



# City of Tualatin

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June 17, 2019

## ARCHITECTURAL REVIEW AND PUBLIC FACILITIES DECISION

AR-19-0001

**\*\* APPROVAL WITH CONDITIONS \*\***

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Case #:	AR 19-0001
Project:	LMC Teton Building Addition
Location:	19200 SW Teton Ave., Tualatin, OR; 2S123CB000200
Applicant:	Devin Follingstad, Carleton Hart Architecture
Owner:	CJD Holdings LLC

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Arrangements can be made to provide these materials in alternative formats such as large type or audio recording. Please contact the Planning Division at 503.691.3026 and allow as much lead time as possible.
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## I. INTRODUCTION

### A. Applicable Criteria

The following Chapters of the Tualatin Development Code (TDC) are applicable to the subject proposal:

- TDC 33.020 Architectural Review
- TDC 33.110 Tree Removal Permit/Review
- TDC Chapter 61: General Manufacturing Zone (MG)
- TDC Chapter 70: Floodplain District\*
- TDC Chapter 71: Wetlands Protection District
- TDC Chapter 72: Natural Resource Protection Overlay District\*
- TDC 73A Site Design
- TDC 73B Landscaping Standards
- TDC 73C Parking Standards
- TDC 73D Waste and Recyclables
- TDC 74: Public Improvement Requirements\*
- TDC 75 Access Management\*

*\*Addressed in Exhibit B (City Engineer's Review, Findings, and Decision)*

### B. Project and Site Description

The site at 19200 SW Teton is approximately 5 acres in size, with a developed office, parking area, and additional paved area to the north side of the lot. To the south, the site is largely vegetated with a wetland area connected to Hedges Creek. The site is almost entirely within the Special Flood Hazard Area. There are two existing driveways off of SW Teton Ave and a pedestrian walkway connecting to SW Spokane Court.

The applicant, Carleton Hart Architecture, proposes to construct a 13,759 square foot addition to an existing 17,477 square foot general contractor office 5-acre site located 19200 SW Teton Avenue. Twenty-one parking spaces will be added to the north and south of the addition, as well as a landscaped pedestrian plaza where the addition meets the existing building. The north driveway taking access from SW Teton Ave. will be closed.

The new exterior building façades would be comprised of flush metal panels in contrasting shades of grey, with mustard yellow accents similar to the existing building. Both ground-level and clerestory windows will be proposed on the north elevation, and a long shed roof extends along the addition.

### C. Previous Land Use Actions

- AR 92-22 Approval for Northwest Natural Gas, South Center
- AR 13-06 LMC Building Approval for site renovations to LMC contractor offices

### D. Surrounding Uses

Surrounding uses indicate a transitional area including commercial services and light industrial uses. Adjacent land uses include:

North: General Manufacturing (MG)

- Parklane RV Mattresses

South: General Manufacturing (MG)

- Wetlands Conservancy property related to Hedges Creek and Wetland W23 as identified in the Natural Resource Inventory and Local Wetlands Inventory (December 1995)

West: General Manufacturing (MG)

- Wytek Controls
- Star Motors
- Toy Doctor

East : General Manufacturing (MG)

- Cascade Windows
- Creganna Medical

Figure 1: Aerial view of subject site (highlighted)



**E. Project Schedule**

A pre-application conference for this project was held on January 9, 2019. A neighborhood/developer meeting—as required by Tualatin Development Code (TDC) 32.120—was held on January 29, 2019.

This application was originally submitted on March 20, 2019, and deemed complete on April 23, 2019. Per the 120-Day Rule—Oregon Revised Statute (ORS) 227.178-227.179—final City of Tualatin action/decision on this application must be completed on or before August 21, 2019.

Staff received no letters of comment from property owners within 1,000 feet of the subject property, including pursuant to TDC 32.120(5) within any residential subdivisions platted through the City, during the comment period that ended May 8, 2019. Agency comments were received from Tualatin Parks and Recreation.

**F. Exhibit List**

- A: Application Materials
- B: City Engineer’s Review, Findings, and Decision for AR-19-0001, June 17, 2019
- C: Clean Water Services Memo—April 23, 2019
- D: Tualatin Shuttle Weekday Shuttle Service—July 11, 2016
- E: Tualatin Parks and Recreation Memo—May 8, 2019

## **II. CONDITIONS OF APPROVAL**

Based on the Findings and Conclusions presented, staff recommends approval of AR-19-0001 subject to the following architectural features conditions (A):

### **GENERAL:**

- A1. This Architectural Review approval shall expire after two years unless a building, or grading permit submitted in conjunction with a building permit application, has been issued and substantial construction pursuant thereto has taken place and an inspection performed by a member of the Building Division, or an extension is granted under the terms of Section 33.020(10).

### **PRIOR TO BUILDING OR ENGINEERING PERMIT ISSUANCE:**

- A2. The applicant must submit revised plans showing:
- a. A walkway from the main entrance connecting with SW Spokane Court complying with all design standard of TDC 73A.300(1);
  - b. Tree protection for north and east border trees adjacent to the proposed building area meeting the standards of 73B.070(3);
  - c. Irrigation for new parking area and pedestrian patio landscaping;
  - d. Shielding of the existing south pole-mounted lighting, to reduce glare into the Clean Water Services vegetated corridor area to less than one foot-candle;
  - e. Designated vanpool/carpool spaces;
  - f. An identification system which clearly locates buildings and their entries for patrons and emergency services;
  - g. Interior bike parking that will provide at least fifteen spaces with at least a 6 foot by 2 foot bike space each.

### **PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:**

- A3. The applicant must comply with the incorporated Public Facilities Recommendation (PFR) from the City of Tualatin Engineering Division.
- A4. The applicant must install an identification system which clearly locates buildings and their entries for patrons and emergency services.
- A5. The applicant must install bicycle parking signage and vanpool/carpool parking signage per MUTCD standards, pursuant to TDC 73C.010(2)(xi) and TDC 73C.050(2)(d).
- A6. The applicant must construct proposed buildings and all site improvements as illustrated on approved plans and conditions of approval. A site inspection by the Planning Division staff is required to verify satisfaction of all requirements. Please contact the Planning Division and provide at least 48 hours' notice. This inspection is separate from inspection(s) done by the Building Division.

