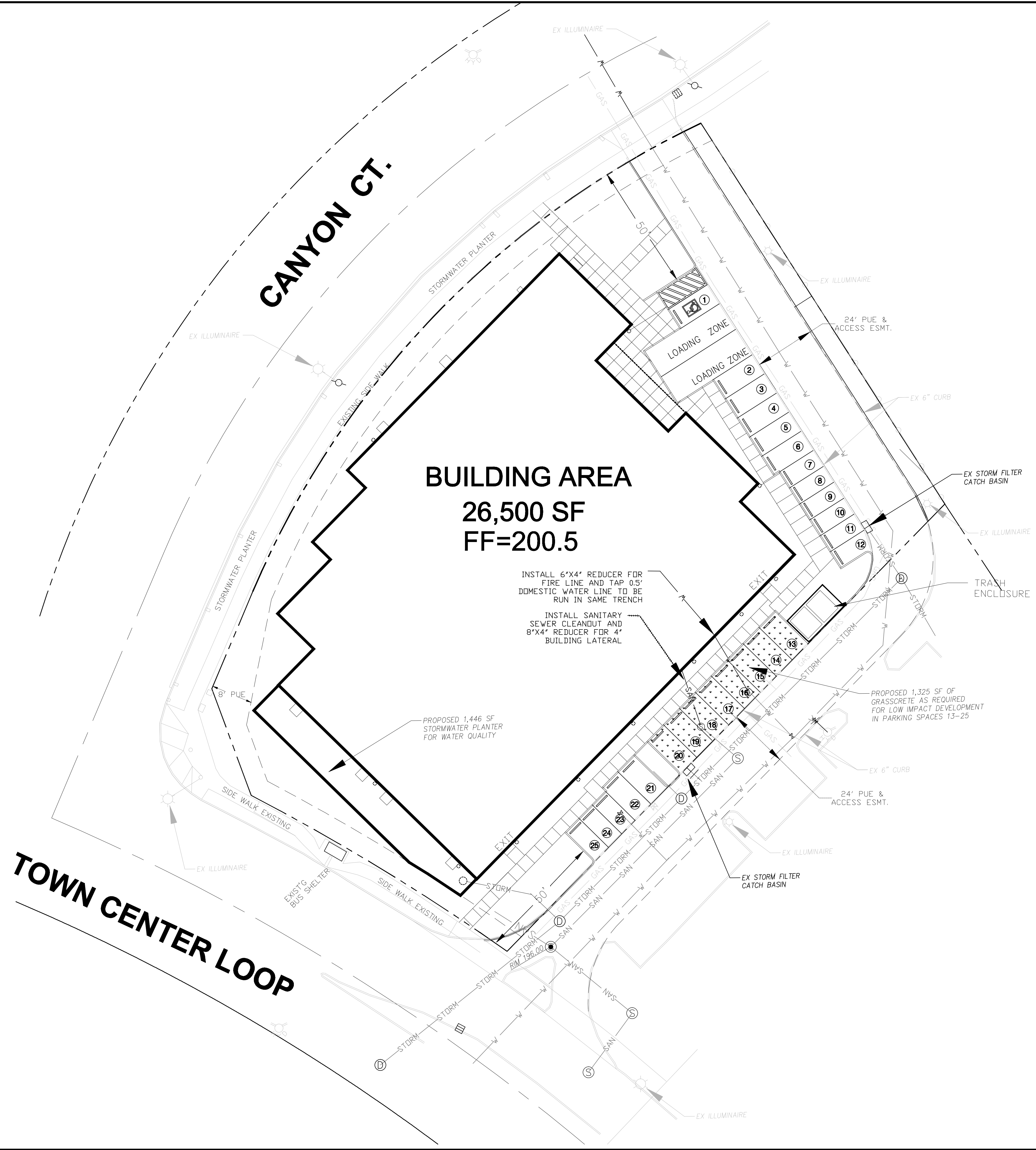


ENGINEERING PLANNING SURVEYING
 WILSONVILLE, OREGON
 2000 SW PARKWAY AVE. SUITE G
 WILSONVILLE, OR 97170
 TEL: (503) 788-9832
 FAX: (503) 788-9832
 www.wilburpc.com

EXISTING CONDITIONS PLAN

WILSONVILLE STORAGE BUILDING
 WILSONVILLE

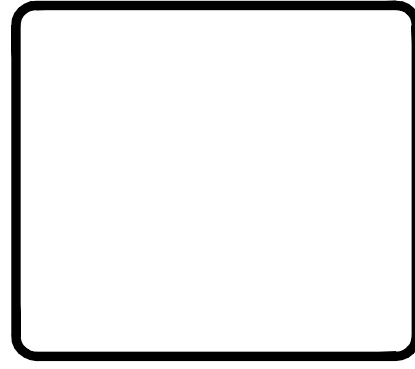
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|--------------|------------|
| DESIGNED BY: | EKC |
| DRAWN BY: | |
| CHECKED BY: | |
| DATE: | 4/26/15 |
| SCALE: | 20 |
| | HORIZONTAL |
| | NA |
| | VERTICAL |
| PROJECT NO: | 15-500.01 |
| SHEET | C-2 |



