Pacific Cross Building

18350 SW 126th Pl

Project Narrative

Site Plan Review

Prepared for:

City of Tualatin

10699 SW Herman Rd

Tualatin, OR 97062

Prepared by:

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March 2023

Project Location and Identification

The project property is located east of 126th Pl north of the intersection of 126th Pl and SW Leveton Dr. The tax lots with the legal descriptions is 3700 2S121A.

Address:

18350 SW 126th Pl
Tualatin, OR 97062

Zoning:

ML (Light Industrial)

Proposal

This project proposed new construction of a pre-engineered metal building, with associated parking, loading, utilities and landscape.

Applicable Standards

The following narrative addresses the compliance of this project with all applicable codes and standards.

Tualatin Development Code:

Chapter 32 - Procedures

TDC 32.010 Purpose & Applicability
TDC 32.110 Pre-Application Conference
TDC 32.120 Neighborhood/Developer Meetings
TDC 32.140 Application Submittal
TDC 32.150 Sign Posting
TDC 32.220 Type II Procedure (Administrative Review with Notice)

Chapter 33 – Applications & Approval Criteria

TDC 33.020 Architectural Review
TDC 33.110 Tree Removal Permit/Review

Chapter 60 – Light Manufacturing Zone (ML)

TDC 60.200 Use Categories
TDC 60.210 Additional Limitations on Uses
TDC 60.300 Development Standards
TDC 60.310 Additional Development Standards

Chapter 63 – Industrial Uses and Utilities and Manufacturing Zones, Environmental Regulations

TDC 63.010 Purpose
TDC 63.020 Applicability
TDC 63.051 Noise
TDC 63.052 Vibration
TDC 63.053 Air Quality
TDC 63.054 Odors
TDC 63.055 Heat and Glare
TDC 63.056 Storage and Stored Materials
TDC 63.057 Liquid or Solid Waste Materials
TDC 63.058 Dangerous Substances

Chapter 73A – Site Design Standards

TDC 73A.500 Industrial Design Standards

Chapter 73B – Landscaping Standards

TDC 73B.020 Landscape Area Standards Minimum Areas by Use and Zone

Chapter 73C – Parking Standards

TDC 73C.010 Off-Street Parking & Loading Applicability & General Requirements
TDC 73C.020 Parking Lot Design Standards
TDC 73C.050 Bicycle Parking Requirements & Standards
TDC 73C.100 Off-Street Parking Minimum/Maximum Requirements
TDC 73C.120 Off-Street Loading Facilities Minimum Requirements
TDC 73C.130 Parking Lot Driveway & Walkway Minimum Requirements
TDC 73C.200 Parking Lot Landscaping Standards Purpose & Applicability
TDC 73C.240 Industrial Parking Lot Landscaping Requirements

Chapter 73D – Waste & Recyclable Management Standards

TDC 73D.020 Design Methods
TDC 73D.050 Comprehensive Recycling Plan Method
TDC 73D.070 Location, Design & Access Standards

Chapter 74 – Public Improvement Requirements

TDC 74.120 Public Improvements
TDC 74.130 Private Improvements
TDC 74.140 Construction Timing
TDC 74.210 Minimum Street Right-of-Way Widths
TDC 74.440 Streets, Traffic Study Required
TDC 74.610 Water Service
TDC 74.620 Sanitary Sewer Service
TDC 74.630 Storm Drainage System

TDC 74.640 Grading
TDC 74.650 Water Quality, Storm Water Detention & Erosion Control
TDC 74.660 Underground
TDC 74.670 Existing Structures

Chapter 3-02 – Sewer Regulations, Rates
TMC 3-2-050 Industrial Wastes
TMC 3-2-060 Use of Public Sewers Required