**THE FOLLOWING CODE REQUIREMENTS APPLY TO THE SITE IN AN ON-GOING MANNER:**

- A7. All mechanical equipment must be screened in accordance with TDC 73A.300(5). Prior to approval of a mechanical permit, the applicant or property owner must submit scaled elevations that illustrate screening by a parapet or other method.
- A8. All sign permits require separate sign permit approval. This approval does not constitute sign permit approval.
- A9. All landscaping approved through the AR process must be continually maintained, including necessary watering, weeding, pruning and replacement, in a manner substantially similar to that originally approved by the AR decision, except as permitted under TDC 33.020(7) *Modifications to Previously Approved Final Architectural Review Decisions*.
- A10. All building exterior improvements approved through the AR process must be continually maintained, including necessary painting and repair, so as to remain substantially similar to original approval through the AR process, except as permitted under TDC 33.020(7) *Modifications to Previously Approved Final Architectural Review Decisions*.
- A11. All parking spaces shall be continuously maintained in compliance with the dimensional standards specified in TDC Figure 73-1.
- A12. Site landscaping and street trees shall be maintained to meet the vision clearance requirements of TDC Figure 75-1.
- A13. The proposed development must comply with the noise standards of TDC 63.051.
- A14. The proposed development must comply with all applicable policies and regulations set forth by the TDC.

### III. PLANNING FINDINGS

The Planning Division findings reference the TDC, unless otherwise noted.

#### **Chapter 33: Applications and Approval Criteria**

[...]

#### **Section 33.020 Architectural Review**

[...]

**(5) Approval Criteria.**

**(b) General Development.**

**(i) Applications for General Single Family Dwellings (not clear and objective), must comply with TDC 73A.140.**

**(ii) Applications for General Development must comply with the applicable standards and objectives in TDC Chapter 73A through 73G.**

#### **Finding:**

*The proposed development must comply with the standards and objectives in TDC 73A through 73G. These standards are met by submittal of the subject application.*

[...]

**(9) Permit Expiration. Architectural Review decisions (including Minor Architectural Review decisions) expire two (2) years from the effective date unless the applicant has received a building, or grading permit submitted in conjunction with a building permit application, substantial construction has occurred pursuant to the building permit, and an inspection has been performed by a member of the Building Division.**

**(10) Extension of Permit Expiration.**

**(a) An Architectural Review approval may be extended if the applicant, or successor interest, submits a written request for an extension of time within two (2) years of the effective date.**

**(b) A Minor Architectural Review approval may not be extended. A new application is required if the permit expires.**

**(c) Upon receipt of a request for an extension of time, the City will process the extension request as follows:**

**(i) If the City Manager approved the Architectural Review, then the City Manager will decide the extension request under the Type II procedures in TDC 32.220.**

**(ii) If the Architectural Review Board (ARB) approved the Architectural Review, then the ARB will decide the extension request under the Type III quasi-judicial procedures in TDC 32.230.**

**(d) The City must provide notice of the extension request to past recipients of the Architectural Review notice of decision and the applicant must post a sign pursuant to TDC 32.150.**

**(e) The City Manager or Architectural Review Board, as applicable, may grant the extension of time upon finding the following:**

**(i) The applicant submitted a written extension request prior to the expiration date;**

**(ii) There have been no significant changes in any conditions, ordinances, regulations or standards of the City or applicable agencies that affect the previously approved project so as to warrant its resubmittal for Architectural Review;**

(iii) If the previously approved application included a special study, the applicant provided a status report includes a letter from a recognized professional that states that conditions have not changed after the original approval and that no new study is warranted; and

(iv) If the site has been neglected so as to allow the site to become blighted, the deciding party must factor this into its decision.

(f) The City Manager or Architectural Review Board, as applicable, may grant or deny the extension request. The decision must be in writing and must be made within sixty (60) days of receipt of the request for extension. If the decision is to grant the extension, the extension can be no more than a single one-year extension.

(g) Upon making the decision, the City must provide notice of the extension decision as provided in TDC 32.220 for Type II decisions made by the City Manager and TDC 32.230 for Type III decisions made by the Architectural Review Board.

**Finding:**

*The proposed application is approved subject the compliance with the above criteria. With Condition of Approval A1, these standards are met.*

**Section 33.110 Tree Removal Permit/Review**

(1) Purpose. To regulate the removal of trees within the City limits other than trees within the public right-of-way which are subject to TDC Chapter 74.

(2) Applicability. No person may remove a tree on private property within the City limits, unless the City grants a tree removal permit, consistent with the provisions of this Section.

[...]

(3) Procedure Type. Tree Removal Permit applications are subject to Type II Review in accordance with TDC Chapter 32. Tree Removal Permit applications submitted with an Architectural Review, Subdivision, or Partition application will be processed in conjunction with the Architectural Review, Subdivision, or Partition decision.

**Finding:**

*The applicant has submitted a tree plan and sufficient documentation in conjunction with the subject application. The criteria in TDC 33.110 are the basis on approval or denial for tree removal as part of this application. These standards are met.*

**Section 33.110 Tree Removal Permit/Review Approval Criteria**

**(5) Approval Criteria.**

(a) An applicant must satisfactorily demonstrate that at least one of the following criteria are met:

(i) The tree is diseased and:

(A) The disease threatens the structural integrity of the tree; or

(B) The disease permanently and severely diminishes the esthetic value of the tree; or

(C) The continued retention of the tree could result in other trees being infected with a disease that threatens either their structural integrity or esthetic value.

(ii) The tree represents a hazard which may include but not be limited to:

(A) The tree is in danger of falling; or

(B) Substantial portions of the tree are in danger of falling.



(iii) It is necessary to remove the tree to construct proposed improvements based on Architectural Review approval, building permit, or approval of a Subdivision or Partition Review.

(b) If none of the conditions in TDC 33.110(5)(a) are met, the certified arborist must evaluate the condition of each tree.

(i) Evergreen Trees. An evergreen tree which meets any of the following criteria as determined by a certified arborist will not be required to be retained:

- (A) Trunk Condition - extensive decay and hollow; or
- (B) Crown Development - unbalanced and lacking a full crown;

(ii) Deciduous Trees. A deciduous tree which meets any of the following criteria as determined by a certified arborist will not be required to be retained:

- (A) Trunk Condition - extensive decay and hollow;
- (B) Crown Development - unbalanced and lacking a full crown; or
- (C) Structure - Two or more dead limbs.

**Finding:**

*The applicant has proposed to remove eighteen trees, located near the north center of the property within the proposed development area. These trees would be directly impacted by new building area and modifications to parking related to the addition, and therefore meet approval criteria (a)(iii). These standards are met.*

**Chapter 61: General Manufacturing Zone (MG)**

[...]

**Section 61.200 Use Categories**

[...]