STORMWATER NOTES

- EXISTING CONTACT STORM FILTER CATCH BASINS ARE ADEQUATELY SIZED TO BE USED FOR TREATING THE PROJECT STORMWATER FROM THE DRIVEWAY AND PARKING AREAS.
- DOWNSPOUTS ARE TO BE COLLECTED FOR TREATMENT IN THE 1,426 SF STORMWATER PLANTER INFILTRATION FACILITY FACING TOWN CENTER LOOP.
- THE PROJECT IS REQUIRED TO INSTALL 5% OF THE IMPERVIOUS SITE IN LOW IMPACT DEVELOPMENT MITIGATION. THIS EQUATES TO THE AREA EQUIVALENT TO 8 - 9' X 18.5' STANDARD PARKING SPACES.

| NO. | DATE | REVISION |
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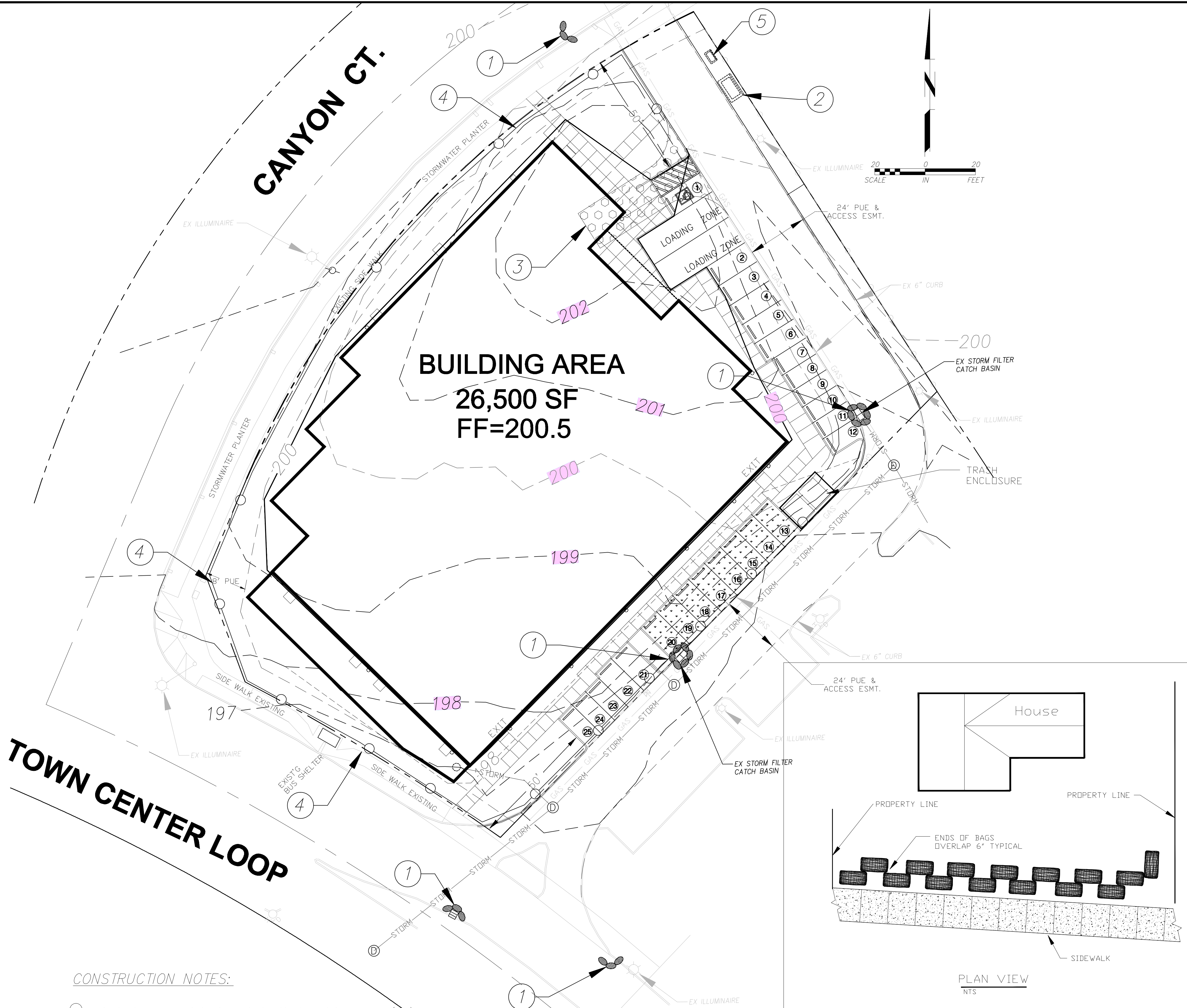
ENGINEERING PLANNING SURVEYING
 2800 SW PARKWAY AVE. SUITE G
 WILSONVILLE, OR 97170
 TEL: (503) 788-9832
 FAX: (503) 788-9832
 www.WilburPC.com

