

DEVELOPMENT REVIEW BOARD MEETING

MONDAY, JULY 25, 2022

6:30 PM

Public Hearing:

2. **Resolution No. 404 Wilsonville Industrial Yard: AAI Engineering – Applicant's Representative for Davidsons Boones Ferry Industrial LLC – Owner/Applicant.** The applicant is requesting approval of a Zone Map Amendment from Future Development Agricultural-Holding (FDA-H) to Planned Development Industrial (PDI) for 0.55 acre (Tax Lot 800), and adopting findings and conditions approving a Stage 1 Master Plan, Stage 2 Final Plan, and Site Design Review for a 54,664-square-foot industrial yard. The subject site is located at 28505 and 28635 SW Boones Ferry Road on Tax Lots 800 and 900, Section 14A, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon. Staff: Cindy Luxhoj, AICP, Associate Planner

Case Files:

DB22-0001 Wilsonville Industrial Yard

- Zone Map Amendment (ZONE22-0001)
- Stage 1 Master Plan (STG122-0001)
- Stage 2 Final Plan (STG222-0001)
- Site Design Review (SDR22-0001)

**DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 404**

A RESOLUTION ADOPTING FINDINGS RECOMMENDING APPROVAL TO CITY COUNCIL OF A ZONE MAP AMENDMENT FROM FUTURE DEVELOPMENT AGRICULTURAL-HOLDING (FDA-H) TO PLANNED DEVELOPMENT INDUSTRIAL (PDI) FOR 0.55 ACRE (TAX LOT 800), AND ADOPTING FINDINGS AND CONDITIONS APPROVING A STAGE I MASTER PLAN, STAGE II FINAL PLAN, AND SITE DESIGN REVIEW FOR A 54,664-SQUARE-FOOT INDUSTRIAL YARD. THE SUBJECT SITE IS LOCATED AT 28505 AND 28635 SW BOONES FERRY ROAD ON TAX LOTS 800 AND 900, SECTION 14A, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON. BETH ZAUNER, AAI ENGINEERING – REPRESENTATIVE FOR DAVIDSON'S BOONES FERRY INDUSTRIAL LLC – 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 the staff report on the above-captioned subject dated July 18, 2022, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel B at a scheduled meeting conducted on July 25, 2022, at which time exhibits, together with findings and public testimony were entered into the public record, and

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

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

NOW, THEREFORE, BE IT RESOLVED that the Development Review Board of the City of Wilsonville does hereby adopt the staff report dated July 18, 2022, attached hereto as Exhibit A1, with findings and recommendations contained therein, and authorizes the Planning Director to issue permits consistent with said recommendations, subject to City Council approval of the Zone Map Amendment Request (Case File No. ZONE22-0001) for:

DB22-0001: Stage 1 Preliminary Plan (STG122-0001), Stage 2 Final Plan (STG222-0001), and Site Design Review (SDR22-0001).

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 25th day of July, 2022, 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)*.

_____,
Nicole Hendrix, Chair - Panel B
Wilsonville Development Review Board

Attest:

Shelley White, Planning Administrative Assistant



Exhibit A1
Staff Report
Wilsonville Planning Division
Wilsonville Industrial Yard

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

Hearing Date:	July 25, 2022
Date of Report:	July 18, 2022
Application Nos.:	DB22-0001 Wilsonville Industrial Yard <ul style="list-style-type: none">- Zone Map Amendment (ZONE22-0001)- Stage 1 Preliminary Plan (STG122-0001)- Stage 2 Final Plan (STG222-0001)- Site Design Review (SDR22-0001)
Request/Summary:	The requests before the Development Review Board include a Zone Map Amendment, Stage 1 Preliminary Plan, Stage 2 Final Plan, and Site Design Review for a 54,664-square-foot industrial yard with an existing house and site improvements.
Location:	28505 and 28635 SW Boones Ferry Road. The property is specifically known as Tax Lots 800 and 900, Section 14A, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon
Owner/Applicant:	Davidsons Boones Ferry Industrial LLC (Contact: William "Gregg" Davidson)
Applicant's Representative:	AAI Engineering (Contact: Beth Zauner)
Comprehensive Plan Designation:	Industrial
Zone Map Classification:	Tax Lot 800: Current: Future Development Agricultural-Holding (FDA-H) Proposed: Planned Development Industrial (PDI) Tax Lot 900: Current: PDI Proposed: No change
Staff Reviewers:	Cindy Luxhoj AICP, Associate Planner Amy Pepper, Development Engineering Manager Kerry Rappold, Natural Resources Program Manager

Staff Recommendation: Recommend approval to City Council of the Zone Map Amendment, and approve with conditions the requested Stage 1 Preliminary Plan, Stage 2 Final Plan, and Site Design Review contingent on City Council approval of the Zone Map Amendment.

Applicable Review Criteria:

<u>Development Code:</u>	
Section 4.008	Application Procedures-In General
Section 4.009	Who May Initiate Application
Section 4.010	How to Apply
Section 4.011	How Applications are Processed
Section 4.014	Burden of Proof
Section 4.031	Authority of the Development Review Board
Section 4.034	Application Requirements
Subsection 4.035 (.04)	Site Development Permit Application
Subsection 4.035 (.05)	Complete Submittal Requirement
Section 4.110	Zones
Section 4.117	Standards Applying to Industrial Development in All Zones
Section 4.118	Standards Applying to Planned Development Zones
Section 4.120	Future Development Agricultural-Holding (FDA-H) Zone
Section 4.135	Planned Development Industrial (PDI) Zone
Section 4.137.5	Screening and Buffering (SB) Overlay Zone
Section 4.140	Planned Development Regulations
Section 4.154	On-site Pedestrian Access and Circulation
Section 4.155	Parking, Loading, and Bicycle Parking
Section 4.167	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
Section 4.177	Street Improvement Standards
Section 4.179	Mixed Solid Waste and Recyclables Storage
Section 4.197	Zone Changes
Section 4.199	Outdoor Lighting
Sections 4.300 through 4.320	Underground Utilities
Sections 4.400 through 4.450 as applicable	Site Design Review
Sections 4.600 through 4.640 as applicable	Tree Preservation and Protection
<u>Other Planning Documents:</u>	
Wilsonville Comprehensive Plan	
Previous Land Use Approvals	

Vicinity Map



Background:

The subject property is comprised of Tax Lots 800 and 900 located at 28505 and 28635 SW Boones Ferry Road, respectively. The Walnut Mobile Home Park is adjacent to the property's west and north sides and at its southwest corner. The lots front on SW Boones Ferry Road to the east. Tax Lot 800, the northern portion of the property, includes 0.55 ac and is zoned Future Development Agricultural-Holding (FDA-H). There is a vacant house on this part of the property that is proposed to remain; no improvements are proposed to the house and it will not be used as part of the current application. The applicant proposes to rezone Tax Lot 800 from FDA-H to Planned Development Industrial (PDI) as part of the current application. Tax Lot 900, the southern portion of the property, includes 0.79 acre and is zoned PDI. There are currently no structures on this part of the property. However, an existing house was demolished and a manufactured dwelling placed on the site in 2011.

In 2021, the manufactured dwelling was removed from the southern part of the site with City of Wilsonville approval. In addition, 11 trees were removed from both parts of the property and the property was cleared, graded, and covered in gravel without City permits. The prior owner subsequently applied for a retroactive Tree Removal Permit (Case File No. TR21-0002) and replanted trees on the site in accordance with an approved mitigation plan. The current

application is intended to bring the property into compliance with applicable City standards for an industrial yard within the PDI zone located adjacent to a residential use (Walnut Mobile Home Park).

Summary:

Zone Map Amendment (ZONE22-0001)

The request for a Zone Map Amendment is to rezone the north part of the subject property (Tax Lot 800), comprised of 0.55 acre, from Future Development Agricultural-Holding (FDA-H) to Planned Development Industrial (PDI) consistent with the Comprehensive Plan designation of Industrial.

Stage 1 Preliminary Plan (STG122-0001)

The request for a Stage 1 Preliminary Plan proposes to use the subject property, both Tax Lots 800 and 900, for a 54,664-square-foot industrial yard with an existing house and site improvements. The current application is intended to bring the property into compliance with applicable City standards for an industrial yard within the PDI zone located adjacent to a residential use (Walnut Mobile Home Park).

Stage 2 Final Plan (STG222-0001)

The Stage 2 Final Plan reviews the function and design of the Stage 1 Preliminary Plan, including assuring the proposal meets all the performance standards of the PDI zone.

Traffic and Vehicle Access

The Traffic Impact Memorandum prepared by the City's traffic consultant, DKS Associates, calculates that the proposed development will result in 20 daily trips and 5 PM peak hour trips (1 in, 4 out). It will generate 0 PM peak hour trips through the I-5/Elligsen Road interchange and 3 PM peak hour trips through the I-5/Wilsonville Road interchange area. As this particular land use is not provided in the Institute of Transportation Engineers (ITE) Trip Generation Manual and there is not an existing site with a similar land use that is known where vehicle data could be collected, these estimates are based on the number of employees and vehicle trips provided by the applicant. (See Exhibit B1 for full Transportation Impact Memorandum.)

TABLE 1: VEHICLE TRIP GENERATION

LAND USE	SIZE	DAILY TRIPS	P.M. PEAK HOUR TRIPS		
			IN	OUT	TOTAL
RENTAL STORAGE SPACE FOR HEAVY EQUIPMENT, CONSTRUCTION MATERIALS, OR CONTRACTOR FLEET VEHICLES	1.25 acres	20	1	4	5

The site's access points are spaced approximately 115 feet apart (centerline to centerline), with the nearest other driveways to the north and south being located approximately 120 feet and 70

feet away, respectively. Based on the City's design standards, the minimum access spacing on SW Boones Ferry Road (Collector) is 100 feet and the desired spacing is 300 feet. The southern site access to the project site is located less than 100 feet from the site access to the car repair shop on the adjacent property to the south. Therefore, it is recommended that the southern project site access point continue to be closed and only the northern project access point provide access to the site. The applicant proposes to remove the south site access and use only the north access consistent with this recommendation.

Industrial Performance Standards

The PDI zone prohibits development that does not meet an exhaustive list of performance standards including, but not limited: no off-site vibrations, screened outdoor storage, no heat or glare, no dangerous substances, and no noise violating the City's noise ordinance. The proposed development can meet all the performance standards or will meet the standards with Conditions of Approval.

Pedestrian Access and Circulation

No structures are proposed on the site, therefore, improvements on the property frontage on SW Boones Ferry Road, including pedestrian access to the site, are not required. No other on-site pedestrian walkways are required or proposed as part of the project.

Parking

Because no structures are proposed on the site and the existing vacant house will remain without improvements, the proposed development is not required to provide off-street vehicle or bicycle parking spaces and none are proposed.