From Table 61-1, Use Categories in the MG Zone

USE CATEGORY	STATUS	LIMITATIONS AND CODE REFERENCES
<b>INDUSTRIAL USE CATEGORIES</b>		
<i>Light Manufacturing</i>	<i>P</i>	--

**Finding:**

*A contractor's office with on-site storage of equipment and materials is classified as an example of the Light Manufacturing use category per TDC 39.400. The existing contractor's office use is being expanded under this proposal. This standard is met.*

**Section 61.300 Development Standards**

[...]

**Finding:**

*Excerpted from Table 61-2, Development Standards in MG Zone*

<i>Standard</i>	<i>Direction</i>	<i>Required (ft)</i>	<i>Proposed (ft)</i>

<b>Minimum Setbacks</b>			
Front	West	30	(no change)
Rear	East	0 to 50	45 feet
Side	North	0 to 50	>50 feet
Side	South	0 to 50	>50 feet
Parking and Circulation	North	5 feet	5 feet
Parking and Circulation	West	5 feet	5 feet
<b>Structure Height</b>			
Maximum Height		60 feet	23 feet

As shown in Exhibit A (Site Plan C0.50), the setback standards continue to be met. As shown in Exhibit A (Plan AR 1.01), the height maximum is also met. These standards are met.

[...]

## **Chapter 71: Wetlands Protection District (WPD)**

### **Section 71.060 Environmental Standards.**

All construction or development, including excavation or filling, or the use of any land within the Wetlands Protection District (WPD), shall conform to the environmental standards required by TDC 71.061 to 71.066.

### **Section 71.061 Development Setback.**

(1) Except as otherwise provided for herein, all permanent surface structures and other surface improvements located adjacent to the Wetlands Protected Area (WPA) shall be set back not less than 40 feet from the boundary of the Wetlands Protected Area (WPA) established in accordance with the provisions of this chapter.

(2) Where buildings or other surface structures are placed on or immediately adjacent to the outer edge of the setback area, and where means of emergency access or egress is required to be furnished to or from the sides of such buildings or structures that adjoin or face the Wetlands Protected Area (WPA), such means of access or egress may be provided within the setback area.

(3) Except as otherwise provided herein or in the Resource Management Plan, no setback for permanent surface structures and other surface improvements is required from the boundary of the Sweek Pond Management Area (SPMA).

### **Finding:**

An area of approximately 400 square feet of designated as the Wetlands Fringe Area exists at the far southwest corner of this property. The parcel immediately to the south of this site is also entirely within the Wetlands Protection Area, starting at the south property line. No buildings or structures are proposed within 40 feet of the WPA boundary. All development proposed including grading, excavation, building construction, and modification of impervious surface is proposed entirely at the north end of the site. Per Exhibit C, Clean Water Services will require 23,172 square feet of vegetated corridor enhancement on the south side of the property, which will include the portion of the property within the Wetlands Fringe Area; this activity is permitted within the overlay area. These standards are met.

[...]

## **Chapter 73A: Site Design**

[...]

### **COMMERCIAL DESIGN STANDARDS**

#### **Section 73A.300 – Commercial Design Standards.**

The following standards are minimum requirements for commercial development in all zones:

**(1) Walkways. Commercial development must provide walkways as follows:**

- (a) Walkways must be a minimum of 6 feet in width;**
- (b) Walkways must be constructed of asphalt, concrete, or a pervious surface such as pavers or grasscrete (not gravel or woody material);**
- (c) Walkways must meet ADA standards applicable at time of construction or alteration;**
- (d) Walkways must be provided between the main building entrances and other on-site buildings, accessways, and sidewalks along the public right-of-way;**
- (e) Walkways through parking areas, drive aisles, and loading areas must be visibly raised and of a different appearance than the adjacent paved vehicular areas;**
- (f) Bikeways must be provided that link building entrances and bike facilities on the site with adjoining public right-of-way and accessways; and**
- (g) Outdoor Recreation Access Routes must be provided between the development's walkway and bikeway circulation system and parks, bikeways and greenways where a bike or pedestrian path is designated.**

**Finding:**

*The applicant's narrative identifies a walkway between the main entrance and the north sidewalk, existing at the time of application submittal. With Condition of Approval A2a, requiring revised site plans showing a walkway meeting all current standards, including a minimum width of 6 feet and full compliance with ADA standards, this standard is met.*

[...]

**(4) Safety and Security. Commercial development must provide safety and security features as follows:**

- (a) Locate windows and provide lighting in a manner that enables tenants, employees, and police to watch over pedestrian, parking, and loading areas;**
- (b) Locate windows and interior lighting to enable surveillance of interior activity from the public right-of-way;**
- (c) Locate, orient, and select exterior lighting to facilitate surveillance of on-site activities from the public right-of-way without shining into public rights-of-way or fish and wildlife habitat areas;**

**Finding:**

*As shown in the elevations, Exhibit A, windows are provided consistently along the north and south faces of the addition, facing the drive aisle and SW Spokane Court right-of-way, and the new parking area respectively. As shown on the photometric plan, Exhibit A, new lighting is provided to facilitate safety; new lighting is not proposed near the fish and wildlife habitat area. This standard is met.*

- (d) Provide an identification system which clearly locates buildings and their entries for patrons and emergency services; and  
[...]**

**Finding:**

*The applicant will be required to provide building identification in a manner that complies with the above criterion, subject to approval by TVF&R. With Condition of Approval A2f and A5, this standard is met.*

- (5) Service, Delivery, and Screening. Commercial development must provide service, delivery, and screening features as follows:**
- (a) Above grade and on-grade electrical and mechanical equipment such as transformers, heat pumps and air conditioners must be screened with sight obscuring fences, walls or landscaping;**
  - (b) Outdoor storage must be screened with a sight obscuring fence, wall, berm or dense evergreen landscaping; and**
  - (c) Above ground pumping stations, pressure reading stations, water reservoirs; electrical substations, and above ground natural gas pumping stations must be screened with sight-obscuring fences or walls and landscaping.**

**Finding:**

*No new outdoor storage is proposed, nor facilities as described under Section C. No mechanical equipment is proposed as part of this application. With Condition of Approval A7, this standard is met.*