SITE UTILITY PLAN

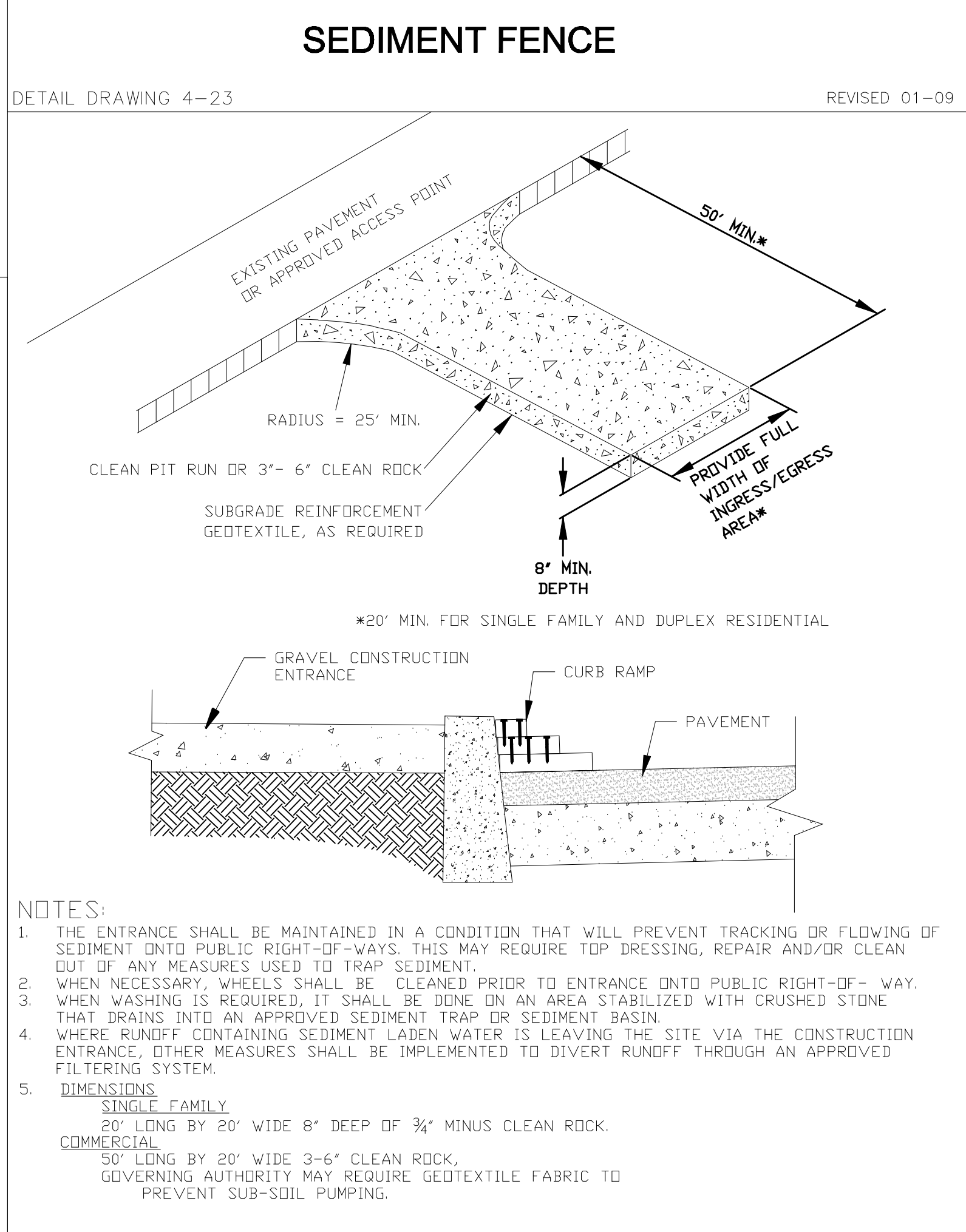
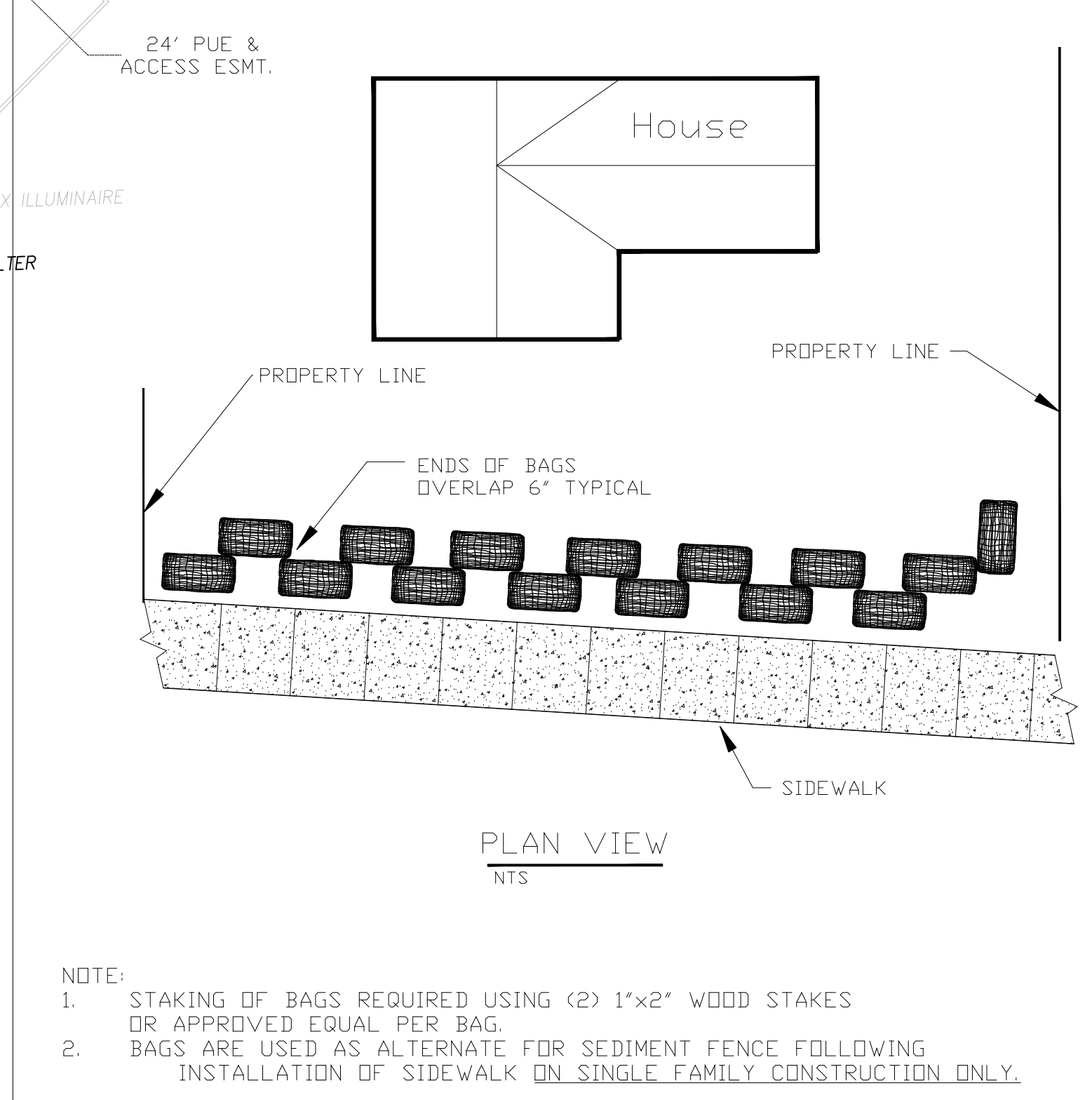