Site Design Review (SDR22-0001)

The existing vacant house on the north part of the property is proposed to remain without improvements. Therefore, Site Design Review focuses on landscaping throughout the site intended to bring the property into compliance with applicable City standards for an industrial yard within the PDI zone located adjacent to a residential use. The landscaping includes plantings in the Screening and Buffering (SB) Overlay Zone along the north, west and southwest property boundaries adjacent to the Walnut Mobile Home Park; preservation and protection of three (3) mature existing trees; preservation of 11 maple trees, shrubs and groundcover planted as required mitigation for the retroactive tree removal permit (TR21-0002); fencing location and design; and other site improvements.

Neighborhood and Public Comments:

No public comments have been received.

Discussion Points – Verifying Compliance with Standards:

This section provides a discussion of key clear and objective development standards that apply to the proposed applications. The Development Review Board will verify compliance of the proposed applications with these standards. The ability of the proposed applications to meet these standards may be impacted by the Development Review Board's consideration of discretionary review items as noted in the next section of this report.

Area of Special Concern E, and Screening and Buffering (SB) Overlay Zone

The subject property is located in Area of Special Concern E in the Comprehensive Plan. It is planned for industrial use, however, there are concerns related to continuity in design with other development in the area and protection of the Walnut Mobile Home Park, which is zoned FDA-H and located immediately to the north and west.

The Zone Map Amendment request to rezone the north half of the subject property from FDA-H to PDI is conditioned to give consideration to the design objectives of Area of Special Concern E. See Conditions of Approval PDA 1 and PDA 2 under the Zone Map Amendment (Request A).

In addition, the Stage 1 Preliminary Plan request includes Conditions of Approval PDB 2 through PDB 4, which are specific to the Screening and Buffering (SB) Overlay Zone. The SB Overlay Zone, defined in Subsection 4.137.5 of the Code, requires appropriate screening and buffering for areas where residential and nonresidential land uses abut. For industrial properties, the SB Overlay Zone requires a 10-foot-deep buffer with landscaping to the High Wall standard or a 20-foot-deep buffer with landscaping to the High Screen standard. Further, there are restrictions on motor vehicle access, exterior operations, and signs, and the Development Review Board may impose additional landscape requirements to minimize visual impacts of any approved vehicle access points.

Proposed improvements consistent with the requirements of the SB Overlay Zone are reflected in the current application with one exception. It came to staff's attention during compliance review that a roughly 25-foot-long section along the south property line, at the southwest corner of the site, also is adjacent to the Walnut Mobile Home Park. This area of the property should be buffered and screened to meet the requirements of the SB Overlay Zone. Conditions of Approval PDB 2 and PDC 5 require that this area be screened in accordance with the standard.

The applicant's narrative indicates that no new buildings or structures are proposed on the site at this time and the existing house is not proposed to be used. However, the drive aisle that provides access to the proposed industrial yard and is the main entry point for trucks is located within about 40 feet from the south property boundary of the Walnut Mobile Home Park, a residential use in the FDA-H zone. Therefore, the Stage 2 Final Plan request includes Condition of Approval PDC 2 specific to Industrial Performance Standard E (Subsection 4.135 (.05) E.) prohibiting truck maneuvering within 100 feet of the north boundary of the subject property between the hours of 10:00 pm and 7:00 am so long as the property to the north is used for

residential purposes, and requires this area be clearly marked with signs or by other means indicating this limitation.

Allowed Uses

The applicant proposes to use the property as an industrial storage yard for a range of possible businesses such as a construction company, agricultural services, property maintenance, or logistics, which include parking and storage of commercial vehicles and equipment. This type of use could be considered “industrial services”, which is a permitted use in the PDI zone per Subsection 4.135 (.03) N. of the Code provided the use complies with all industrial performance standards, standards for outdoor storage, and other requirements of the zone.

The applicant has previously indicated an interest in including an area for power washing of vehicles or placement of a temporary office trailer on the site. None of the materials provided by the applicant as part of the current application propose these uses; therefore, additional land use review would be required in the future in the event such uses are proposed on the site. Conditions of Approval PDB 1 and PDC 1 ensure this requirement is met.

Code Compliance – Impervious Surface and Stormwater

As discussed earlier in this staff report, in 2021, a manufactured dwelling on the subject property was removed from the southern part of the site with City of Wilsonville approval. In addition, 11 trees were removed from both parts of the property and the property was cleared, graded, and covered in gravel without City permits.

The owner subsequently applied for a retroactive Tree Removal Permit (Case File No. TR21-0002) and replanted trees on the site in accordance with an approved mitigation plan. These and the remaining three trees on the site are proposed to be retained and protected during construction of site improvements.

To mitigate for impervious surface created when gravel was placed on the properties, the applicant proposes an appropriately-sized stormwater facility along the west side of the site within the SB Overlay Zone buffer area. By constructing the stormwater facility and providing the required screening and buffering areas adjacent to the Walnut Mobile Home Park, the current application will bring the property into compliance with applicable City standards for an industrial yard within the PDI zone located adjacent to a residential use (Walnut Mobile Home Park).

Public Improvements and Dedications

No buildings are proposed as part of the current application; therefore, half-street improvements along SW Boones Ferry Road are not required. However, as required, the applicant’s plans show a 20-foot-wide right-of-way (ROW) dedication along the frontage. When development is proposed, the applicant will be required to complete half-street improvements within the dedicated ROW including new road paving, curb, sidewalk, landscaping, street lighting, and

stormwater retention areas. The Engineering Division Conditions included below address these required improvements (see also Exhibit C1).

Discussion Points – Discretionary Review:

The Development Review Board may approve or deny items in this section based upon a review of evidence submitted by the applicant. There are no discretionary review requests included as part of the proposed application.

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 recommend approval to City County or approve, as relevant, the proposed application (DB22-0001) with the following conditions:

Planning Division Conditions:

Request A: Zone Map Amendment (ZONE22-0001)

This action recommends to the City Council adoption of the Zone Map Amendment for the subject properties. The Stage 1 Preliminary Plan (STG122-0001), Stage 2 Final Plan (STAG222-0001), and Site Design Review (SDR22-0001) are contingent on City Council action on the Zone Map Amendment request.	
PDA 1.	General: The proposed project shall be carefully designed to promote continuity in design with other development in Comprehensive Plan Area of Special Concern E and sufficiently buffered to minimize disturbance for residents of the Walnut Mobile Home Park immediately north, west and southwest of the subject property. See Findings A1 through A4.
PDA 2.	General: The proposed project shall be designed to minimize traffic (truck) conflicts with residential activities, including pedestrians. See Finding A4.

Request B: Stage 1 Preliminary Plan (STG122-0001)

Approval of the Stage 1 Preliminary Plan (STG122-0001) is contingent on City Council approval of the Zone Map Amendment request (ZONE22-0001).	
PDB 1.	General: Minor changes in an approved preliminary development plan may be approved by the Planning Director through the Class 1 Administrative Review Process if such changes are consistent with the purposes and general character of the development plan. All other modifications, including extension or revision of a staged development schedule, shall be processed in the same manner as the original application and shall be subject to the same procedural requirements.
PDB 2.	Prior to Storage Yard Use: The proposed project shall provide appropriate screening and buffering to assure adequate separation of potentially conflicting land uses specifically related to the residentially zoned (FDA-H) residential use (Walnut Mobile Home Park) to the north and west and at the southwest corner of the site. Final function and design of the required screening and buffering will be reviewed with the Stage 2 Final Plan and Site Design Review. See Finding B14.
PDB 3.	General: The SB Overlay Zone shall be applied along the north, west, and a portion of the south boundaries of the subject property abutting the Walnut Mobile Home Park property. See Finding B15.
PDB 4.	Ongoing: No motor vehicle access shall be allowed through the landscaped area required in the SB Overlay Zone area. See Finding B16.

Request C: Stage 2 Final Plan (STG222-0001)

Approval of the Stage 2 Final Plan (STG222-0001) is contingent on City Council approval of the Zone Map Amendment request (ZONE22-0001).	
PDC 1.	<u>General:</u> The approved final plan shall control the issuance of all building permits and shall restrict the nature, location and design of all uses. Minor changes in an approved final development plan may be approved by the Planning Director through the Class 1 Administrative Review Process if such changes are consistent with the purposes and general character of the development plan. All other modifications, including extension or revision of a staged development schedule, shall be processed in the same manner as the original application and shall be subject to the same procedural requirements.
PDC 2.	<u>Ongoing:</u> Within 100 feet of the north and west property boundaries adjacent to the Walnut Mobile Home Park, loading and unloading operations and truck maneuvering is prohibited between the hours of 10:00 pm and 7:00 am so long as the property to the north and west is used for residential purposes. The areas of the proposed industrial yard and circulation area within 100 feet of the north and west property boundaries shall be clearly marked with signs or by other means indicating this limitation. Noises produced in violation of the Noise Ordinance shall be subject to the enforcement procedures established in Wilsonville Code (WC) 6.204 for such violations. See Finding C26.
PDC 3.	<u>Ongoing:</u> The outdoor storage area shall be maintained in an orderly manner at all times; shall be gravel surface or better and suitable for the materials being handled and stored; and shall be suitably paved if a gravel surface is not sufficient to meet the performance standards for the use. See Finding C26.
PDC 4.	<u>Prior to Storage Yard Use:</u> The outdoor storage yard shall be screened from public view from adjacent properties and public right-of-way by a sight obscuring fence or planting not less than 6 feet in height, unless visible storage has been approved for the site by the Development Review Board or Planning Director acting on the development permit. Sufficient high shrubs to form a continuous screen at least 6 feet high and 95% opaque, year-round must be provided. In addition, one tree every 30 linear feet of landscaped area or as otherwise required to provide a tree canopy over the landscaped area, and ground cover plants that fully cover the remainder of the landscaped area are required. A 6-foot-high masonry wall or berm may be substituted for the shrubs, but the trees and ground cover plants are still required. See Findings C26, C44, and C45.
PDC 5.	<u>Prior to Storage Yard Use:</u> The portion of the south property boundary adjacent to the Walnut Mobile Home Park (southwest corner of the site) shall be screened with a 20-foot-deep area landscaped to at least the High Screen Standard as required by the Screening and Buffering (SB) Overlay Zone. See Finding C30.
PDC 6.	<u>Prior to Storage Yard Use:</u> All exterior, roof and ground mounted, mechanical and utility equipment shall be screened from ground level off-site view from adjacent streets or properties. See Finding C44.

PDC 7.	<u>Prior to Storage Yard Use:</u> The outdoor storage area shall not begin operation until required fencing is installed and landscape plantings are in place and approved by the City, or until posting by the applicant of a bond or other security equal to one hundred ten percent (110%) of the cost of such fence and/or planting and their installation. See Finding C45.
PDC 8.	<u>Prior to Storage Yard Use:</u> All travel lanes shall be constructed to be capable of carrying a twenty-three (23) ton load. See Finding C47.