- (6) Adjacent to Transit. Commercial development adjacent to transit must comply with the following:**
- (a) Development on a transit street designated in TDC Chapter 11 (Figure 11-5) must provide either a transit stop pad on-site, or an on-site or public sidewalk connection to a transit stop along the subject property's frontage on the transit street.**
  - (b) Development abutting major transit stops as designated in TDC Chapter 11 (Figure 11-5) must:**
    - (i) Locate any portion of a building within 20 feet of the major transit stop or provide a pedestrian plaza at the transit stop;**
    - (ii) Provide a reasonably direct pedestrian connection between the major transit stop and a building entrance on the site;**
    - (iii) Provide a transit passenger landing pad accessible to disabled persons;**
    - (iv) Provide an easement or dedication for a passenger shelter as determined by the City; and**
    - (v) Provide lighting at the major transit stop.**

**Finding:**

*SW Teton Ave is designated a transit street per TDC Chapter 11 Figure 11-5. There is no transit stop immediately abutting the site; Tualatin Shuttle Service currently stops on the north side of SW Spokane Court near the cul-de-sac (Exhibit D). Continuation of the existing pedestrian access to SW Spokane is discussed above under TDC 73A.100(1). The connection to SW Spokane near the intersection with SW Teton better meets standard (a) to provide for a pedestrian connection to the stop than connecting directly to SW Teton Ave. With Condition of Approval A2a, this standard is met.*

**Chapter 73B: Landscaping Standards**

**Section 73B.020 – Landscape Area Standards Minimum Areas by Use and Zone.**

*Excerpted from 73B.020*

Zone	Minimum Area Requirement*	Minimum Area Requirement with dedication for a fish and wildlife habitat*
[...]		
(4) CO, CR, CC, CG, ML and MG zones within the Core Area Parking District – All uses	10% of the total area to be developed	7.5% of the total area to be developed

[...]

**Finding:**

As shown in Exhibit A (Site Plan C0.50), 4,149 square feet of new landscaping is proposed in the northern development area, making 49% of the site devoted to landscaping. This standard is met.

**Section 73B.040 – Additional Minimum Landscaping Requirements for Commercial Uses.**

**(1) General.** In addition to requirements in TDC 73B.020, commercial uses must comply with the following:

**(a) All areas not occupied by buildings, parking spaces, driveways, drive aisles, pedestrian areas, or undisturbed natural areas must be landscaped.**

**(i) This standard does not apply to areas subject to the Hedges Creek Wetlands Mitigation Agreement.**

**Finding:**

*All new development areas proposed as part of this application are include building area, parking and drive aisles, pedestrian areas, or new landscaping. Additional impervious surface exists on site to accommodate outdoor storage needs associated with the contractor’s office use, as approved under previous land use reviews. This standard is met.*

**(b) Minimum 5-foot-wide landscaped area must be located along all building perimeters viewable by the general public from parking lots or the public right-of-way, but the following may be used instead of the 5-foot-wide landscaped area requirement:**

**(i) Pedestrian amenities such as landscaped plazas and arcades; and**

**(ii) Areas developed with pavers, bricks, or other surfaces, for exclusive pedestrian use and contain pedestrian amenities, such as benches, tables with umbrellas, children’s play areas, shade trees, canopies.**

**(c) 5-foot-wide landscaped area requirement does not apply to:**

**(i) loading areas,**

**(ii) bicycle parking areas,**

- (iii) pedestrian egress/ingress locations, and
- (iv) where the distance along a wall between two vehicle or pedestrian access openings (such as entry doors, garage doors, carports and pedestrian corridors) is less than 8 feet.

[...]

**Finding:**

*As shown in Exhibit A (Site Plan L1, Planting Plan), a five-foot landscaped area is proposed along the building addition perimeters except at pedestrian doors on the south elevation, and the pedestrian and roll-up door area on the east elevation. Standards (b) and (c) are met.*

**Section 73B.070 – Minimum Landscaping Standards for All Zones.**

**The following are minimum standards for landscaping for all zones.**

Standards	
(1) Required Landscape Areas	<ul style="list-style-type: none"> <li>• Must be designed, constructed, installed, and maintained so that within three years the ground must be covered by living grass or other plant materials.</li> <li>• The foliage crown of trees cannot be used to meet this requirement.</li> <li>• A maximum of 10% of the landscaped area may be covered with un-vegetated areas of bark chips, rock or stone.</li> <li>• Must be installed in accordance with the provisions of the American National Standards Institute ANSI A300 (Part 1) (Latest Edition).</li> <li>• Must be controlled by pruning, trimming, or otherwise so that:                             <ul style="list-style-type: none"> <li>• It will not interfere with designated pedestrian or vehicular access; and</li> <li>• It will not constitute a traffic hazard because of reduced visibility.</li> </ul> </li> </ul>

**Finding:**

*As shown in Exhibit A, Site Plan L1.1, living grass and plant materials are proposed to cover the new landscape areas. New plantings near pedestrian areas are generally shrubs and grasses, as well as red maples, which will not interfere with visibility. This standard is met.*

Standards	
(2) Fences	Landscape plans that include fences must integrate any fencing into the plan to guide wild animals toward animal crossings under, over, or around transportation corridors.

**Finding:**

*No new fencing is proposed; this standard does not apply.*

Standards	
(3) Tree Preservation	<ul style="list-style-type: none"> <li>• Trees and other plant materials to be retained must be identified on the landscape plan and grading plan.</li> </ul> <p>During construction:</p> <ul style="list-style-type: none"> <li>• Must provide above and below ground protection for existing trees and plant materials identified to remain;</li> <li>• Trees and plant materials identified for preservation must be protected by chain link or other sturdy fencing placed around the tree at the drip line;</li> <li>• If it is necessary to fence within the drip line, such fencing must be specified by a qualified arborist;</li> </ul>

	<ul style="list-style-type: none"> <li>• Top soil storage and construction material storage must not be located within the drip line of trees designated to be preserved;</li> <li>• Where site conditions make necessary a grading, building, paving, trenching, boring, digging, or other similar encroachment upon a preserved tree's drip-line area, such grading, paving, trenching, boring, digging, or similar encroachment must only be permitted under the direction of a qualified arborist. Such direction must assure that the health needs of trees within the preserved area can be met; and</li> <li>• Tree root ends must not remain exposed.</li> <li>• Landscaping under preserved trees must be compatible with the retention and health of the preserved tree.</li> <li>• When it is necessary for a preserved tree to be removed in accordance with TDC 33.110 (Tree Removal Permit) the landscaped area surrounding the tree or trees must be maintained and replanted with trees that relate to the present landscape plan, or if there is no landscape plan, then trees that are complementary with existing, landscape materials. Native trees are encouraged</li> <li>• 100% of the area preserved under any tree or group of trees (Except for impervious surface areas) retained in the landscape plan must apply directly to the percentage of landscaping required for a development</li> </ul>
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**Finding:**