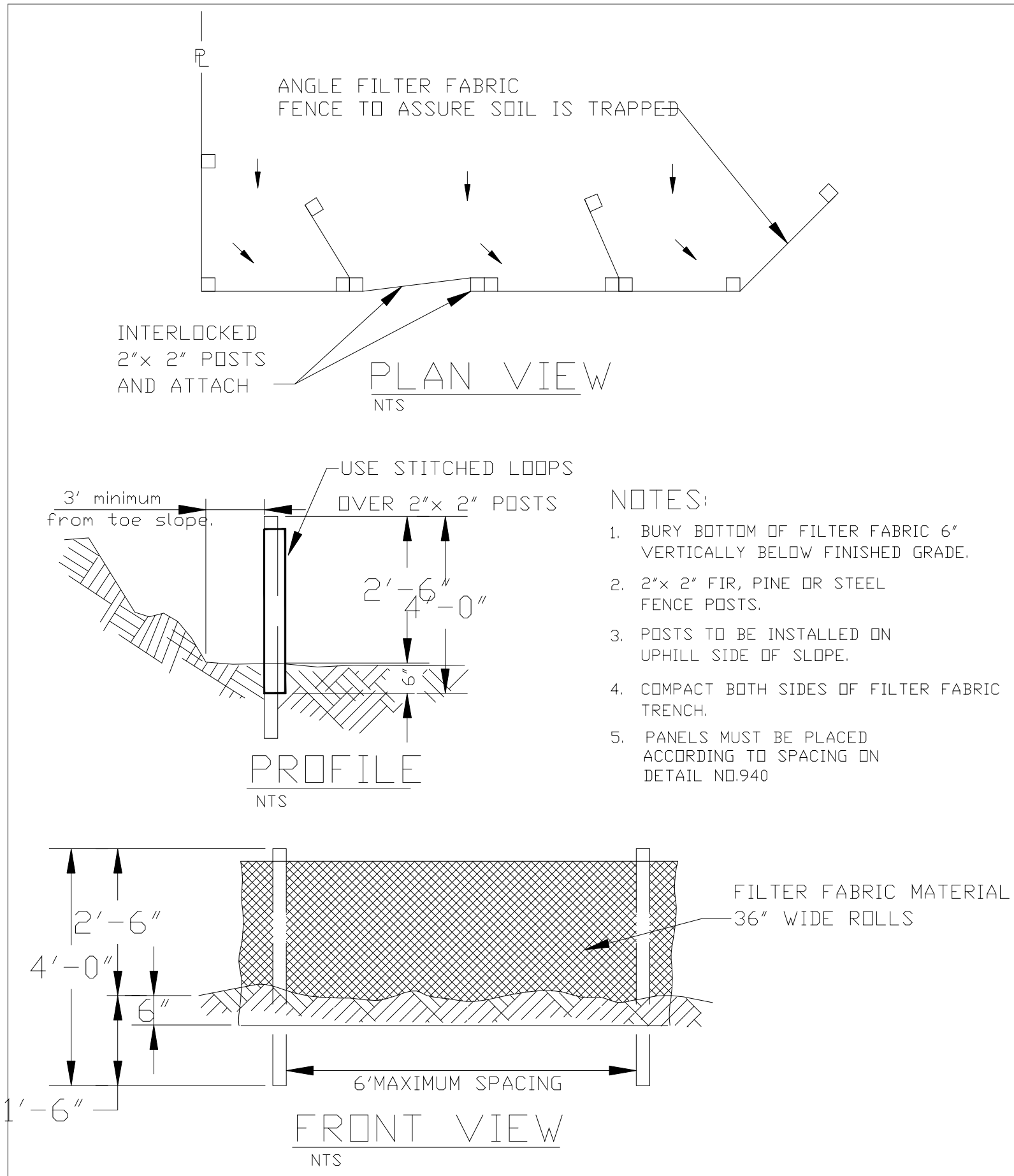
WILSONVILLE STORAGE BUILDING
 WILSONVILLE