Chapter 3-03 – Water Service
TMC 3-3-050 Regular Service

Chapter 3-05 – Soil Erosion, Surface Water Management, Water Quality Facilities & Building & Sewers
TMC 3-5-050 Erosion Control Permits
TMC 3-5-060 Permit Process
TMC 3-5-200 Downstream Protection Requirements
TMC 3-5-210 Review of Downstream System
TMC 3-5-220 Criteria for Requiring On-Site Detention to be Constructed
TMC 3-5-230 On-Site Detention Design Criteria
TMC 3-5-240 On-Site Detention Design Method
TMC 3-5-250 Floodplain Design Standards
TMC 3-5-260 Floodway Design Standards
TMC 3-5-290 Purpose of Title
TMC 3-5-330 Permit Required
TMC 3-5-340 Facilities Required
TMC 3-5-350 Phosphorous Removal Standard
TMC 3-5-360 Design Storm
TMC 3-5-390 Facility Permit Approval

Chapter 32: Procedures

TDC Section 32.010 Purpose & Applicability.

(1)Purpose. The purpose of this Chapter is to establish standard procedures for the review and processing of land use applications and legislative land use proposals, as well as ministerial actions. This Chapter is intended to enable the City, the applicant, and the public, where applicable, to reasonably review applications and participate in the local decision-making process in a timely and effective way. Table 32-1 provides a key for determining the review procedure and the decision-making body for applications.
(2)Applicability of Review Procedures. All land use and development permit applications and decisions, will be made by using the procedures contained in this Chapter. The procedure "type" assigned to each application governs the decision-making process for that permit or application. There are five types of permit/application procedures as described in subsections (a) through (e) below. Table 32-1 lists the City's land use and development applications and corresponding review procedure(s)
(b)Type II Procedure (Administrative/Staff Review with Notice). A Type II procedure is used when the standards and criteria require limited discretion, interpretation, or policy or legal judgment. Type II decisions are made by the City Manager and require public notice and an opportunity for appeal to the Planning Commission, Architectural Review Board, or City Council as shown in Table 32-1. Those Type II decisions which are "limited land use decisions" as defined in ORS 197.015 are so noted in Table 32-1.

Application/Action	*Procedure Type*	*Decision Body**	*Appeal Body*	*Pre-App Conference Required*	*Neighborhood / Developer Mtg Required*	*Applicable Code Chapter*
Architectural Review (except as specified below)(limited Land Use)	*II*	*CM*	*ARB/CC*	*Yes*	*Yes*	*TDC 33.020*

Response: The subject Architectural Review application will be processed through a Type II procedure and will be addressed as such.

TDC Section 32.110 Pre-Application Conference.

(1)Purpose of Pre-Application Conferences. Pre-application conferences are intended to familiarize applicants with the requirements of the TDC; to provide applicants with an opportunity discuss proposed projects in detail with City staff; and to identify approval criteria, standards, and procedures prior to filing a land use application. The pre-application conference is intended to be a tool to assist applicants in navigating the land use process, but is not intended to be an exhaustive review that identifies or resolves all potential issues, and does not bind or preclude the City from enforcing any

applicable regulations or from applying regulations in a manner differently than may have been indicated at the time of the pre-application conference.

(2)When Mandatory. Pre-application conferences are mandatory for all land use actions identified as requiring a pre-application conference in Table 32-1. An applicant may voluntarily request a preapplication conference for any land use action even if it is not required.

(3)Timing of Pre-Application Conference. A pre-application conference must be held with City staff before an applicant submits an application and before an applicant conducts a Neighborhood/Developer meeting.

(4)Application Requirements for Pre-Application Conference.

(a)Application Form. Pre-application conference requests must be made on forms provided by the City Manager.

(b)Submittal Requirements. Pre-application conference requests must include:

(i)A completed application form;

(ii)Payment of the application fee;

(iii)The information required, if any, for the specific pre-application conference sought; and

(iv)Any additional information the applicant deems necessary to demonstrate the nature and scope of the proposal in sufficient detail to allow City staff to review and comment.

(5)Scheduling of Pre-Application Conference. Upon receipt of a complete application, the City Manager will schedule the pre-application conference. The City Manager will coordinate the involvement of city departments, as appropriate, in the pre-application conference. Pre-application conferences are not open to the general public.