*Development as proposed is limited to the north end of the property, and landscaping as required by CWS at the south end of the property. The trees immediately impacted by development are proposed for removal. With Condition of Approval A2b for tree protection along the north and east property lines, these standards are met.*

(4) Grading	<ul style="list-style-type: none"> <li>• After completion of site grading, top-soil is to be restored to exposed cut and fill areas to provide a suitable base for seeding and planting.</li> <li>• All planting areas must be graded to provide positive drainage.</li> <li>• Soil, water, plant materials, mulch, or other materials must not be allowed to wash across roadways or walkways.</li> <li>• Impervious surface drainage must be directed away from pedestrian walkways, dwelling units, buildings, outdoor private and shared areas and landscape areas except where the landscape area is a water quality facility.</li> </ul>
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**Finding:**

*Proposed grading associated with this project is generally designed to provide a level building and parking area. Per Sheet C1.00, all landscaped areas shall have positive drainage. Grading and erosion control is further addressed in the Public Facilities Decision (Exhibit B). This standard is met.*

(5) Irrigation	<ul style="list-style-type: none"> <li>• Landscaped areas must be irrigated with an automatic underground or drip irrigation system</li> <li>• Exceptions: Irrigation requirement does not apply to duplexes and townhouses.</li> </ul>
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**Finding:**

*With Condition of Approval A2c, requiring the landscaped areas be irrigated, this standard will be met.*

<p><b>(6) Re-vegetation in Un-landscaped Areas</b></p>	<ul style="list-style-type: none"> <li>• Vegetation must be replanted in all areas where vegetation has been removed or damaged in areas not affected by the landscaping requirements and that are not to be occupied by structures or other improvements,.</li> <li>• Plant materials must be watered at intervals sufficient to ensure survival and growth for a minimum of two growing seasons.</li> <li>• The use of native plant materials is encouraged to reduce irrigation and maintenance demands.</li> <li>• Disturbed soils should be amended to an original or higher level of porosity to regain infiltration and stormwater storage capacity.</li> </ul>
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**Finding:**

*Newly developed areas in the proposal will either be developed with impervious surface or fully landscaped. This standard does not apply.*

**Section 73B.080 – Minimum Standards Trees and Plants.**

**The following minimum standards apply to the types of landscaping required to be installed for all zones.**

Standard		
<p><b>(1) Deciduous Shade Trees</b></p>	<ul style="list-style-type: none"> <li>• One and on-half inch caliper measured six inches above ground;</li> <li>• Balled and burlapped; bare root trees will be acceptable to plant during their dormant season;</li> <li>• Reach a mature height of 30 feet or more;</li> <li>• Cast moderate to dense shade in summer;</li> <li>• Live over 60 years;</li> <li>• Do well in urban environments, tolerant of pollution and heat, and resistant to drought;</li> <li>• Require little maintenance and mechanically strong;</li> <li>• Insect- and disease-resistant;</li> <li>• Require little pruning; and</li> <li>• Barren of fruit production.</li> </ul>	
<p><b>(2) Deciduous Ornamental Trees</b></p>	<ul style="list-style-type: none"> <li>• One and on-half inch caliper measured six inches above ground;</li> <li>• balled and burlapped; bare root trees will be acceptable to plant during their dormant season; and</li> <li>• Healthy, disease-free, damage-free, well-branched stock, characteristic of the species</li> </ul>	
<p><b>(3) Coniferous Trees</b></p>	<ul style="list-style-type: none"> <li>• 5 feet in height above ground;</li> <li>• balled and burlapped; bare root trees will be acceptable to plant during their dormant season; and</li> <li>• Healthy, disease-free, damage-free, well-branched stock, characteristic of the species.</li> </ul>	
<p><b>(4) Evergreen and Deciduous Shrubs</b></p>	<ul style="list-style-type: none"> <li>• One to five gallon size;</li> <li>• Healthy, disease-free, damage-free, well-branched stock, characteristic of the species; and</li> </ul>	



	<ul style="list-style-type: none"> <li>• Side of shrub with best foliage must be oriented to public view.</li> </ul>	
<b>(5) Groundcovers</b>	<ul style="list-style-type: none"> <li>• Fully rooted;</li> <li>• Well branched or leafed;</li> <li>• Healthy, disease-free, damage-free, well-branched stock, characteristic of the species; and</li> <li>• English ivy (<i>Hedera helix</i>) is prohibited.</li> </ul>	
<b>(6) Lawns</b>	<ul style="list-style-type: none"> <li>• Consist of grasses, including sod, or seeds of acceptable mix within the local landscape industry;</li> <li>• 100 percent coverage and weed free; and</li> <li>• Healthy, disease-free, damage-free, characteristic of the species.</li> </ul>	

**Finding:**

*As seen in Sheet L1, Planting Plan (Exhibit A), new landscaping proposed in the development area will meet the planting standards for each plant category. Additional landscaping in the vegetated corridor will be required to comply with Clean Water Services’ regulations. These standards are met.*

**CHAPTER 73C - PARKING STANDARDS**

**Section 73C.020 – Parking Lot Design Standards.**

**A parking lot, whether an accessory or principal use, intended for the parking of automobiles or trucks, must comply with the following:**

**(1) Off-street parking lot design must comply with the dimensional standards set forth in Figure 73-1;**

[...]

**(2) Parking lot drive aisles must be constructed of asphalt, concrete, or pervious concrete;**

**(3) Parking stalls must be constructed of asphalt, concrete, pervious concrete, or a pervious surface such as pavers or grasscrete, but not gravel or woody material. Pervious surfaces, are encouraged for parking stalls in or abutting the Natural Resource Protection Overlay District, Other Natural Areas, or in a Clean Water Services Vegetated Corridor;**

**(4) Parking lots must be maintained adequately for all-weather use and drained to avoid water flow across sidewalks;**

**(5) Parking bumpers or wheel stops or curbing must be provided to prevent cars from encroaching on adjacent landscaped areas, or adjacent pedestrian walkways.**

**(6) Disability parking spaces and accessibility must meet ADA standards applicable at time of construction or alteration;**

**(7) Parking stalls for sub-compact vehicles must not exceed 35 percent of the total parking stalls required by TDC 73C.100. Stalls in excess of the number required by TDC 73C.100 can be sub-compact stalls;**

**(8) Groups of more than 4 parking spaces must be so located and served by driveways that their use will require no backing movements or other maneuvering within a street right-of-way other than an alley;**

**(9) Drives to off-street parking areas must be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress, and maximum safety of pedestrians and vehicular traffic on the site;**