| | |
|--------------|------------------------------------|
| DESIGNED BY: | EKC |
| DRAWN BY: | |
| CHECKED BY: | |
| DATE: | 4/26/15 |
| SCALE: | 20 HORIZONTAL NA VERTICAL |
| PROJECT NO.: | 15-500.01 |
| SHEET | C-4 |

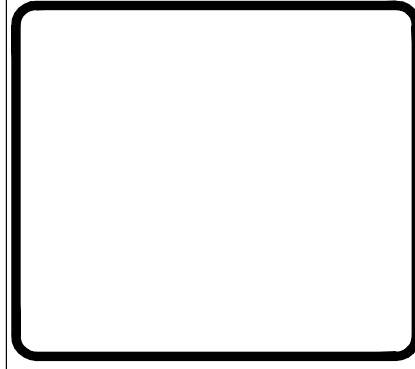
DATE PLOTTED: Aug 24, 2015 - 10:23am
 USER: graham@wilburpc.com
 PROJECT: 15-500.01 Wilsonville Self Storage (Urban) BASE.cad



- CONSTRUCTION NOTES:**
- ① INSTALL INLET PROTECTION AROUND EX. AREA DRAIN CATCH BASINS & GUTTERS (TYP.)
 - ② STAGING, EQUIPMENT MAINTENANCE, FUELING, PORTA-POTTY AREA.
 - ③ CONSTRUCT GRAVEL CONSTRUCTION ENTRANCE. SEE DETAIL 4-5.
 - ④ INSTALL SEDIMENT FENCING PER DETAIL 4-23
 - ⑤ INSTALL 3'x6'x1.5' DEEP CONCRETE TRUCK WASHOUT PIT. ENSURE CONTENTS REMAIN CONTAINED AND DO NOT ENTER STORMWATER SYSTEM.



| NO. | DATE | REVISION |
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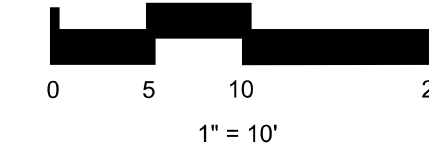
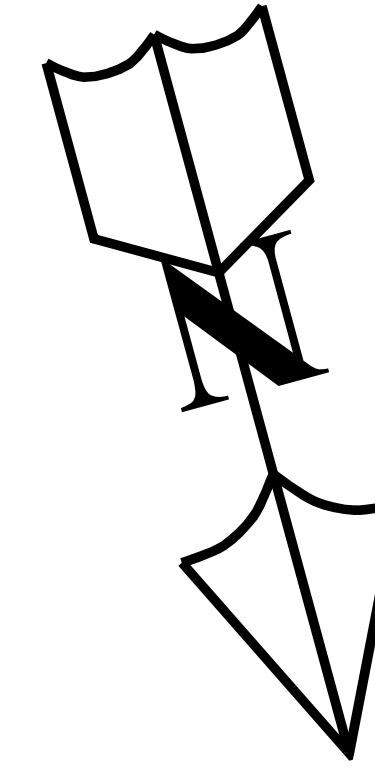
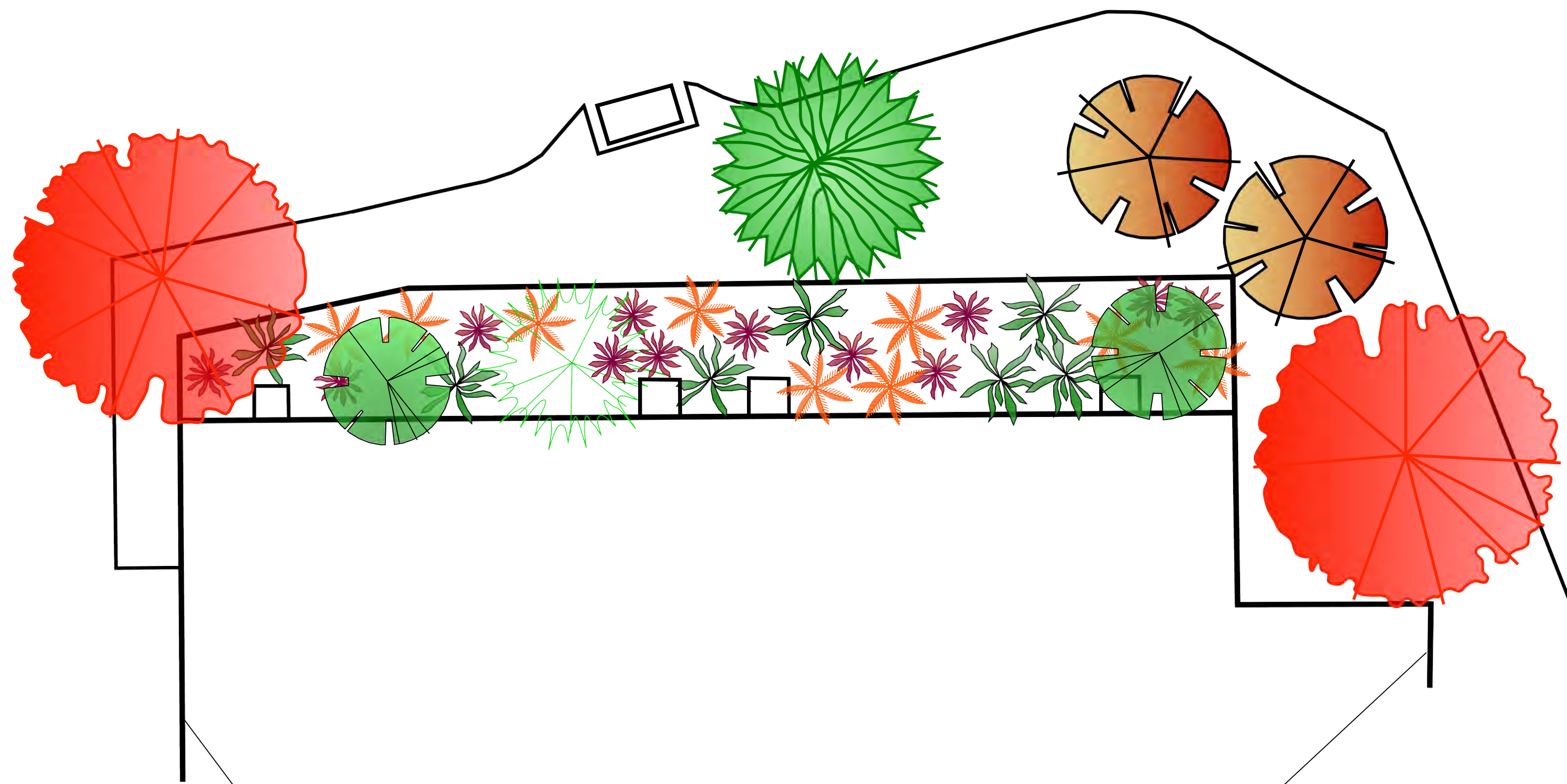
EROSION CONTROL PLAN