(6)Validity Period for Mandatory Pre-Application Conferences; Follow-Up Conferences. A follow-up conference is required for those mandatory pre-application conferences that have previously been held when:

(a)An application relating to the proposed development that was the subject of the pre-application

conference has not been submitted within six months of the pre-application conference;

(b)The proposed use, layout, and/or design of the proposal have significantly changed; or

(c)The owner and/or developer of a project changes after the pre-application conference and prior to application submittal.

Response: The pre-application conference was held on April 13, 2022 and followed the above procedures. The pre-application conference notes are herein included as Exhibit G.

<u>TDC Section 32.120 Neighborhood/Developer Meeting.</u>

(1)Purpose. The purpose of this meeting is to provide a means for the applicant and surrounding property owners to meet to review a development proposal and identify issues regarding the proposal so they can be considered prior to the application submittal. The meeting is intended to allow the developer and neighbors to share information and concerns regarding the project. The applicant may

consider whether to incorporate solutions to these issues prior to application submittal.
(2)When Mandatory. Neighborhood/developer meetings are mandatory for all land use actions identified in Table 32-1 as requiring a neighborhood/developer meeting. An applicant may voluntarily conduct a neighborhood/developer meeting even if it is not required and may conduct more than one neighborhood/developer meeting at their election.
(3)Timing. A neighborhood/developer meeting must be held after a pre-application meeting with City staff, but before submittal of an application.
(4)Time and Location. Required neighborhood/developer meetings must be held within the city limits of the City of Tualatin at the following times:

(a)If scheduled on a weekday, the meeting must begin no earlier than 6:00 p.m.

(b)If scheduled on a weekend, the meeting must begin between 10:00 a.m. and 6:00 p.m.

(5)Notice Requirements.

(a)The applicant must provide notice of the meeting at least 14 calendar days and no more than
28 calendar days before the meeting. The notice must be by first class mail providing the date, time, and location of the meeting, as well as a brief description of the proposal and its location. The applicant must keep a copy of the notice to be submitted with their land use application.

(b)The applicant must mail notice of a neighborhood/developer meeting to the following persons:

(i)All property owners within 1,000 feet measured from the boundaries of the subject property;

(ii)All property owners within a platted residential subdivision that is located within 1,000 feet
of the boundaries of the subject property. The notice area includes the entire subdivision and
not just those lots within 1,000 feet. If the residential subdivision is one of two or more individually platted phases sharing a single subdivision name, the notice area need not include the additional phases; and

(iii)All designated representatives of recognized Citizen Involvement Organizations as established in TMC Chapter 11-9.(c)The City will provide the applicant with labels for mailing
for a fee.

(d)Failure of a property owner to receive notice does not invalidate the neighborhood/developer
meeting proceedings.

(6)Neighborhood/Developer Sign Posting Requirements. The applicant must provide and post on the subject property, at least 14 calendar days before the meeting. The sign must conform to the design and placement standards established by the City for signs notifying the public of land use actions in TDC 32.150.
(7)Neighborhood/Developer Meeting Requirements. The applicant must have a sign-in sheet for all attendees to provide their name, address, telephone number, and email address and keep a copy of the sign-in sheet to provide with their land use application. The applicant must prepare meeting notes

identifying the persons attending, those commenting, and the substance of the comments expressed, and the major points that were discussed. The applicant must keep a copy of the meeting notes for submittal with their land use application.

Response: The neighborhood development meeting was held on August 24th, 2022 at the project site. The meeting time, location, noticing, posting and content of the meeting followed the above standards and requirements. Sign in sheet and mailing affidavit is included in Exhibit D. Only question at the meeting was use of metal building vs tilt-up, chosen due to owner preference and cheaper cost.

TDC Section 32.140 Application Submittal.