- (10) On-site drive aisles without parking spaces, which provide access to parking areas with regular spaces or with a mix of regular and sub-compact spaces, must have a minimum width of 22 feet for two-way traffic and 12 feet for one-way traffic; When 90 degree stalls are located on both sides of a drive aisle, a minimum of 24 feet of aisle is required. On-site drive aisles without parking spaces, which provide access to parking areas with only sub-compact spaces, must have a minimum width of 20 feet for two-way traffic and 12 feet for one-way traffic;**
- (11) Artificial lighting, must be deflected to not shine or create glare in a residential zones, street right-of-way, a Natural Resource Protection Overlay District, Other Natural Areas, or a Clean Water Services Vegetated Corridor;**
- (12) Parking lot landscaping must be provided pursuant to the requirements of TDC 73C.200; and**
- (13) Except for parking to serve residential uses, parking areas adjacent to or within residential zones or adjacent to residential uses must be designed to minimize disturbance of residents.**

**Finding:**

*As shown in Exhibit A (Site Plan C0.50), the parking lot and drive aisles are proposed to be constructed of asphalt and concrete. Spaces are 18 feet long with a 0.5 foot curb overhang, meeting the dimensional requirements in Figure 73-1. All spaces are proposed with curbing, and do not require on-street backing. New drive aisles meet or exceed the minimum width of 22 feet.*

*As shown in Exhibit A, (Site Plan PH 1.01) new artificial lighting with bollard lighting and wall fixtures is proposed at the north of the site, and would not create a glare into the street or adjacent natural area. Existing pole-mounted fixtures have been conditioned (Condition of Approval A2d) such that glare be reduced to one footcandle or less. These standards are met.*

[...]

**Section 73C.050 – Bicycle Parking Requirements and Standards.**

- (1) Requirements. Bicycle parking facilities must include:**
  - (a) Long-term parking that consists of covered, secure stationary racks, lockable enclosures, or rooms in which the bicycle is stored;**
  - (i) Long-term bicycle parking facilities may be provided inside a building in suitable secure and accessible locations.**
  - (b) Short-term parking provided by secure stationary racks (covered or not covered), which accommodate a bicyclist's lock securing the frame and both wheels.**
- (2) Standards. Bicycle parking must comply with the following:**
  - (a) Each bicycle parking space must be at least six feet long and two feet wide, with overhead clearance in covered areas must be at least seven feet;**
  - (b) A five (5) foot-wide bicycle maneuvering area must be provided beside or between each row of bicycle parking. It must be constructed of concrete, asphalt, or a pervious hard surface such as pavers or grasscrete, and be maintained;**
  - (c) Access to bicycle parking must be provided by an area at least three feet in width. It must be constructed of concrete, asphalt, or a pervious hard surface such as pavers or grasscrete, and be maintained;**
  - (d) Bicycle parking areas and facilities must be identified with appropriate signing as specified in the Manual on Uniform Traffic Control Devices (MUTCD) (latest edition). At a minimum, bicycle parking signs must be located at the main entrance and at the location of the bicycle parking facilities;**

- (e) Bicycle parking must be located in convenient, secure, and well-lighted locations approved through the Architectural Review process. Lighting, which may be provided, must be deflected to not shine or create glare into street rights-of-way or fish and wildlife habitat areas;
- (f) Required bicycle parking spaces must be provided at no cost to the bicyclist, or with only a nominal charge for key deposits, etc. This does not preclude the operation of private for-profit bicycle parking businesses;
- (g) Bicycle parking may be provided within the public right-of-way in the Core Area Parking District subject to approval of the City Engineer and provided it meets the other requirements for bicycle parking; and
- (h) The City Manager or the Architectural Review Board may approve a form of bicycle parking not specified in these provisions but that meets the needs of long-term and/or short-term parking pursuant to Architectural Review.

**Finding:**

*The applicant proposes to provide interior bike parking corresponding with the building addition. With Condition of Approval A2g that new bike parking meet all dimensional standards outlined in this section, these standards will be met.*

[...]

**Section 73C.100 – Off-Street Parking Minimum/Maximum Requirements.**

USE	MINIMUM MOTOR VEHICLE PARKING	MAXIMUM MOTOR VEHICLE PARKING	BICYCLE PARKING	PERCENTAGE OF BICYCLE PARKING
(e) Commercial				
(vi) General office	2.70 spaces per 1,000 square feet of gross floor area	Zone A: 3.4 spaces per 1,000 square feet of gross floor area Zone B: 4.1 spaces per 1,000 square feet of gross floor area	2, or 0.50 spaces per 1,000 gross square feet, whichever is greater	First 10 spaces or 40%,
...				
(f) Industrial				
(ii) Warehousing	0.30 spaces per 1,000 square feet of gross floor area	Zone A: 0.4 spaces per 1,000 square feet of gross floor area Zone B: 0.5 spaces per 1,000 square feet of gross floor area	2, or 0.10 spaces per 1,000 gross square feet, whichever is greater	First 5 spaces or 30%, whichever is greater

**Finding:**

*After development of the addition, the building square footage is proposed to be 24,066 square feet of office space, and 7,170 square feet of warehouse space, requiring a minimum 68 parking spaces. The applicant proposes a total 74 parking spaces, including 45 newly developed parking spaces to serve this site. This standard is met.*

**(2) In addition to the general parking requirements in subsection (1), the following are the minimum number of off-street vanpool and carpool parking for commercial, institutional, and industrial uses.**

Number of Required Parking Spaces	Number of Vanpool or Carpool Spaces
0 to 10	1
10 to 25	2
26 and greater	1 for each 25 spaces

**Finding:**

*Seventy-four parking spaces are required, corresponding to three vanpool/carpool spaces; three are proposed. With Conditions of Approval A2e and A5 that these spaces be designated on a final site plan and signed on site, this standard will be met.*

[...]