WILSONVILLE STORAGE BUILDING

WILSONVILLE

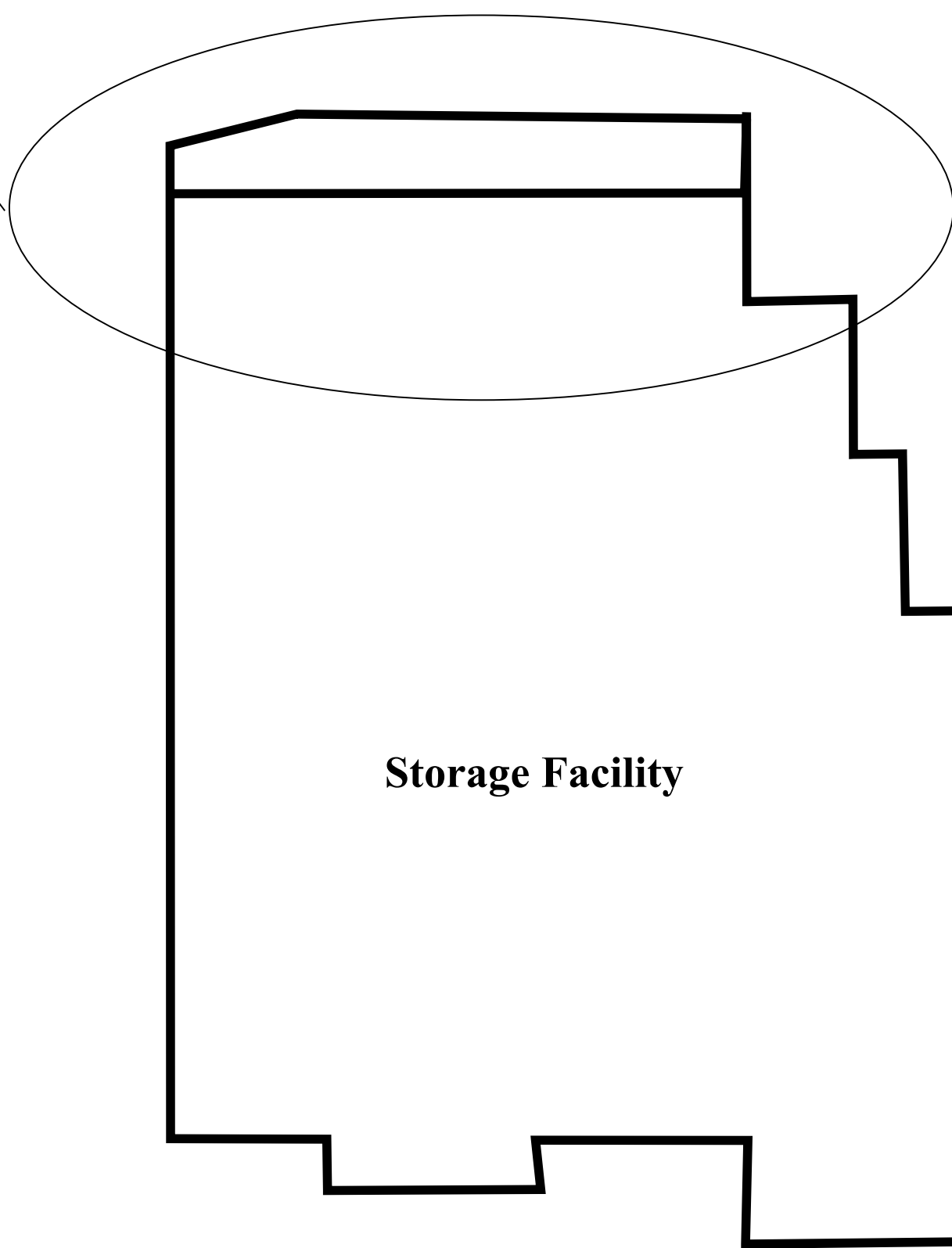
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|--------------|-------------------------------------|
| DESIGNED BY: | EKC |
| DRAWN BY: | |
| CHECKED BY: | |
| DATE: | 4/26/15 |
| SCALE: | 20' HORIZONTAL NA VERTICAL |
| PROJECT NO.: | 15-500.01 |
| SHEET | C-5 |