Request D: Site Design Review (SDR22-0001)

Approval of Site Design Review (SDR22-0001) is contingent on City Council approval of the Zone Map Amendment request (ZONE22-0001).	
PDD 1.	<u>Ongoing:</u> 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 D3.
PDD 2.	<u>Prior to Storage Yard Use:</u> All landscaping required and approved by the Development Review Board shall be installed prior to use of the proposed storage yard 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 Development Review 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 D10.
PDD 3.	<u>Ongoing:</u> 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 Findings D11 and D13.
PDD 4.	<u>Ongoing:</u> All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the Development Review Board, unless altered as allowed by the Wilsonville Development Code. See Finding D12.
PDD 5.	<u>Prior to Storage Yard Use:</u> All trees shall be balled and burlapped and conform in grade to "American Standards for Nursery Stock" current edition. Tree size shall be a minimum of 2-inch caliper. See Finding D21.
PDD 6.	<u>Prior to Storage Yard Use:</u> The following requirements for planting of shrubs and ground cover shall be met:

- Non-horticultural plastic sheeting or other impermeable surface shall not be placed under landscaping mulch.
- Native topsoil shall be preserved and reused to the extent feasible.
- Surface mulch or bark dust shall be fully raked into soil of appropriate depth, sufficient to control erosion, and shall be confined to areas around plantings.
- All shrubs shall be well branched and typical of their type as described in current AAN Standards and shall be equal to or better than 2-gallon containers and 10- to 12-inch spread.
- Shrubs shall reach their designed size for screening within 3 years of planting.
- Ground cover shall be equal to or better than the following depending on the type of plant materials used: gallon containers spaced at 4 feet on center minimum, 4-inch pot spaced 2 feet on center minimum, 2-1/4-inch pots spaced at 18 inches on center minimum.
- No bare root planting shall be permitted.
- Ground cover shall be sufficient to cover at least 80% of the bare soil in required landscape areas within 3 years of planting.
- Appropriate plant materials shall be installed beneath the canopies of trees and large shrubs to avoid the appearance of bare ground in those locations.
- Compost-amended topsoil shall be integrated in all areas to be landscaped, including lawns. See Finding D27.

PDD 7. Prior to Storage Yard Use: Plant materials shall be installed and irrigated to current industry standards and be properly staked to ensure survival. Plants that die shall be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City. See Finding D27.

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

Engineering Division Findings and Conditions:

PFA 1.	<u>General:</u> Public Works Plans and Public Improvements shall conform to the “Public Works Plan Submittal Requirements and Other Engineering Requirements” in Exhibit C1.
PFA 2.	<u>Prior to Issuance of the Public Works Permit:</u> Applicant shall apply for City of Wilsonville Erosion Control, Grading and Building Permits. The erosion control permit shall be issued and erosion control measures shall be installed, inspected and approved prior to any onsite work occurring.
PFA 3.	<u>Prior to Issuance of the Public Works Permit:</u> A final stormwater report shall be submitted for review and approval. The stormwater report shall include information and calculations to demonstrate how the proposed development meets the treatment and flow control requirements. <u>Prior to Final Approval of the Public Works Permit:</u> Storm facilities shall be constructed, inspected and approved by the City. The applicant shall record a Stormwater Access Easement for the storm facility.
PFA 4.	<u>Prior to Final Approval of the Public Works Permit:</u> The applicant shall provide a site distance certification by an Oregon Registered Professional Engineer for the northern driveway access per the Traffic Impact Study. The southern driveway access shall remain closed.
PFA 5.	<u>Prior to Final Approval of the Public Works Permit:</u> The applicant shall record a 20-foot right-of-way dedication along SW Boones Ferry Road.
PFA 6.	<u>Prior to Final Approval of the Public Works Permit:</u> The applicant shall record a 10-foot public utility easement along SW Boones Ferry Road.

Master Exhibit List:

Entry of the following exhibits into the public record by the Development Review Board confirms its consideration of the application as submitted. The list below includes exhibits for Planning Case File No. DB22-0001 and reflects the electronic record posted on the City's website and retained as part of the City's permanent electronic record. Any inconsistencies between printed or other electronic versions of the same exhibits are inadvertent and the version on the City's website and retained as part of the City's permanent electronic record shall be controlling for all purposes.

Planning staff Materials

- A1.** Staff report and Findings (this document)
- A2.** Staff's Presentation Slides for Public Hearing (to be presented at Public Hearing)

Materials from Applicant

B1. Applicant's Narrative and Materials

- Application Form
- Narrative
- DKS Traffic Memorandum
- Ownership Information
- Retroactive Tree Removal Approval (TR21-0002)
- Engineering Pre-Application Notes
- Pre-Application Addendum and Submittal Checklist
- Zone Change Exhibits
- Zoning Map Exhibit
- Boones Ferry Dedication Exhibits
- Utility Easement (Recorded Document 2010-067718)
- Utility Easement (Recorded Document 2010-067719)
- Stormwater Report
- Infiltration Report
- Response to Incomplete Notice (March 13, 2022)
- Response to Second Incomplete Notice (May 6, 2022)

B2. Applicant's Drawings and Plans

- C0.1 General Notes
- C0.2 Existing Conditions
- C0.3 Demolition Plan
- C1.0 Site Plan
- C2.0 Grading Plan
- C3.0 Utility Plan
- C4.0 Details
- C4.1 Details
- L1.0 Landscape Plan

L2.0 Landscape Details
EX1.0 Truck Turning Exhibit

Development Review Team Correspondence

C1. Public Works Plan Submittal Requirements and Other Engineering Requirements

Procedural Statements and Background Information:

1. The statutory 120-day time limit applies to this application. The application was received on January 24, 2022. Staff conducted a completeness review within the statutorily allowed 30-day review period and found the application incomplete on February 23, 2022. The applicant submitted additional materials on March 21, 2022. Staff conducted a second completeness review within the statutorily allowed 30-day review period and found the application to be incomplete on April 19, 2022. On May 6 and 25, 2022, the applicant submitted additional materials, and Planning staff deemed the application complete on June 2, 2022. The City must render a final decision for the request, including any appeals, by September 30, 2022.

2. Surrounding land uses are as follows:

Compass Direction	Zone	Existing Use
North	FDA-H	Residential (Walnut Mobile Home Park)
East	NA	City right-of-way and Interstate-5
South	PDI	Automobile service and repair
West	FDA-H	Residential (Walnut Mobile Home Park)

3. Previous Planning Approvals:

TR21-0002 Type B Tree Removal Permit – Retroactive permit for removal of 11 trees

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

Findings:

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

General Information

Application Procedures - In General Section 4.008

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

Initiating Application Section 4.009

The application has been submitted on behalf of the property owner/applicant, William “Gregg” Davidson, Davidsons Boones Ferry Industrial LLC, and is signed by an authorized representative.

Pre-Application Conference Subsection 4.010 (.02)

A pre-application conference was held on July 8, 2021 (PA21-0017) in accordance with this subsection.

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

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

General Submission Requirements Subsections 4.035 (.04) A. and 4.035 (.05)

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

Zoning - Generally Section 4.110

The proposed development is in conformity with the applicable zoning district and City review uses the general development regulations listed in Sections 4.140 through 4.199.

Request A: Zone Map Amendment (ZONE22-0001)

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

Comprehensive Plan

Areas of Special Concern-Area E-Summary and Special Considerations

- A1.** The subject property is located in Comprehensive Plan Area of Special Concern E (Area E), an area planned for industrial use bounded by SW Boeckman Road (north), SW Barber Street (south), SW Boones Ferry Road (east), and railroad tracks (west). As stated in the Comprehensive Plan, primary concerns for Area E relate to protection of the Walnut Mobile Home Park; specifically that “the life of the park can be prolonged through careful design considerations of surrounding development and doing so will help retain one of the City’s affordable housing opportunities”. The subject property shares its north and west, and a small portion of its southwest boundaries with the mobile home park and, therefore, is subject to the specific design considerations of Area E. This requirement is or will be satisfied by Condition of Approval PDA 1.

Areas of Special Concern-Area E-Consolidation of Smaller Lots

Design Objective 1

- A2.** The applicant proposes to develop two smaller lots (Tax Lots 800 and 900) as one consolidated Stage 1 Preliminary Plan consistent with this Design Objective.

Areas of Special Concern-Area E-Buffers to Mobile Home Park

Design Objective 2

- A3.** A condition of approval for the Zone Map Amendment is that the proposed project be carefully designed to promote continuity in design with other development in Area E and that adequate buffering be included in the site design to minimize disturbance for residents of the Walnut Mobile Home Park immediately north, west, and southwest of the subject property. This requirement is or will be satisfied by Condition of Approval PDA 1 (see Finding A1).

Areas of Special Concern-Area E-Minimize Traffic (Truck) Conflicts

Design Objective 3

- A4.** The applicant proposes one (1) driveway entrance on SW Boones Ferry Road, the centerline of which would be located within roughly 40 feet of the north property line shared with the adjacent Walnut Mobile Home Park. It is anticipated that there will be truck traffic associated with use of the site, an industrial storage yard for a range of possible businesses such as a construction company, agricultural services, property maintenance, or logistics, which include parking and storage of commercial vehicles and equipment. This use is expected to generate about 20 daily trips, some of which are expected to be trucks and

contractor fleet vehicles. To comply with this Design Objective, the proposed development must be designed to minimize truck traffic conflicts with residential activities, including pedestrians. This requirement is or will be satisfied by Condition of Approval PDA 2.

Development Code

Zoning Consistent with Comprehensive Plan Section 4.029

- A5.** Concurrently with a Stage 1 Preliminary Plan for the entirety of the subject property, the applicant is applying for a zone change from FDA-H to PDI for the north part of the site (Tax Lot 800) comprising 0.55 acre. This change is consistent with the Comprehensive Plan designation of Industrial. As discussed above, the subject property is located in Area E in the Comprehensive Plan, which requires special consideration to design of development surrounding the Walnut Mobile Home Park, adequate buffering, and reduced truck traffic conflicts with residential activities. This requirement is or will be satisfied by Conditions of Approval PDA 1 and PDA 2.

Base Zones Subsection 4.110 (.01)

- A6.** The requested zoning designation of PDI is among the base zones identified in this subsection.

Standards for Planned Development Industrial Zone

Purpose of PDI Subsection 4.135 (.01)

- A7.** The zoning will allow a variety of industrial operations and associated uses such as those proposed by the applicant consistent with the purpose stated in this subsection.

Uses Typically Permitted Section 4.135 (.03)

- A8.** The applicant proposes to use the property as an industrial storage yard for a range of possible businesses such as a construction company, agricultural services, property maintenance, or logistics, which include parking and storage of commercial vehicles and equipment. This type of use could be considered “industrial services”, which is a permitted use in the PDI zone per Subsection 4.135 (.03) N. provided the use complies with all industrial performance standards, standards for outdoor storage, and other requirements of the zone.

Zone Change Procedures Subsection 4.197 (.02) B. and C. 1.

- A9.** The request for a Zone Map Amendment has been submitted as set forth in the applicable code sections including Section 4.008, Subsection 4.197 (.02) B. and C., and Section 4.140.

Conformance with Comprehensive Plan Map, etc.
Subsection 4.197 (.02) C. 2.

- A10.** The proposed Zone Map Amendment is consistent with the Comprehensive Map designation of Industrial with consideration given to Design Objectives for Area E in the Comprehensive Plan (see Findings A1 through A4 and Conditions of Approval PDA 1 and PDA 2).

Public Facility Concurrency
Subsection 4.197 (.02) C. 4. and C. 8.