**Section 73C.120 – Off-Street Loading Facilities Minimum Requirements.**

**(1) The minimum number of off-street loading berths for commercial, industrial, and institutional uses is as follows:**

Use	Square Feet of Floor Area	Number of Berths	Dimensions of Berth	Unobstructed Clearance of Berth
[...]				
Commercial	25,000 - 60,000	2	12 feet x 35 feet	14 feet

**(2) Loading berths must not use the public right-of-way as part of the required off-street loading area.**

**(3) Required loading areas must be screened from public view, public streets, and adjacent properties by means of sight-obscuring landscaping, walls or other means, as approved through the Architectural Review process.**

**(4) Required loading facilities must be installed prior to final building inspection and must be permanently maintained as a condition of use.**

**(5) The off-street loading facilities must in all cases be on the same lot or parcel as the structure they are intended to serve. In no case must the required off-street loading spaces be part of the area used to satisfy the off-street parking requirements.**

**(6) A driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading children must be located on the site of a school or child day care center having a capacity greater than 25 students.**

**Finding:**

*This 31,236 square foot development requires two designated loading berth areas. Per the applicant’s narrative (Exhibit A), there five existing loading berth areas accommodated on the south end of the site. This standard is met.*

**Section 73C.130 – Parking Lot Driveway and Walkway Minimum Requirements.** Parking lot driveways and walkways must comply with the following requirements:

[...]

**(2) Commercial Uses.** Ingress and egress for commercial and institutional uses must not be less than the following:

Required Parking Spaces	Minimum Number Required	Minimum Pavement Width	Minimum Pavement Walkways, Etc.	Required Parking Spaces
[...]				
1-99	1	32 feet for first 50 feet from ROW, 24 feet thereafter	Curbs required; walkway 1 side only	1-99

[...]

**(6) Maximum Driveway Widths and Other Requirements.**

- (a) Unless otherwise provided in this chapter, maximum driveway widths for Commercial, Industrial, and Institutional uses must not exceed 40 feet.
- (b) Driveways must not be constructed within 5 feet of an adjacent property line, unless the two adjacent property owners elect to provide joint access to their respective properties, as provided by TDC 73C.040.
- (c) The provisions of subsection (b) do not apply to townhouses and duplexes, which are allowed to construct driveways within 5 feet of adjacent property lines.
- (d) There must be a minimum distance of 40 feet between any two adjacent driveways on a single property unless a lesser distance is approved by the City Manager.
- (e) Must comply with the distance requirements for access as provided in TDC 75.
- (f) Must comply with vision clearance requirements in TDC 75.

**Finding:**

*With the proposed development, the sole ingress and egress for the site will be the existing driveway at the southwest corner, which is 35 feet wide for more than 100 feet from the right-of-way. The minimum and maximum dimension standards are met. The spacing between driveways and intersection will be improved by the closure of the north driveway. No new driveways are proposed. These standards are met.*

**PARKING LOT LANDSCAPING**

**Section 73C.200 – Parking Lot Landscaping Standards Purpose and Applicability.**

- (1) Purpose. The goals of the off-street parking lot standards are to create shaded areas in parking lots, to reduce glare and heat buildup, provide visual relief within paved parking areas, emphasize circulation patterns, reduce the total number of spaces, reduce the

impervious surface area and stormwater runoff, and enhance the visual environment. The design of the off-street parking area must be the responsibility of the developer and should consider visibility of signage, traffic circulation, comfortable pedestrian access, and aesthetics.

**(2) Applicability.** Off-street parking lot landscaping standards apply to any surface vehicle parking or circulation area.

**Section 73C.220 – Commercial Parking Lot Landscaping Requirements.** Commercial uses must comply with the following landscaping requirements for parking lots in all zones:

**(1) General.** Locate landscaping or approved substitute materials in all areas not necessary for vehicular parking and maneuvering.

**(2) Clear Zone.** Clear zone required for the driver at ends of on-site drive aisles and at driveway entrances, vertically between a maximum of 30 inches and a minimum of 8 feet as measured from the ground level.

**(a) Exception:** does not apply to parking structures and underground parking.

**Finding:**

*Within the area of new development, new landscaping is provided throughout the parking area where vehicular parking and maneuvering is not necessary, except for pedestrian facilities that include an area with artificial turf and pavers. The plantings and development proposed for the parking area will leave a vertical clear zone as shown in Exhibit A (Site Plan L1). No changes are proposed to the existing south driveway access, west parking area, and south pavement area. These standards are met.*

**(3) Perimeter.** Minimum 5 feet in width in all off-street parking and vehicular circulation areas, including loading areas and must comply with the following.

**(a)** Deciduous trees located not more than 30 feet apart on average as measured on center;

**(b)** Shrubs or ground cover, planted so as to achieve 90 percent coverage within three years;

**(c)** Plantings which reach a mature height of 30 inches in three years which provide screening of vehicular headlights year round;

**(d)** Native trees and shrubs are encouraged; and

**(e) Exception:** Not required where off-street parking areas on separate lots are adjacent to one another and connected by vehicular access.

**Finding:**

*As shown in Exhibit A (Site Plan L1), 5 feet of landscaping is preserved on the perimeter of vehicular circulation areas added to the north and east. These areas are already planted and have achieved full coverage of the landscape area. These standards are met.*

**(4) Landscape Island.** Minimum 25 square feet per parking stall must be improved with landscape island areas and must comply with the following.

**(a)** May be lower than the surrounding parking surface to allow them to receive stormwater run-off and function as water quality facilities as well as parking lot landscaping;

**(b)** Must be protected from vehicles by curbs, but the curbs may have spaces to allow drainage into the islands;

**(c)** Islands must be utilized at aisle ends to protect parked vehicles from moving vehicles and emphasize vehicular circulation patterns;

**(d)** Landscape separation required for every eight continuous spaces in a row.

- (e) Must be planted with one deciduous shade trees for every four parking spaces; Required trees must be evenly dispersed throughout the parking lot;
  - (f) Must be planted with groundcover or shrubs;
  - (g) Native plant materials are encouraged;
  - (h) Landscape island areas with trees must be a minimum of five feet in width (from inside of curb to curb);
  - (i) Required plant material in landscape islands must achieve 90 percent coverage within three years; and
- [...]

**Finding:**

*As shown in Exhibit A (Site Plan L1), there are 45 new parking spaces provided, requiring 1,125 square feet of landscape island area. Approximately 1,350 square feet of landscape island area is provided, with the islands all measuring at least five feet wide and planted with a mix of groundcover, shrubs, and trees. Landscape separation is provided at least every eight spaces as visible in Exhibit A, Site Plan C0.50. They are provided at the aisle ends. Eleven new parking area trees are provided for forty-five new spaces, meeting the minimum standard of one tree per four stalls. These standards are met.*

[...]