DATE PLOTTED: Aug 24, 2015 - 10:24am
USER: drahan@we.com
PROJECT: 15-500.01 Wilsonville Self Storage (Arch) BASE.dwg



Water Quality Plant Legend

| QTY | BOTANICAL | COMMON | SIZE |
|-----|-----------------------------------|-----------------------|----------|
| 9 | <i>Carex testacea</i> | New Zealand Sedge | 1 Gallon |
| 12 | <i>Juncus ensifolius</i> | Dagger-Leaf Rush | 1 Gallon |
| 7 | <i>Scirpus microcarpus</i> | Small-Fruited Bulrush | 1 Gallon |
| 2 | <i>Physocarpus capitatus</i> | Pacific Ninebark | 1 Gallon |
| 1 | <i>Salix lucida sp. laciandra</i> | Pacific Willow Tree | 1 Gallon |



| | | | | | | |
|--------------------|------------------|------------------|-----------------|-------------------|--------------------|------------------|
| REVISIONS: None | DATE: 8/23/15 | JOB NUMBER: 1 | DRAWN BY: JW | CHECKED BY: JW | SCALE: 1" = 10' | SHEET: 2 of 2 |
|--------------------|------------------|------------------|-----------------|-------------------|--------------------|------------------|

PROJECT:
Wilsonville Storage

SHEET DESCRIPTION:
Water Quality Planter
L-2

Whitewater Systems
8316 N. Lombard, #308
Portland, OR

Plant Legend

| QTY | BOTANICAL | COMMON | SIZE |
|--------------|------------------------------------|-------------------------|----------------|
| Trees | | | |
| 5 | <i>Acer rubrum</i> | Sunset Red Maple | 2-2.5" Caliper |
| 6 | <i>Acer rubrum</i> 'Karpick' | Karpick Maple | 2-2.5" Caliper |
| 2 | <i>Cercidiphyllum japonicum</i> | Katsura Tree | 2-2.5" Caliper |
| 10 | <i>Cornus florida</i> 'Rubra' | Flowering Red Dogwood | 5 Gallon |
| 1 | <i>Sambucus nigra</i> 'Black Lace' | Black Lace Elderberry | 5 Gallon |
| 5 | <i>Thuja plicata</i> 'Hogan' | Hogan Western Red Cedar | 2-2.5" Caliper |

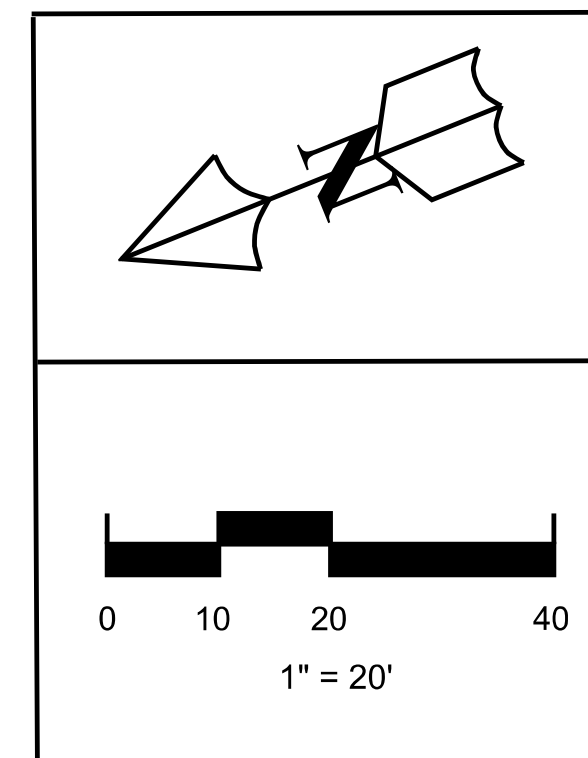
| Shrubs | | | |
|---------------|---|-----------------------|----------|
| 3 | <i>Arbutus unedo</i> | Strawberry Tree | 5 Gallon |
| 6 | <i>Continus cogygria</i> 'Royal Purple' | Purple Smoke Tree | 5 Gallon |
| 12 | <i>Mahonia aquafolium</i> | Oregon Grape | 3 Gallon |
| 13 | <i>Pieris japonica</i> 'Compacta' | Compact Pieris | 3 Gallon |
| 17 | <i>Spirea douglasii</i> | Douglas' Spirea | 1 Gallon |
| 13 | <i>Vaccinium ovatum</i> | Evergreen Huckleberry | 1 Gallon |