(1)Submittal Requirements. Land use applications must be submitted on forms provided by the City. A land use application may not be accepted in partial submittals. All information supplied on the application form and accompanying the application must be complete and correct as to the applicable facts. Unless otherwise specified, all of the following must be submitted to initiate completeness review under TDC 32.160:

(a)A completed application form. The application form must contain, at a minimum, the following
information:

(i)The names and addresses of the applicant(s), the owner(s) of the subject property, and any
authorized representative(s) thereof;

(ii)The address or location of the subject property and its assessor's map and tax lot number;

(iii)The size of the subject property;

(iv)The comprehensive plan designation and zoning of the subject property;

(v)The type of application(s);

(vi)A brief description of the proposal; and

(vii)Signatures of the applicant(s), owner(s) of the subject property, and/or the duly authorized
representative(s) thereof authorizing the filing of the application(s).

(b)A written statement addressing each applicable approval criterion and standard;

(c)Any additional information required under the TDC for the specific land use action sought;

(d)Payment of the applicable application fee(s) pursuant to the most recently adopted fee schedule;

(e)Recorded deed/land sales contract with legal description.

(f)A preliminary title report or other proof of ownership.

(g)For those applications requiring a neighborhood/developer meeting:

(i)The mailing list for the notice;

(ii)A copy of the notice;

(iii)An affidavit of the mailing and posting;
(iv)The original sign-in sheet of participants; and
(v)The meeting notes described in TDC 32.120(7).

(h)A statement as to whether any City-recognized Citizen Involvement Organizations (CIOs) whose boundaries include, or are adjacent to, the subject property were contacted in advance of filing the application and, if so, a summary of the contact. The summary must include the date
when contact was made, the form of the contact and who it was with (e.g. phone conversation with neighborhood association chairperson, meeting with land use committee, presentation at neighborhood association meeting), and the result;

(i)Any additional information, as determined by the City Manager, that may be required by another provision, or for any other permit elsewhere, in the TDC, and any other information that may be required to adequately review and analyze the proposed development plan as to its conformance to the applicable criteria;

(2)Application Intake. Each application, when received, must be date-stamped with the date the application was received by the City, and designated with a receipt number and a notation of the staff person who received the application.

(3)Administrative Standards for Applications. The City Manager is authorized to establish administrative standards for application forms and submittals, including but not limited to plan details, information detail and specificity, number of copies, scale, and the form of submittal.

Response: The application submittal includes the applicable information required above, including the application form, fee, narrative, property owner information and neighborhood/developer meeting documentation.

TDC Section 32.150 Sign Posting.

(1)When Signs Posted. Signs in conformance with these standards must be posted as follows:

(a)Signs providing notice of an upcoming neighborhood/developer meeting must be posted prior to a required neighborhood/developer meeting in accordance with Section 32.120(6); and

(b)Signs providing notice of a pending land use application must be posted after land use application has been submitted for Type II, III and IV-A applications.

(2)Sign Design Requirements. The applicant must provide and post a sign(s) that conforms to the following standards:

(a)Waterproof sign materials;
(b)Sign face must be no less than 18 inches by 24 inches (18" x 24"); and
(c)Sign text must be at least two inch font.

(3)On-site Placement. The applicant must place one sign on their property along each public street frontage of the subject property. (Example: If a property adjoins four public streets, the applicant must place a sign at each of those public street frontages for a total of four signs.) The applicant cannot place the sign within public right-of-way.

(4)Removal. If a sign providing notice of a pending land use application disappears prior to the final decision date of the subject land use application, the applicant must replace the sign within 40-eight (48) hours of discovery of the disappearance or of receipt of notice from the City of its disappearance, whichever occurs first. The applicant must remove the sign no later than 14 days after:(a)The meeting date, in the case of signs providing notice of an upcoming neighborhood/developer meeting; or(b)The City makes a final decision on the subject land use application, in the case of signs providing notice of a pending land use application.

Response: Neighborhood/developer meeting sign was posted on August 15th, 2022. The attached image is of the sign being posted on site as specified above. Please see Exhibit D..