## **CHAPTER 73D - WASTE AND RECLYCLABLES MANAGEMENT STANDARDS**

### **Section 73D.010 – Applicability and Objectives.**

- (1) **Applicability.** The requirements of this Chapter apply to all new or expanded:
  - (a) Common wall residential developments containing five or more units;
  - (b) Commercial developments;
  - (c) Industrial developments; and
  - (d) Institutional developments.
- (2) **Objectives.** Mixed solid waste and source separated recyclable storage areas should be designed to the maximum extent practicable to:
  - (a) Screen elements such as garbage and recycling containers from view;
  - (b) Ensure storage areas are centrally located and easy to use;
  - (c) Meet dimensional and access requirements for haulers;
  - (d) Designed to mitigate the visual impacts of storage areas;
- (e) Provide adequate storage for mixed solid waste and source separated recyclables; and
- (f) Improve the efficiency of collection of mixed solid waste and source separated recyclables.

### **Section 73D.020 - Design Methods.**

An applicant required to provide mixed solid waste and source separated recyclables storage areas must comply with one of following methods:

- (1) The minimum standards method in TDSC 73D.030;
- (2) The waste assessment method in TDC 73D.040;
- (3) The comprehensive recycling plan method in TDC 73D.050; or
- (4) The franchised hauler review method in TDC 73D.060.

### **Section 73D.030 – Minimum Standards Method.**

This method specifies a minimum storage area requirement based on the size and general use category of the new or expanded development. This method is most appropriate when specific use of a new or expanded development is not known. It provides specific dimensional standards for the minimum size of storage areas by general use category.

(1) The size and location of the storage area(s) must be indicated on the site plan.

Requirements are based on an assumed storage area height of four feet for mixed solid waste and source separated recyclables. Vertical storage higher than four feet, but no higher than 7 feet may be used to accommodate the same volume of storage in a reduced floor space (potential reduction of 43 percent of specific requirements). Where vertical or stacked storage is proposed, submitted plans must include drawings to illustrate the layout of the storage area and dimensions for containers.

(2) The storage area requirement is based on uses. If a building has more than one use and that use occupies 20 percent or less of the gross leasable area (GLA) of the building, the GLA occupied by that use must be counted toward the floor area of the predominant use(s). If a building has more than one use and that use occupies more than 20 percent of the GLA of the building, then the storage area requirement for the whole building must be the sum of the area of each use. Minimum storage area requirements by use is as follows:

(a) Common wall residential 5-10 units must provide 50 square feet.

(b) Common wall residential greater than 10 units must provide 50 square feet plus an additional 5 square feet per unit above 10.

(c) Commercial, industrial, and institutional developments must provide a minimum storage area of 10 square feet plus:

(i) Office - 4 square feet/1000 square feet gross leasable area (GLA);

(ii) Retail - 10 square feet/1000 square feet GLA;

(iii) Wholesale/ Warehouse/ Manufacturing - 6 square feet/1000 square feet GLA;

(iv) Educational and Institutional - 4 square feet/1000 square feet GLA; and

(v) All other uses- 4 square feet/1000 square feet GLA.

(3) Mixed solid waste and source separated recyclables storage areas for multiple tenants on a single site may be combined and shared.

**Finding:**

*Per the Minimum Standards Method, the property is required to have 150 square feet of waste storage area based on 23,953 square feet of office and 7,170 square feet of warehouse. The proposed waste and recyclable storage area is located on the east side of the property and will be 180 square feet. These standards are met.*

**Section 73D.070 – Location, Design and Access Standards.**

The following location, design, and access standards are applicable to all storage areas:

**(1) Location Standards.**

(a) The storage area for source separated recyclables may be collocated with the storage area for mixed solid waste.

(b) Storage area space requirements can be satisfied with a single location or multiple locations, and can combine both interior and exterior locations.

(c) Exterior storage areas must:

(i) Be located in central and visible locations on the site to enhance security for users;

(ii) Be located in a parking area; and

(iii) Not be located within a required front yard setback or in a yard adjacent to a public or private street.

**(2) Design Standards.**



- (a) The dimensions of the storage area must accommodate containers consistent with current methods of local collection at time of construction or alteration.
- (b) Indoor and outdoor storage areas must comply with Oregon Building and Fire Code requirements.
- (c) Exterior storage areas must be enclosed by a sight obscuring fence or wall at least 6 feet in height.
- (d) Evergreen plants must be placed around the enclosure walls, excluding the gate or entrance openings for common wall, commercial, and institutional developments.
- (e) Gate openings for haulers must be a minimum of 10 feet wide and must be capable of being secured in a closed and open position.
- (f) Horizontal clearance must be a minimum of 10 feet and a vertical clearance of 8 feet is required if the storage area is covered.
- (g) A separate pedestrian access must also be provided in common wall, commercial, and institutional developments.
- (h) Exterior storage areas must have either a concrete or asphalt floor surface.
- (i) Storage areas and containers must be clearly labeled to indicate the type of material accepted.

**(3) Access Standards.**

- (a) Storage areas must be accessible to users at convenient times of the day, and to hauler personnel on the day and approximate time they are scheduled to provide hauler service.
- (b) Storage areas must be designed to be easily accessible to hauler trucks and equipment, considering paving, grade, gate clearance and vehicle access.
- (c) Storage areas must be accessible to hauler trucks without requiring backing out of a driveway onto a public street. If only a single access point is available to the storage area, adequate turning radius must be provided to allow hauler trucks to safely exit the site in a forward motion.
- (d) Storage areas must be located so that pedestrian and vehicular traffic movement are not obstructed on site or on public streets adjacent to the site.
- (e) The following is an exception to the access standard:
  - (i) Access may be limited for security reasons.

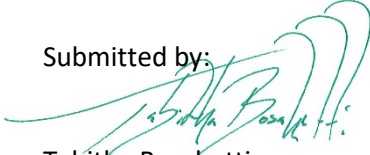
**Finding:**

*A waste storage area for all waste types is proposed at the east end of the site in a visible location where it will be largely concealed by the building and vegetation, at the rear of the site and screened with opaque fencing and arborvitae as shown in Exhibit A, Site Plan L1. The enclosure meets the minimum dimension standards. Republic Services has further indicated that the storage area meets the current methods of local collection as seen in Exhibit A. These standards are met.*

#### IV. APPEAL

The Architectural Review portion of this decision will be final after 14 calendar days on July 1, 2019 unless a written appeal is received by the **Community Development Department – Planning Division at 18880 Martinazzi Avenue, Tualatin, Oregon 97062 before 5:00 p.m., July 1, 2019. The appeal must be submitted on the City appeal form with all the information requested provided thereon, signed by the appellant, and accompanied by the applicable appeal fee.** The plans and appeal forms are available at the Community Development Department – Planning Division offices. Appeals of a staff Architectural Features decision are reviewed by the Architectural Review Board (ARB).

Submitted by:



Tabitha Boschetti  
Assistant Planner