- A11.** Based on existing nearby utilities and utility master plans, and the Transportation System Plan, necessary facilities are or can be made available for development of the subject property consistent with the proposed zoning. A preliminary review of the application materials appears to confirm the site can be adequately served by streets and utilities when development is proposed in the future. Details of required street and utility connections and improvements will be established with review of subsequent modifications of the Stage 1 Preliminary Plan and Stage 2 Final Plan.

Impact on Significant Resource Overlay Zone (SROZ) Areas
Subsection 4.197 (.02) C. 5.

- A12.** No SROZ areas or identified natural or geologic hazards are located within the area to be rezoned.

Development within 2 Years
Subsection 4.197 (.02) C. 6.

- A13.** The applicant's code response narrative states a commitment to begin construction within two (2) years of approval of the Zone Map Amendment. In the scenario where the applicant or their successors do not start development within 2 years, thus allowing related land use approvals to expire, the zone change shall remain in effect.

Development Standards and Conditions of Approval
Subsection 4.197 (.02) C. 7.

- A14.** As can be found in the findings for the accompanying request for a Stage 1 Preliminary Plan (Request B), the applicable development standards will be met either as proposed or as a Condition of Approval.

Request B: Stage 1 Preliminary Plan (STG122-0001)

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

Planned Development Regulations

Planned Development Purpose & Lot Qualifications

Subsection 4.140 (.01) and (.02)

- B1.** The property is of sufficient size to be developed in a manner consistent with the purposes and objectives of Section 4.140. The subject property, comprised of two tax lots, is less than two (2) acres in size, and is designated Industrial in the Comprehensive Plan. Concurrently with the request for a Stage 1 Preliminary Plan, the applicant proposes to rezone the north part of the property (Tax Lot 800) to PDI consistent with the Comprehensive Plan designation.

Ownership Requirements

Subsection 4.140 (.03)

- B2.** All the land subject to change under the proposal is under a single ownership.

Professional Design Team

Subsection 4.140 (.04)

- B3.** As can be found in the applicant's submitted materials, appropriate professionals have been involved in the planning and permitting process. Beth Zauner, Project Manager/Planner/Landscape Architect, with AAI Engineering is the applicant's representative.

Planned Development Permit Process

Subsection 4.140 (.05)

- B4.** The applicant submitted for a Zone Map Amendment (for the north part of the site), Stage 1 Preliminary Plan, Stage 2 Final Plan, and Site Design Review, which comprise the current application. The property will be developed as a planned development in accordance with this subsection.

Comprehensive Plan Consistency

Subsection 4.140 (.06)

- B5.** The subject property (Tax Lots 800 and 900) is designated Industrial and located in Area E in the Comprehensive Plan. The Zone Map Amendment (Request A), which proposes to rezone the north part of the subject property (Tax Lot 800) from FDA-H to PDI, has been conditioned to give consideration to the Design Objectives of Area E (see Conditions of Approval PDA 1 and PDA 2). Findings under the Stage 2 Final Plan (Request C) and Site Design Review (Request D) demonstrate the proposed development is designed to promote continuity with other development in the area, sufficiently buffered to minimize

disturbance for residents of the mobile home park, and designed to minimize truck traffic conflicts with residential activities. In addition, the Stage 1 Preliminary Plan includes conditions specific to the Screening and Buffering (SB) Overlay Zone (see discussion under Findings B13 through B19 of this staff report).

Application Requirements

Subsection 4.140 (.07)

B6. Review of the proposed Stage 1 Preliminary 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 Stage 1 Preliminary Plan is under the sole ownership of William “Gregg” Davidson, Davidsons Boones Ferry Industrial LLC, and the application has been signed by the property owner.
- The application for a Stage 1 Preliminary Plan has been submitted on a form prescribed by the City.
- The professional design team and coordinator have been identified.
- The applicant has stated the various uses involved in the Stage 1 Preliminary Plan and their locations.
- The boundary affected by the Stage 1 Preliminary Plan has been clearly identified and legally described.
- Sufficient topographic information has been submitted.
- Information on the land area to be devoted to various uses has been provided.
- Phasing information has been provided.
- Any necessary performance bonds will be required.
- Waiver information has been submitted.

Planned Development Industrial (PDI) Zone

Purpose of Planned Development Industrial (PDI) Zone

Subsection 4.135 (.01)

B7. The subject property is proposed for a variety of industrial operations and associated uses consistent with the purpose stated in this subsection.

Uses Typically Permitted

Subsection 4.135 (.03)

B8. The uses proposed in the Stage 1 Preliminary Plan are limited to industrial uses consistent with the list established in this subsection

Block and Access Standards

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

B9. No changes to blocks are proposed. The site’s access points are spaced approximately 115 feet apart (centerline to centerline), with the nearest other driveways to the north and south being located approximately 120 feet and 70 feet away, respectively. Based on the City’s

design standards, the minimum access spacing on SW Boones Ferry Road (Collector) is 100 feet and the desired spacing is 300 feet. The southern site access to the project site is located less than 100 feet from the site access to the car repair shop on the adjacent property to the south. Therefore, it is recommended that the southern project site access point continue to be closed and only the northern project access point provide access to the site. The applicant proposes to remove the south site access and use only the north access consistent with this recommendation.

PDI Performance Standards

Industrial Performance Standards

Subsections 4.135 (.05) A. through N.

- B10.** The Stage 1 Preliminary Plan enables conformance with the Industrial performance standards. Final compliance of the Phase 1 development with the Industrial performance standards is reviewed under Stage 2 Final Plan (Request C).

Other Standards for PDI Zone

Lot Size and Maximum Lot Coverage

Subsections 4.135 (.06) A. and B.

- B11.** Nothing in the Stage 1 Preliminary Plan prevents the minimum individual lot size, maximum lot coverage, and minimum landscape requirements from being met.

Setbacks

Subsections 4.135 (.06) C. through E.

- B12.** The existing house on the property meets the applicable setback standards of the FDA-H zone (30-foot front and rear; 10-foot side), but not those of the PDI zone (30-foot front, rear and side). With the proposed change in zoning from FDA-H to PDI, the house will become legal nonconforming with respect to the side setback from the north property line. No other buildings are proposed as part of the current application; therefore, building setbacks do not apply. As noted elsewhere in this staff report, special care must be taken related to the setbacks and screening from the Walnut Mobile Home Park to the north, west and southwest consistent with Area E of the Comprehensive Plan and the SB Overlay Zone.

Screening and Buffering (SB) Overlay Zone

Purpose of SB Overlay Zone

Subsection 4.137.5 (.01)

- B13.** The SB Overlay Zone requires appropriate screening and buffering for areas where residential and nonresidential land uses abut. For industrial properties, the SB Overlay Zone requires a 10-foot-deep buffer area with landscaping to the High Wall standard or a 20-foot-deep buffer area with landscaping to the High Screen standard. Further, there are restrictions on motor vehicle access, exterior operations, and signs, and the Development

Review Board may impose additional landscape requirements to minimize visual impacts of any approved vehicle access points.

The subject property is proposed for a variety of nonresidential uses consistent with the PDI zone and abuts a residentially zoned (FDA-H) residential use (Walnut Mobile Home Park) to the north, west and southwest. This meets the purpose for applying the SB Overlay Zone and requiring appropriate screening and buffering to assure adequate separation of potentially conflicting land uses.

Application of SB Overlay Zone

Subsection 4.137.5 (.02)

- B14.** The criteria for applying the SB Overlay Zone is met along the north, west, and southwest boundaries of the subject property, which abut the Walnut Mobile Home Park. In response, the applicant proposes a 20-foot-wide landscaped buffer to the High Screen standard along the north and west boundaries of the subject site, which meets the requirements. The buffer area is proposed to include an existing six-foot-tall chain link fence with privacy slats along the north, west, and south boundaries of the property, providing a partially sight-obscuring fence adjacent to the mobile home park. In addition, the north buffer area includes deciduous trees roughly 30-feet on center, arborvitae between the trees, and kinnikinnick groundcover inside the fence. Similarly the west buffer area includes deciduous trees and arborvitae. However, rather than kinnikinnick groundcover, the remainder of the west buffer area contains a stormwater facility planted with a variety of native trees, shrubs and groundcover.

Condition of Approval PDB 2 through PDB 4 ensure compliance of the Stage 1 Preliminary Plan with the requirements of the SB Overlay Zone, including that buffering and screening also be provided at the southwest corner of the site, abutting the mobile home park. In addition, compliance is discussed in more detail under the Stage 2 Final Plan (Request C).

Landscaped Areas-Industrial Properties

Subsection 4.137.5 (.03) B.

- B15.** Landscaping of the site is reviewed as part of the Stage 2 Final Plan. As noted elsewhere in this staff report, special care needs to be taken related to buffering and screening from the Walnut Mobile Home Park to the north, west and southwest consistent with Comprehensive Plan language for Area E.

Ingress and Egress

Subsection 4.137.5 (.04)

- B16.** No motor vehicle access is allowed, and none is proposed in the current application, through the landscaped area required in the SB Overlay Zone.

Exterior Work

Subsection 4.137.5 (.05)

B17. As reviewed in the Stage 1 Preliminary Plan no exterior manufacturing, storage, sales, or other similar work is proposed in the SB Overlay Zone area.

Signs

Subsection 4.137.5 (.06)

B18. No signs are proposed in the SB Overlay Zone area.

Performance Standards and Off-Site Impacts

Subsection 4.137.5 (.07)

B19. Review of conformance with the PDI zone performance standards occurs with the Stage 2 Final Plan (Request C).

Request C: Stage 2 Final Plan (STG222-0001)

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

Planned Development Regulations

Planned Development Purpose

Subsection 4.140 (.01)

C1. The proposed Stage 2 Final Plan for development of the site is consistent with the Planned Development Regulations purpose statement.

Planned Development Lot Qualifications

Subsection 4.140 (.02)

C2. The subject property is of sufficient size (1.28 acres) to be developed in a manner consistent with the purposes and objectives of Section 4.140. It allows for development of the proposed uses while meeting applicable landscaping and other site requirements indicating it is of sufficient size.

Ownership Requirements

Subsection 4.140 (.03)

C3. The subject property is in a single ownership by Davidsons Boones Ferry Industrial LLC, whose owner, William “Gregg” Davision, has signed the application.

Professional Design Team

Subsection 4.140 (.04)

C4. As can be found in the applicant’s submitted materials, the design team, led by Beth Zauner of AAI Engineering, is composed of appropriate professionals, including survey,

geotechnical engineering, civil and landscape, architectural, planning and structural design, and a commercial general contractor.

Planned Development Permit Process

Subsection 4.140 (.05)

- C5. The subject property is fewer than 2 acres and designated Industrial in the Comprehensive Plan. Tax Lot 800 is currently zoned FDA-H; however, the applicant has requested rezoning of the property to PDI (see Request A). Tax Lot 900 is currently zoned PDI. The property will be developed as a planned development in accordance with this subsection.