| Groundcovers | | | |
|---------------------|--|-----------------------|----------|
| 10 | <i>Cotoneaster dammeri</i> | Bearberry Cotoneaster | 1 Gallon |
| 80 | <i>Festuca glauca</i> 'Elijah Blue' | Blue Fescue Grass | 1 Gallon |
| 45 | <i>Mahonia repens</i> | Creeping Oregon Grape | 1 Gallon |
| 78 | <i>Miscanthus sinensis</i> 'Gracillimus' | Feather Grass | 1 Gallon |
| 39 | <i>Muehlenbeckia complexa</i> | Maidenhair Vine | 1 Gallon |
| 23 | <i>Ophiopogon japonicus</i> 'Nana' | Mondo Grass | 1 Gallon |
| 34 | <i>Vinca minor</i> | Creeping Periwinkle | 1 Gallon |

| Water Quality Plants | | | |
|-----------------------------|--|--|--|
| WQ Planter Detail on L-2 | | | |

NOTES:

- ALL PLANTS AND PLANTINGS CONFORM TO CITY OF WILSONVILLE LANDSCAPE REGULATIONS, SECTION 4.176.
- ALL PLANT MATERIALS ARE PREDOMINATELY NATIVE AND LOW WATER USE VARIETIES, WITH THE REMAINING MODERATE WATER USE CATEGORY SELECTIONS.




| | |
|-----------------------|-------------------------|
| REVISIONS: 8/20/15 | DATE: APRIL 15, 2015 |
| DRAWN BY: JW | JOB NUMBER: 12345 |
| CHECKED BY: GW | SCALE: 1" = 20' |
| SHEET: 1 of 1 | |

PROJECT:
WILSONVILLE STORAGE FACILITY
TOWN CENTER LOOP EAST
WILSONVILLE, OR

SHEET DESCRIPTION:
CONCEPTUAL LANDSCAPE DESIGN

L-1



WHITEWATER SYSTEMS
PORTLAND, OREGON 97203
(971) 302-6974

JAMES WHITE, CID

DEVELOPMENT REVIEW BOARD MEETING

MONDAY, SEPTEMBER 28, 2015

6:30 PM

VIII. Board Member Communications:

**A. Agenda Results of the September 14, 2015 DRB
Panel A meeting**

City of Wilsonville

Development Review Board Panel A Meeting Meeting Results

| | | |
|--|--|----------------------------|
| DATE: SEPTEMBER 14, 2015 | | |
| LOCATION: 29799 SW TOWN CENTER LOOP EAST, WILSONVILLE, OR | | |
| TIME START: 6:30 P.M. | | TIME END: 8:00 P.M. |

ATTENDANCE LOG

| BOARD MEMBERS | STAFF |
|--|------------------|
| Mary Fierros Bower, Chair | Blaise Edmonds |
| Kristin Akervall | Michael Kohlhoff |
| James Frinell | |
| Ronald Heberlein | |
| City Council Liaison: Julie Fitzgerald | |

AGENDA RESULTS

| AGENDA | ACTIONS |
|---|---|
| CITIZENS' INPUT | None. |
| CONSENT AGENDA | |
| A. Approval of minutes of July 13, 2015 DRB Panel A meeting | A. Unanimously approved as presented. |
| PUBLIC HEARING | |
| <p>A. Resolution No. 312. Republic Services CNG Fueling Station: Mr. Eric Anderson, Republic Services – Applicant. The applicant is requesting approval of a Stage I Preliminary Plan Revision, Stage II Final Plan, Site Design Review and Type 'C' Tree Removal Plan for the Republic Services property located at 10295 SW Ridder Road, to develop a compressed natural gas (CNG) fueling station. The site is located on Tax Lot 1400 Section 2C, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Washington County, Oregon. Staff: Blaise Edmonds</p> <p>Case Files: DB15-0051 Revised Stage I Preliminary Plan DB15-0052 Revised Stage II Final Plan, Phase 2 DB15-0053 Site Design Review, Phase 2 DB15-0057 Type 'C' Tree Plan</p> | A. Unanimously approved as presented with the addition of Exhibit A3. |
| BOARD MEMBER COMUNICATIONS | |
| <p>A. Results of the July 27, 2015 DRB Panel B meeting B. Results of the August 24, 2015 DRB Panel B meeting C. Discussion topic: Paperless staff reports, exhibits and application notebook materials</p> | C. Board offered comments and suggestions regarding electronic materials. |
| STAFF COMMUNICATIONS | |