Consistency with Comprehensive Plan and Other Applicable Plans

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

- C6. As discussed earlier in this staff report, the Zone Map Amendment and Stage 1 Preliminary Plan are conditioned to give consideration to design objectives and standards of Area E in the Comprehensive Plan and the SB Overlay Zone. Adherence to the proposed conditions ensure compliance with the standards.

Stage 2 Final Plan Submission Requirements and Process

Timing of Submission

Subsection 4.140 (.09) A.

- C7. The applicant is requesting both Stage 1 Preliminary Plan and Stage 2 Final Plan approval, together with Site Design Review, as part of this application. The Stage 2 Final Plan provides sufficient information regarding conformance with both the Stage 1 Preliminary Plan and Site Design Review.

Development Review Board Role

Subsection 4.140 (.09) B.

- C8. The Development Review Board is considering all applicable permit criteria set forth in the Wilsonville Development Code and staff is recommending the Development Review Board approve the application with Conditions of Approval.

Stage 1 Conformance and Submission Requirements

Subsection 4.140 (.09) C.

- C9. The Stage 2 Final Plan substantially conforms to the Stage 1 Preliminary Plan, which has been submitted concurrently. The applicant has provided the required drawings and other documents showing all the information required by this subsection.

Stage 2 Final Plan Detail
Subsection 4.140 (.09) D.

- C10.** The applicant has provided sufficiently detailed information to indicate fully the ultimate operation and appearance of the development, including a detailed site plan and landscape plans.

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

- C11.** 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

- C12.** The Stage 2 Final Plan approval and other associated applications will expire two (2) years after approval, unless an extension is approved in accordance with these subsections. The applicant intends to construct the proposed improvements in one implementation phase promptly after land use approval, and well within the allotted time period.

Traffic Concurrency
Subsection 4.140 (.09) J. 2.

- C13.** As shown in the Traffic Impact Memorandum prepared by the City's traffic consultant, DKS Associates, included in Exhibit B1, a total of 5 trips (4 in, 1 out) are expected to be generated during the p.m. peak hour and a total of 20 daily trips. The proposed land use is expected to generate 0 p.m. peak hour trip (5% of estimated trips) through the I-5/SW Elligsen Road interchange area and 3 p.m. peak hour trips (50% of estimated trips) through I-5/SW Wilsonville Road interchange area.

Facilities and Services Concurrency
Subsection 4.140 (.09) J. 3.

- C14.** Facilities and services, including utilities in SW Boones Ferry Road, are available and sufficient to serve the proposed development.

Adherence to Approved Plans
Subsection 4.140 (.09) L.

- C15.** A Condition of Approval will ensure adherence to approved plans except for minor revisions approved by the Planning Director through the Class I Administrative Review process if such changes are consistent with the purposes and general character of the development plan. See Condition of Approval PDB 1.

Standards Applying to All Planned Development Zones

Additional Height Guidelines

Subsection 4.118 (.01)

- C16.** No new buildings are proposed as part of the current application; therefore, this standard does not apply.

Underground Utilities

Subsection 4.118 (.02)

- C17.** All utilities on the property are required to be underground. Per the applicant's code response narrative, the applicant will coordinate with the City to verify the layout and locations of all proposed utilities. As the existing house on the site is not proposed to be used, the overhead utility line to the house on its north side is not proposed to be changed as part of the current application. Existing overhead electrical lines central and along the south property boundary are proposed to be removed and existing poles are proposed to be removed or abandoned in place (see Sheets C0.3 and C3.0 in Exhibit B2).

Waivers

Subsection 4.118 (.03) A. through D.

- C18.** The applicant has not requested any waivers to the standards applying to all planned development zones.

Other Requirements or Restrictions

Subsection 4.118 (.03) E.

- C19.** No additional requirements or restrictions are recommended pursuant to this subsection. Performance standards and requirements of the PDI zone address potential impacts from noise, odor, glare, etc.

Impact on Development Cost

Subsection 4.118 (.04)

- C20.** In staff's professional opinion, the determination of compliance or attached conditions do not unnecessarily increase the cost of development and no evidence has been submitted to the contrary.

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

Subsection 4.118 (.05)

- C21.** No additional tracts are being required for recreational facilities, open space area, or easements.

Habitat Friendly Development Practices

Subsection 4.118 (.09)

- C22.** Grading will be limited to that needed for the proposed improvements, no significant native vegetation would be retained by an alternative site design, the City's stormwater standards will be met thus limiting adverse hydrological impacts on water resources, and no impacts on wildlife corridors or fish passages have been identified.

Planned Development Industrial (PDI) Zone

Purpose of Planned Development Industrial (PDI) Zone

Subsection 4.135 (.01)

- C23.** The proposed development includes a variety of industrial operations and associated uses consistent with the purpose stated in this subsection.

Typically Permitted Uses

Subsection 4.135 (.03)

- C24.** The uses proposed in the Stage 2 Final Plan are consistent with the Stage 1 Preliminary Plan and with the purpose of and permitted uses in the PDI zone, including industrial services and outdoor equipment storage.

Block and Access Standards

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

- C25.** No changes to blocks are proposed. As discussed earlier in this staff report, the site's access points are spaced approximately 115 feet apart (centerline to centerline), with the nearest other driveways to the north and south being located approximately 120 feet and 70 feet away, respectively. The Traffic Impact Memorandum for the project recommends that the southern project site access point continue to be closed and only the northern project access point provide access to the site. The applicant proposes to remove the south site access and use only the north access consistent with this recommendation. (See Finding B9.)

PDI Performance Standards

Industrial Performance Standards

Subsections 4.135 (.05) A. through N.

- C26.** The proposed project meets the performance standards of this subsection as follows:
- **Pursuant to Standard A** (enclosure of uses and activities), the existing house on the site will not be used for industrial or commercial activities, no new non-parking/loading activities and uses required to be completely enclosed in buildings are anticipated on the site and outdoor storage is permitted when appropriately screened as proposed.
 - **Pursuant to Standard B** (vibrations), there is no indication that the proposed development will produce vibrations detectable off site without instruments.
 - **Pursuant to Standard C** (emissions), there is no indication that odorous gas or other odorous matter will be produced by the proposed use.

- **Pursuant to Standard D** (open storage), the proposed 54,664-square-foot outdoor storage yard is proposed to be fenced and landscaped as required to comply with the provisions of Sections 4.176 and 4.137.5.
- **Pursuant to Standard E** (operations and residential areas), the northern drive aisle, which provides access to the proposed outdoor storage area and is the entry point for trucks is located within 100 feet of the south property boundary of the Walnut Mobile Home Park, a residential use in the FDA-H zone. As no new buildings are proposed on the subject property, the applicant's narrative does not address night operations. The narrative also states: "The proposed use is a storage yard. As such, it will not incur frequent/daily truck trips to the property." However, to minimize noise intrusion into the mobile home part, a Condition of Approval prohibits truck maneuvering within 100 feet of the north property boundary between the hours of 10:00 pm and 7:00 am so long as the property to the north is used for residential purposes, and requires this area be clearly marked with signs or by other means indicating this limitation.
- **Pursuant to Standard F** (heat and glare, exterior lighting), no exterior operations are proposed creating heat and glare, and no exterior lighting is proposed that would produce light on adjacent residential uses.
- **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), there is no evidence that the standards for liquid and solid waste will be violated.
- **Pursuant to Standard I** (noise), there is no evidence that noise generated from the proposed operations will violate the City's Noise Ordinance, however, as discussed under Standard E, above, the site is located within 100 feet of and shares a property boundary with a residential district and is, therefore, subject to certain noise limitations. Noises produced in violation of the Noise Ordinance are subject to the enforcement procedures established in Wilsonville Code (WC) 6.204 for such violations. A Condition of Approval will ensure compliance with the Noise Ordinance.
- **Pursuant to Standard J** (electrical disturbances), no functions or construction methods are proposed that would interfere with electrical systems, and any construction activity that may require temporary electrical disruption for safety or connection reasons will be limited to the project site and coordinated with appropriate utilities.
- **Pursuant to Standard K** (discharge of air pollutants), there is no evidence that any prohibited discharge will 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), a Condition of Approval will ensure compliance with this standard including that the outdoor storage area will be maintained in an orderly manner at all times, that the area will be gravel surface or better and suitable for the materials being handled and stored, that the area will be suitably paved if a gravel surface is not sufficient to meet the performance standards for the use, and that the area will be concealed from view at the abutting property lines by a sight obscuring fence or planting not less than six feet in height.

- **Pursuant to Standard N** (unused area landscaping), the subject site will be completely developed with outdoor storage, circulation area, landscaping, and other site improvements.

Other Standards for PDI Zone

Lot Size and Maximum Lot Coverage

Subsections 4.135 (.06) A. and B.

C27. The subject site is of sufficient size to accommodate the proposed stormwater facility, landscaping, and other improvements.

Setbacks

Subsections 4.135 (.06) C. through E.

C28. The existing house on the property meets the applicable setback standards of the FDA-H zone (30-foot front and rear; 10-foot side), but not those of the PDI zone (30-foot front, rear and side). With the proposed change in zoning from FDA-H to PDI, the house will become legal nonconforming with respect to the side setback from the north property line. No other buildings are proposed as part of the current application; therefore, building setbacks do not apply. As noted elsewhere in this staff report, special care must be taken related to the setbacks and screening from the Walnut Mobile Home Park to the north, west and southwest consistent with Comprehensive Plan Area E and the SB Overlay Zone.

Screening and Buffering (SB) Overlay Zone

Purpose and Application of SBOZ

Subsections 4.137.5 (.01) and (.02)

C29. The subject property is proposed for a variety of nonresidential uses consistent with the PDI zone and abuts a residentially zoned (FDA-H) residential use (Walnut Mobile Home Park) to the north, west, and southwest, which meets the purpose for applying the SB Overlay Zone. Appropriate screening and buffering is required to assure adequate separation of potentially conflicting land uses. See Findings B13 and B14.

Landscaped Areas-Industrial Properties

Subsection 4.137.5 (.03) B.

C30. For land zoned PDI, the SB Overlay Zone requires either a 20-foot-deep area landscaped to at least the High Screen Standard, or a 10-foot-deep area landscaped to at least the High Wall Standard along all property lines where the SB Overlay Zone is applied. To provide buffering and screening from the Walnut Mobile Home Park to the north and west, consistent with the High Screen Standard, the applicant is proposing a 20-foot-wide landscaped buffer, which includes an existing six-foot-tall chain link fence with privacy slats providing a partially sight-obscuring fence. In addition, the north buffer area includes deciduous trees roughly 30-feet on center, arborvitae between the trees, and kinnikinnick groundcover inside the fence. Similarly the west buffer area includes deciduous trees and

arborvitae. However, rather than kinnikinnick groundcover, the remainder of the west buffer area contains a stormwater facility planted with a variety of native trees, shrubs and groundcover. The southwest corner of the site also is adjacent to the mobile home park and subject to the requirements of the SB Overlay Zone. A Condition of Approval ensures that this area is landscaped to comply with the applicable buffering and screening requirements. Conditions of Approval PDB 2 through PDB 4 ensure compliance of the Stage 1 Preliminary Plan with the requirements of the SB Overlay Zone; no additional conditions are needed. See Finding B15.

Ingress and Egress, Exterior Work, Signs, Performance Standards and Off-Site Impacts

Subsections 4.137.5 (.04) through (.07)

C31. Within the SB Overlay Zone:

- No motor vehicle access is allowed, and none is proposed. See Finding B16.
- No exterior manufacturing, storage, sales, or other similar work is allowed, and none is proposed; however, there are stricter standards that apply to truck loading and unloading activities as discussed elsewhere in this staff report related to Industrial Performance Standards. See Finding B17.
- No signs other than approved monument signs are allowed, and none are proposed. See Finding B18.

As discussed in this staff report the proposed development complies with, or will with Conditions of Approval, performance standards of the PDI zone to limit impacts on surrounding properties and the overall community. See Finding B19.

On-site Pedestrian Access and Circulation

Continuous Pathway System, Vehicle Pathway Separation, Width and Surface, Pathway Signs

Subsection 4.154 (.01) B.1. through B.6.

C32. No structures are proposed on the site, therefore, improvements on the property frontage on SW Boones Ferry Road, including pedestrian access to the site, are not required. No other on-site pedestrian walkways are required or proposed as part of the project.

Parking Standards

Minimum and Maximum Parking

Section 4.155 (.03) G.

C33. The existing house on the site is not proposed to be used as part of the current application and no buildings or structures are proposed on the site that require provision of passenger vehicle or bicycle parking. Therefore, the standards of this section do not apply.

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

C34. The applicable standards are met as follows:

Standard	Met	Explanation
Subsection 4.155 (.02) General Standards		
K. Surfaced with asphalt, concrete or other approved material.	<input checked="" type="checkbox"/>	Outdoor storage area surfaced in gravel, which is allowed; paving is not required.
Drainage meeting City standards	<input checked="" type="checkbox"/>	Drainage of storage area is professionally designed and being reviewed to meet City standards.
L. Lighting that does not shine into adjoining structures or into the eyes of passersby.	<input checked="" type="checkbox"/>	No lighting of outdoor storage area is proposed.
Subsection 4.155 (.03) Minimum and Maximum Off-Street Parking Requirements		
A. Access and maneuvering areas adequate.	<input checked="" type="checkbox"/>	Access and maneuvering area is adequate to serve functional needs of site.
A.1. Circulation patterns clearly marked.	<input checked="" type="checkbox"/>	Truck circulation will occur throughout the site per the Circulation Plan (see Sheet EX1.0 in Exhibit B2).

Other Development Standards

Access, Ingress, and Egress
Section 4.167

C35. Access to SW Boones Ferry Road (one driveway) will be located at a defined point approved by the City.

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

C36. The proposal does not have any double-frontage lots.

Natural Features and Other Resources
Section 4.171

C37. The subject property does not contain natural environmental and scenic features, and no part of the site is protected as part of the City's Significant Resource Overlay Zone (SROZ). There are three (3) existing trees, including a 30-inch d.b.h. Douglas-fir, a 22-inch d.b.h. maple, and a 50-inch d.b.h. sequoia, located on the eastern part of the site that will be preserved. In addition, trees and shrubs planted as mitigation for the retroactive tree removal permit (TR21-0002) will be retained. There are no structures of any historic or cultural designation on the subject site and no hillsides, wooded areas, or hazard areas needing protection on the site. An overhead powerline runs along the south property boundary and caution will need to be taken when construction activities occur in this area.

There are no high voltage powerline easements or rights of way or petroleum pipeline easements on the site.

Public Safety and Crime Prevention

Design for Public Safety, Surveillance and Access

Subsection 4.175 (.01)

C38. Fencing with a security gate that encloses the outdoor storage yard on all sides provides security of the site.

Lighting to Discourage Crime

Subsection 4.175 (.04)

C39. No lighting is required and none proposed to illuminate the outdoor storage yard to discourage crime and ensure public safety.

Landscaping Standards

Landscaping Standards Purpose

Subsection 4.176 (.01)

C40. Through complying with the various landscape standards in Section 4.176 the applicant has demonstrated the Stage 2 Final Plan is in compliance with the landscaping and screening purpose statement.

Landscape Code Compliance

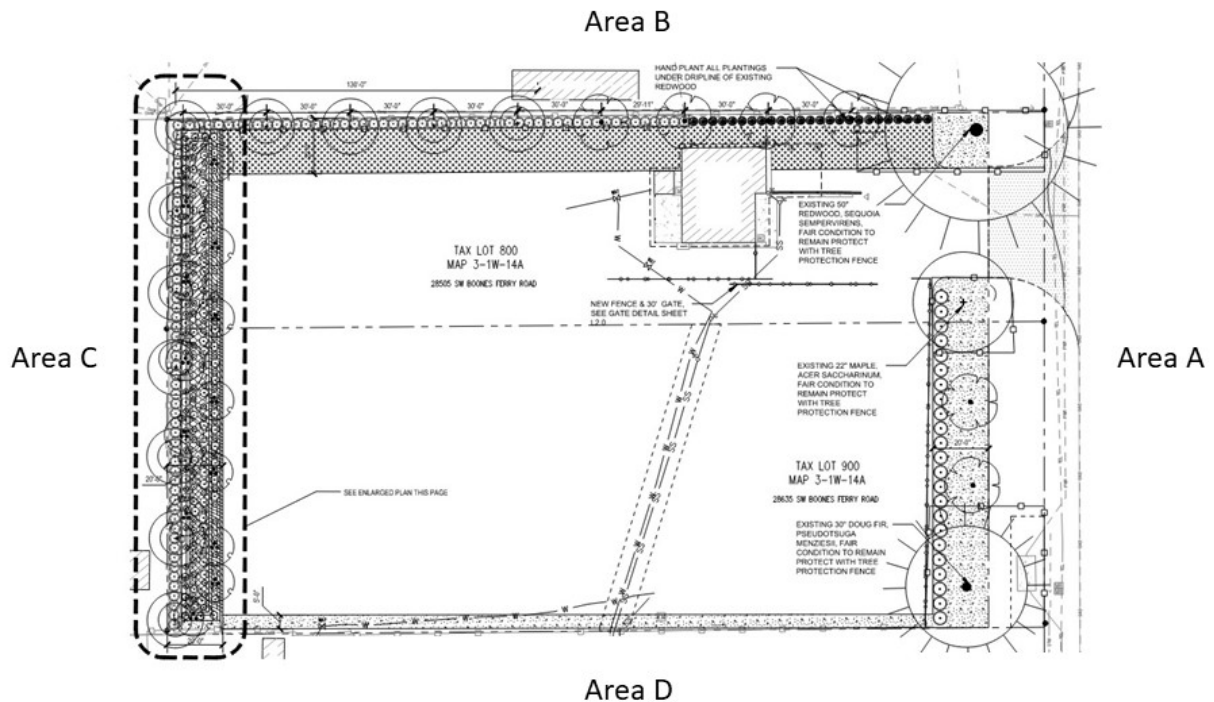
Subsection 4.176 (.02) B.

C41. No waivers or variances to landscape standards have been requested, thus all landscaping and screening must comply with the standards of this section.

Intent and Required Materials

Subsections 4.176 (.02) C. through I.

C42. As shown on Sheets L1.0 and L2.0 (Exhibit B2), materials required to meet landscaping standards are provided as follows:



Landscape Areas A and D:

Area Description:	East and south sides of site
Landscaping Standard:	High Screen
Comments on Intent:	Provides visual separation and sight-obscuring screen of outdoor storage yard from adjacent properties and public right-of-way
Required Materials:	Fully cover, 6-foot hedge 95% opaque year round, trees every 30 feet or as required to provide canopy over landscape area.
Materials Provided:	<p>Area A – East side along SW Boones Ferry Road: Euonymus hedge and native meadow mix grass in front (on street side) of 6-foot chain link fence with privacy slats provides screening. Tree canopy includes three (3) preserved trees (30-inch d.b.h. Douglas-fir, 22-inch d.b.h. maple, 50-inch d.b.h. sequoia) and two (2) red maple trees.</p> <p>Area D – South side along adjacent property: Native meadow mix grass in front (inside property) of six (6)-foot fence with privacy slats. Seven (7) trees, but not shrubs or groundcover, were planted along the south boundary of the property as required mitigation for the retroactive tree removal permit (TR21-0002); however, no hedge or trees are shown on landscape plan in this area. The southwest corner of Area D is adjacent to the mobile home park and subject to the requirements of the SB Overlay Zone. Conditions of Approval ensure that the south</p>

boundary of the property is landscaped to comply with the applicable landscaping, buffering and screening requirements.

Landscape Areas B and C:

Area Description:	North and west sides of site along property line shared with Walnut Mobile Home Park
Landscaping Standard:	High Screen or High Wall required– SB Overlay Zone applies
Comments on Intent:	Screening and buffering required between development and residential use to north, west, and southwest
Required Materials:	High Screen: Fully cover, 6-foot hedge 95% opaque year round, trees every 30 feet or as required to provide canopy over landscape area. High Wall: 6-foot masonry wall, trees every 30 feet or as required to provide canopy over landscape area. SB Overlay Zone: 20-foot buffer area with High Screen or 10-foot buffer area with High Wall.
Materials Provided:	<p>Area B – North side adjacent to mobile home park: 20-foot-wide buffer area provided between south property line of mobile home park and gravel area of industrial yard. Six (6)-foot chain link fence with privacy slats on north side of buffer. Arborvitae hedge with kinnikinnick groundcover on south side of fence (inside property). Tree canopy includes nine (9) red maples roughly 30 feet on center.</p> <p>Area C – West side adjacent to mobile home park: 20-foot-wide buffer area provided between east property line of mobile home park and gravel area of industrial yard. Six (6)-foot chain link fence with privacy slats on west side of buffer. Arborvitae hedge and stormwater facility with native plantings on east side of fence (inside property). Tree canopy includes six (6) red maples roughly 30 feet on center.</p>

Landscape Area and Locations
Subsection 4.176 (.03)

C43. The applicant indicates that 9,249 square feet (16.9%) of the site will be landscaped, which exceeds the required 15% of total lot area. Landscaping is proposed throughout the site as described above. Materials achieve a balance between various plant forms, textures, and heights, and native plant materials are used where practicable.

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

C44. In addition to the standards of this subsection, the requirements of the Section 4.137.5 (SB Overlay Zone) are applied to the proposed development:

- **Pursuant to Standard A** (screening between intensive and less intensive developments), the proposed development will be screened and buffered from the

adjacent Walnut Mobile Home Park consistent with requirements of the SB Overlay Zone.

- **Pursuant to Standard B** (buffering and screening of activity areas on commercial and industrial sites from adjacent residential areas), buffering and screening to the High Screen Standard, as required by the SB Overlay Zone, is provided along the north and west property boundaries adjacent to the Walnut Mobile Home Park. A condition of approval requires that similar buffering and screening is provided at the southwest corner of the site, which also abuts the mobile home park.
- **Pursuant to Standard C** (mechanical and utility equipment screening), all exterior, roof and ground mounted, mechanical and utility equipment must be screened from ground level off-site view from adjacent streets or properties. No roof or ground-mounted mechanical equipment is shown on the submitted plans; however, a Condition of Approval will ensure that all equipment is screened as required.
- **Pursuant to Standard D** (screening of outdoor storage areas), outdoor storage must be screened from public view unless visible storage has been approved for the site by the Development Review Board or Planning Director acting on the development permit. The submitted plans (Sheets L1.0 and L2.0 in Exhibit B2) show landscaping on the north, east, and west sides of the proposed outdoor storage yard that includes a 6-foot chain link fence with privacy slats, trees at 30 feet on center, and shrubs (arborvitae and euonymus) that reach six (6) feet or more at maturity, which should be adequate to achieve the required visual screening. Insufficient landscaping is shown on the south side of the outdoor storage yard and a Condition of Approval requires that appropriate tree, shrub and groundcover be provided to meet the requirements. .
- **Pursuant to Standard E** (screening of loading areas and truck parking not in industrial zones), the proposed development is an industrial use in the PDI zone and, therefore, is not required to screen loading areas and docks, and truck parking.
- **Pursuant to Standard F** (fences over six (6) feet high), no fence over six (6) feet high is proposed on the project site.

Installation of Sight-Obscuring Fence or Planting

Subsection 4.176 (.05)

- C45.** A 6-foot chain link fence with privacy slats and landscaping will enclose the proposed outdoor storage area on all sides. Landscaping proposed along the south side of the storage area does not appear adequate to screen the yard from the adjacent property as it includes a native meadow mix grass in front (inside property) of the fence but no shrubs or trees (see Sheet L1.0). A Condition of Approval has been included to require that adequate landscaping and screening is provided along this property boundary. Another Condition of Approval will ensure that the outdoor storage area will not begin operation until the fence is erected and landscaping is in place and approved by the City, or until posting by the applicant of a bond or other security equal to one hundred ten percent (110%) of the cost of such fence and/or planting and their installation.

Landscape Plan Requirements

Subsection 4.176 (.09)

- C46.** The Landscape Plans (Sheets L1.0 and L2.0 in Exhibit B2) provide the required information including proposed landscape areas, type, installation size, number and placement of materials, plant material list, and proposed method of irrigation.

Other Development Standards

Access Drives and Travel Lanes

Subsection 4.177 (.01) E.

- C47.** The access driveway is designed to provide clear travel, free from obstructions. The interior circulation area of the site is surfaced in gravel, as is allowed for an outdoor industrial yard, and no travel lanes are proposed within the site. Should travel lanes be added in the future, a Condition of Approval ensures they are capable of carrying a 23-ton load. Because no buildings or structures are proposed on the site and the existing house is accessible from the street, emergency access lanes are not required by Tualatin Valley Fire and Rescue (TVF&R).

Mixed Solid Waste and Recyclables Storage-Adequate Storage Area

Subsection 4.179 (.01) and 4.430 (.02) and (.03)

- C48.** No new buildings or structures are proposed on the site, which will be used as an outdoor industrial storage yard. Therefore, no storage area for mixed solid waste and recyclables is required or proposed.

Mixed Solid Waste and Recycles Storage-Review by Franchise Garbage Hauler

Subsection 4.179 (.07)

- C49.** As no new buildings or structures are proposed on the project site, no mixed solid waste and recyclables storage is proposed or required. Therefore, review by Republic Services, the franchise garbage hauler, is not required.

Outdoor Lighting

Sections 4.199.20 through 4.199.60

- C50.** The proposed development is not required to meet the Outdoor Lighting Standards because no new buildings or structures are proposed as part of the current application. See Request C.

Underground Installation

Sections 4.300 through 4.320

- C51.** Per the applicant's code response narrative, the applicant will coordinate with the City to verify the layout and locations of all proposed utilities. Existing overhead electrical lines central to and along the south boundary of the site are proposed to be removed and existing

poles are proposed to be removed or abandoned in place (see Sheets C0.3 and C3.0 in Exhibit B2).

Request D: Site Design Review (SDR22-0001)

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

Site Design Review

Excessive Uniformity, Inappropriate Design

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

D1. Staff summarizes compliance with this subsection as follows:

- **Excessive Uniformity:** The proposed development is unique to the particular development context and does not create excessive uniformity.
- **Inappropriate or Poor Design of the Exterior Appearance of Structures:** This standard does not apply as no new buildings or structures are proposed on the site.
- **Inappropriate or Poor Design of Signs:** This standard does not apply as no signs are proposed on the site.
- **Lack of Proper Attention to Site Development:** The appropriate professional services have been used to design the site, demonstrating attention being given to site development.
- **Lack of Proper Attention to Landscaping:** Landscaping is provided, has been professionally designed by a landscape designer, and includes a variety of plant materials, all demonstrating appropriate attention being given to landscaping.

Purposes and Objectives

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

D2. The applicant has provided sufficient information demonstrating compliance with the objectives of this subsection as follows:

- **Pursuant to Objective A** (assure proper functioning of the site and high quality visual environment), the proposed site layout allows for landscaping requirements to be met on the site and creates a visual environment that is compatible with other surrounding industrial uses.
- **Pursuant to Objective B** (encourage originality, flexibility, and innovation), site landscaping is designed to screen the open storage yard and provide a pleasing environment for the neighboring residential property.
- **Pursuant to Objective C** (discourage inharmonious development), professional design of the proposed landscaping supports a quality visual environment and thus prevents monotonous, drab, unsightly, and dreary development.
- **Pursuant to Objective D** (conserve natural beauty and visual character), design of the proposed site layout addresses the public at the street while maintaining flexibility for

future development phases. Landscaping improves the general aesthetic of the site and harmonizes with the visual character of the PDI zone.

- **Pursuant to Objective E** (protect and enhance City's appeal), development of the site with well-designed landscaping will enhance this industrial area, which could attract additional investment in surrounding properties.
- **Pursuant to Objective F** (stabilize property values/prevent blight), developing the site, which currently is gravel surfaced with a house and some landscaping, will enhance the site and surrounding industrial area, helping to prevent future blight.
- **Pursuant to Objective G** (insure adequate public facilities), the proposal does not impact the availability or orderly, efficient and economic provision of public services and facilities, which are available and adequate for the subject property.
- **Pursuant to Objective H** (achieve pleasing environments and behavior), the outdoor storage area is clearly delineated with fencing and a security gate. A 20-foot-wide buffer with landscaping and fencing provide separation and screening to the adjacent mobile home park property on the north, west, and southwest.
- **Pursuant to Objective I** (foster civic pride and community spirit), the project will foster civic pride by enhancing a gravel lot with attractive landscaping, while being sensitive to the adjacent mobile home park.
- **Pursuant to Objective J** (sustain favorable environment for residents), the proposed development includes a 20-foot-wide landscaped buffer area and 6-foot-tall chain link fence with privacy slats adjacent to the Walnut Mobile Home Park, which meets the requirements of the SB Overlay Zone and ensures the comfort and health of residents.

Development Review Board Jurisdiction Section 4.420

- D3.** A Condition of Approval will ensure construction, site development, and landscaping are carried out in substantial accordance with the DRB-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)

- D4.** The applicant has provided sufficient information demonstrating compliance with the standards of this subsection as follows:
- **Pursuant to Standard A** (Preservation of Landscape), there are no natural features on the site, landscaping that was recently planted as mitigation for tree removal will be preserved and protected during site development, and three (3) existing mature trees also will be preserved and protected. The site slopes gently from 184 ft elevation on the east side to 178 ft on the west and site layout minimizes tree and soil removal to the extent practicable. The proposed stormwater facility along the west property boundary is located appropriately as the lowest elevation of the site, and grade changes are integrated with the general appearance and topography of neighboring developed areas.

- **Pursuant to Standard B** (Relation of Proposed Buildings to Environment), the site slopes gently from east (184 ft elevation) to west (178 ft elevation) and does not have naturally sensitive areas. Surrounding uses in the general area to the south and in the broader industrial area are of similar intensity, and landscaping and screening at the site perimeter provides appropriate buffering to adjacent properties including the Walnut Mobile Home Park as required by Sections 4.137.5 and 4.176.
- **Pursuant to Standard C** (Drives, Parking, and Circulation), one (1) existing access driveway on SW Boones Ferry Road will be retained while a second driveway will be removed, and industrial vehicles will enter and exit using the single driveway (see Sheet EX1.0 in Exhibit B2). As no frontage improvements are required and no structures are proposed, internal pedestrian circulation is not proposed or required.
- **Pursuant to Standard D** (Surface Water Drainage), required stormwater facilities are proposed and no adverse impacts to surface water drainage are expected to result from the proposal.
- **Pursuant to Standard E** (Utility Service), no above ground utility installations are proposed. Stormwater and sanitary sewage disposal facilities are indicated on the applicant's Grading and Utility Plans, shown in Exhibit B2.
- **Pursuant to Standard F** (Advertising Features), no signs are proposed as part of the current application; therefore, this standard does not apply.
- **Pursuant to Standard G** (Special Features), the proposed 54,664-square-foot outdoor storage area will be appropriately screened.

Applicability of Design Standards

Subsection 4.421 (.02)

D5. Design standards have been applied to all buildings, structures, and other site features.

Conditions of Approval

Subsection 4.421 (.05)

D6. 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)

D7. The existing house on the site will not be used and is not part of the current application. No new buildings or structures are proposed; therefore, this standard does not apply.

Site Design Review Submission Requirements

Submission Requirements

Section 4.440

D8. The applicant has submitted materials in addition to requirements of Section 4.035, as applicable.

Time Limit on Site Design Review Approvals

Time Limit on Approval

Section 4.442

- D9.** The applicant has indicated that they will pursue development within two (2) years of receiving approval. It is understood that the approval will expire after two (2) years if a building permit has not been issued, unless an extension has been granted by the Development Review Board.

Installation of Landscaping

Landscape Installation or Bonding

Subsection 4.450 (.01)

- D10.** A Condition of Approval will assure installation or appropriate security equal to one hundred and ten percent (110%) of the cost of the landscaping as determined by the Planning Director, is filed with the City assuring such installation within six (6) months of occupancy.

Approved Landscape Plan

Subsection 4.450 (.02)

- D11.** Action by the City approving a proposed landscape plan is binding on the applicant. A Condition of Approval will ensure that substitution of plant materials, irrigation systems, or other aspects of an approved landscape plan will not be made without official action of the Planning Director or Development Review Board and provide ongoing assurance the criterion is met.

Landscape Maintenance and Watering

Subsection 4.450 (.03)

- D12.** A Condition of Approval will ensure landscaping is continually maintained in accordance with this subsection.

Modifications of Landscaping

Subsection 4.450 (.04)

- D13.** A Condition of Approval will provide ongoing assurance that this criterion is met by preventing modification or removal of landscaping without appropriate City review.

Natural Features and Other Resources

Protection

Section 4.171

- D14.** The proposed design provides for protection of natural features and other resources consistent with the proposed Stage 2 Final Plan for the site, as well as the purpose and objectives of site design review.

Landscaping Standards

Landscape Standards Code Compliance

Subsection 4.176 (.02) B.

D15. No waivers or variances to landscape standards have been requested, thus all landscaping and screening must comply with the standards of this section.

Intent and Required Materials

Subsections 4.176 (.02) C. through I.

D16. 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 occurring concurrently with the Stage 2 Final Plan, which includes a thorough analysis of the functional application of the landscaping standards.

Landscape Area and Locations

Subsection 4.176 (.03)

D17. The proposed Stage 2 Final Plan shows that 9,249 square feet (16.9%) of the site will be landscaped, which exceeds the required 15% of total lot area. Landscaping is proposed throughout the site. Materials achieve a balance between various plant forms, textures, and heights, and native plant materials are used where practicable.

Buffering and Screening

Subsection 4.176 (.04)

D18. Consistent with the Stage 2 Final Plan, adequate screening is proposed.

Sight-Obscuring Fence or Planting

Subsection 4.176 (.05)

D19. A 6-foot-high chain link fence with privacy slats and landscaping is proposed around the perimeter of the outdoor storage area. Consistent with the Stage 2 Final Plan, adequate screening is proposed and a Condition of Approval ensures compliance with the standard.

Shrubs and Groundcover Materials

Subsection 4.176 (.06) A.

D20. Proposed shrubs on the applicant's Landscape Plans (Sheets L1.0 and L2.0 in Exhibit B2) are in 3-gallon containers or 4 feet in height (arborvitae), exceeding the required 2-gallon minimum. A Condition of Approval will require that the detailed requirements of this subsection are met.

Plant Materials-Trees

Subsection 4.176 (.06) B.

D21. Perimeter trees in the applicant's Landscape Plan (Sheet L1.0 in Exhibit B) are proposed to be 1.5-inch caliper (deciduous), which is not consistent with the 2-inch caliper requirement

of this subsection. A Condition of Approval will require all trees to be a minimum of 2-inch caliper, balled and burlapped (B&B), well-branched, and typical of their type as described in Current American Association of Nurserymen (AAN) Standards.

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

Subsection 4.176 (.06) C.

D22. No buildings or structures are proposed in the current application; therefore, this standard does not apply.

Plant Materials-Street Trees

Subsection 4.176 (.06) D.

D23. SW Boones Ferry Road is classified as a collector street, requiring 2-inch minimum caliper street trees. However, the current application does not propose any new buildings or structures on the site and is not required to construct frontage improvements or install street trees. Therefore, this standard does not apply.

Types of Plant Species

Subsection 4.176 (.06) E.

D24. The applicant has provided sufficient information in their Landscape Plans showing the proposed landscape design meets the standards of this subsection.

Tree Credit

Subsection 4.176 (.06) F.

D25. The applicant is not proposing to preserve any trees to be counted as tree credits.

Exceeding Plant Standards

Subsection 4.176 (.06) G.

D26. The selected landscape materials do not violate any height or vision clearance requirements.

Landscape Installation and Maintenance

Subsection 4.176 (.07)

D27. Conditions of Approval ensure that installation and maintenance standards are or will be met including that plant materials be installed to current industry standards and properly staked to ensure survival, and that plants that die are required to be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City. Notes on the applicant's Landscape Plan (Sheet L1.0 in Exhibit B2) provide for an irrigation system.

Landscape Plans
Subsection 4.176 (.09)

D28. The applicant's submitted plans provide the required information, and Sheet L1.0 (Exhibit B2) identifies water usage area for site landscaping.

Completion of Landscaping
Subsection 4.176 (.10)

D29. The applicant has not requested to defer installation of plant materials.

Outdoor Lighting

Applicability
Sections 4.199.20 and 4.199.60

D30. Per the applicant's code response narrative, no outdoor lighting is proposed with the current application. In addition, existing overhead electrical lines are proposed to be removed and existing poles are proposed to be removed or abandoned in place (see Sheets C0.3 and C3.0 in Exhibit B2). Therefore, the Outdoor Lighting standards do not apply.

Exhibit C1
Public Works Plan Submittal Requirements
and Other Engineering Requirements

1. All construction or improvements to public works facilities shall be in conformance to the City of Wilsonville Public Works Standards - 2017.
2. Applicant shall submit insurance requirements to the City of Wilsonville in the following amounts:

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

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



- d. All elevations on design plans and record drawings shall be based on NAVD 88 Datum.
 - e. All proposed on and off-site public/private utility improvements shall comply with the State of Oregon and the City of Wilsonville requirements and any other applicable codes.
 - f. Design plans shall identify locations for street lighting, gas service, power lines, telephone poles, cable television, mailboxes and any other public or private utility within the general construction area.
 - g. As per City of Wilsonville Ordinance No. 615, all new gas, telephone, cable, fiber-optic and electric improvements etc. shall be installed underground. Existing overhead utilities shall be undergrounded wherever reasonably possible.
 - h. Any final site landscaping and signing shall not impede any proposed or existing driveway or interior maneuvering sight distance.
 - i. Erosion Control Plan that conforms to City of Wilsonville City Code Section 8.317.
 - j. Existing/proposed right-of-way, easements and adjacent driveways shall be identified.
 - k. All engineering plans shall be printed to PDF, combined to a single file, stamped and digitally signed by a Professional Engineer registered in the State of Oregon.
 - l. All plans submitted for review shall be in sets of a digitally signed PDF and three printed sets.
6. Submit plans in the following general format and order for all public works construction to be maintained by the City:
- a. Cover sheet
 - b. City of Wilsonville construction note sheet
 - c. Land Use Conditions of Approval sheet
 - d. General construction note sheet
 - e. Existing conditions plan.
 - f. Erosion control and tree protection plan.
 - g. 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.
 - h. Grading plan, with 1-foot contours.
 - i. Composite utility plan; identify storm, sanitary, and water lines; identify storm and sanitary manholes.
 - j. 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'.
 - k. Street plans.
 - l. Storm sewer/drainage plans; number all lines, manholes, catch basins, and cleanouts for easier reference.
 - m. Stormwater LID facilities (Low Impact Development): provide plan and profile views of all LID facilities.
 - n. Water and sanitary sewer plans; plan; number all lines, manholes, and cleanouts for easier reference.

- o. Where depth of water mains are designed deeper than the 3-foot minimum (to clear other pipe lines or obstructions), the design engineer shall add the required depth information to the plan sheets.
 - p. Detailed plan for water quality 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 facilities are typically privately maintained they will be inspected by engineering, and the plans must be part of the Public Works Permit set.
 - q. Composite franchise utility plan.
 - r. City of Wilsonville detail drawings.
 - s. Illumination plan.
 - t. Striping and signage plan.
 - u. Landscape plan.
- 7. Design engineer shall coordinate with the City in numbering the sanitary and stormwater sewer systems to reflect the City's numbering system. Video testing and sanitary manhole testing will refer to City's numbering system.
 - 8. The applicant shall install, operate and maintain adequate erosion control measures in conformance with City Code Section 8.317 during the construction of any public/private utility and building improvements until such time as approved permanent vegetative materials have been installed.
 - 9. Applicant shall work with City Engineering before disturbing any soil on the respective site. If 5 or more acres of the site will be disturbed applicant shall obtain a 1200-C permit from the Oregon Department of Environmental Quality. If 1 to less than 5 acres of the site will be disturbed a 1200-CN permit from the City of Wilsonville is required.
 - 10. The applicant shall be in conformance with all stormwater and flow control requirements for the proposed development per the Public Works Standards.
 - 11. A storm water analysis prepared by a Professional Engineer registered in the State of Oregon shall be submitted for review and approval by the City.
 - 12. The applicant shall be in conformance with all water quality requirements for the proposed development per the Public Works Standards. If a mechanical water quality system is used, prior to City acceptance of the project the applicant shall provide a letter from the system manufacturer stating that the system was installed per specifications and is functioning as designed.
 - 13. Storm water quality facilities shall have approved landscape planted and approved by the City of Wilsonville prior to paving.

14. The applicant shall contact the Oregon Water Resources Department and inform them of any existing wells located on the subject site. Any existing well shall be limited to irrigation purposes only. Proper separation, in conformance with applicable State standards, shall be maintained between irrigation systems, public water systems, and public sanitary systems. Should the project abandon any existing wells, they shall be properly abandoned in conformance with State standards.
15. All survey monuments on the subject site, or that may be subject to disturbance within the construction area, or the construction of any off-site improvements shall be adequately referenced and protected prior to commencement of any construction activity. If the survey monuments are disturbed, moved, relocated or destroyed as a result of any construction, the project shall, at its cost, retain the services of a registered professional land surveyor in the State of Oregon to restore the monument to its original condition and file the necessary surveys as required by Oregon State law. A copy of any recorded survey shall be submitted to Staff.
16. Streetlights shall be in compliance with City dark sky, LED, and PGE Option C requirements.
17. Sidewalks, crosswalks and pedestrian linkages in the public right-of-way shall be in compliance with the requirements of the U.S. Access Board.
18. No surcharging of sanitary or storm water manholes is allowed.
19. 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.
20. A City approved energy dissipation device shall be installed at all proposed storm system outfalls. Storm outfall facilities shall be designed and constructed in conformance with the Public Works Standards.
21. The applicant shall provide a 'stamped' engineering plan and supporting information that shows the proposed street light locations meet the appropriate AASHTO lighting standards for all proposed streets and pedestrian alleyways.
22. All required pavement markings, in conformance with the Transportation Systems Plan and the Bike and Pedestrian Master Plan, shall be completed in conjunction with any conditioned street improvements.
23. Street and traffic signs shall have a hi-intensity prismatic finish meeting ASTM 4956 Spec Type 4 standards.
24. 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.

25. The applicant shall provide adequate sight distance at all project street intersections, alley intersections and commercial driveways by properly designing intersection alignments, establishing set-backs, driveway placement and/or vegetation control. Coordinate and align proposed streets, alleys and commercial driveways with existing streets, alleys and commercial driveways located on the opposite side of the proposed project site existing roadways. Specific designs shall be approved by a Professional Engineer registered in the State of Oregon. As part of project acceptance by the City the Applicant shall have the sight distance at all project intersections, alley intersections and commercial driveways verified and approved by a Professional Engineer registered in the State of Oregon, with the approval(s) submitted to the City (on City approved forms).
26. Access requirements, including sight distance, shall conform to the City's Transportation Systems Plan (TSP) or as approved by the City Engineer. Landscaping plantings shall be low enough to provide adequate sight distance at all street intersections and alley/street intersections.
27. 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.
28. The applicant shall provide the City with a Stormwater Maintenance and Access Easement Agreement (on City approved forms) for City inspection of those portions of the storm system to be privately maintained. Applicant shall provide City with a map exhibit showing the location of all stormwater facilities which will be maintained by the Applicant or designee. Stormwater 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.
29. The applicant shall "loop" proposed waterlines by connecting to the existing City waterlines where applicable.
30. Applicant shall provide a minimum 6-foot Public Utility Easement on lot frontages to all public right-of-ways. An 8-foot PUE shall be provided along Collectors. A 10-ft PUE shall be provided along Minor and Major Arterials.
31. 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).
32. 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.