TDC Section 32.140 Application Submittal.

(1) Submittal Requirements. Land use applications must be submitted on forms provided by the City. A land use application may not be accepted in partial submittals. All information supplied on the application form and accompanying the application must be complete and correct as to the applicable facts. Unless otherwise specified, all of the following must be submitted to initiate completeness review under TDC 32.160:

(a) A completed application form. The application form must contain, at a minimum, the following information:

(i) The names and addresses of the applicant(s), the owner(s) of the subject property, and any authorized representative(s) thereof;

(ii) The address or location of the subject property and its assessor's map and tax lot number;

(iii) The size of the subject property;

(iv)The comprehensive plan designation and zoning of the subject property;

(v) The type of application(s);

(vi) A brief description of the proposal; and

(vii) Signatures of the applicant(s), owner(s) of the subject property, and/or the duly authorized
representative(s) thereof authorizing the filing of the application(s).

(b) A written statement addressing each applicable approval criterion and standard;

(c) Any additional information required under the TDC for the specific land use action sought;

(d) Payment of the applicable application fee(s) pursuant to the most recently adopted fee schedule;

(e) Recorded deed/land sales contract with legal description.

(f) A preliminary title report or other proof of ownership.

(g) For those applications requiring a neighborhood/developer meeting:

(i) The mailing list for the notice;

(ii) A copy of the notice;

(iii) An affidavit of the mailing and posting;

(iv) The original sign-in sheet of participants; and

(v) The meeting notes described in TDC 32.120(7).

(h) A statement as to whether any City-recognized Citizen Involvement Organizations (CIOs) whose boundaries include, or are adjacent to, the subject property were contacted in advance of filing the application and, if so, a summary of the contact. The summary must include the date when contact was made, the form of the contact and who it was with (e.g. phone conversation with neighborhood association chairperson, meeting with land use committee, presentation at neighborhood association meeting), and the result;

(i) Any additional information, as determined by the City Manager, that may be required by another provision, or for any other permit elsewhere, in the TDC, and any other information that may be required to adequately review and analyze the proposed development plan as to its conformance to the applicable criteria;

(2) Application Intake. Each application, when received, must be date-stamped with the date the application was received by the City, and designated with a receipt number and a notation of the staff person who received the application.

(3) Administrative Standards for Applications. The City Manager is authorized to establish administrative standards for application forms and submittals, including but not limited to plan details, information detail and specificity, number of copies, scale, and the form of submittal.

Response: This application submittal includes the applicable information required above, including the application form, narrative, property ownership information, and neighborhood/developer meeting documentation.

Chapter 33: Applications & Approval Criteria

TDC Section 33.020 Architectural Review

(1)Purpose. The City Council finds that excessive uniformity, dissimilarity, inappropriateness, or poor quality of design in the exterior appearance of structures and the lack of proper attention to site development and landscaping, in the business, commercial, industrial, and certain residential areas of the City hinders the harmonious development of the City; impairs the desirability of residence, investment or occupation in the City; limits the opportunity to attain the optimum use and value of land and improvements; adversely affects the stability and value of property; produces degeneration of property in such areas with attendant deterioration of conditions affecting the peace, health and welfare of the City; and destroys a proper relationship between the taxable value of property and the cost of municipal services therefore. The purposes and objectives of community design standards are to:

(a)Encourage originality, flexibility and innovation in site planning and development, including the architecture, landscaping and graphic design of development.

(b)Discourage monotonous, drab, unsightly, dreary and inharmonious development.

(c)Promote the City's natural beauty and visual character and charm by ensuring that structures and other improvements are properly related to their sites, and to surrounding sites and structures, with due regard to the aesthetic qualities of the natural terrain, natural environment,

and landscaping. Exterior appearances of structures and other improvements should enhance these qualities.

(d)Encourage site planning and development to incorporate bikeways, pedestrian facilities, greenways, wetlands, and other natural features of the environment and provide incentives for dedication of access easements and property to the public through shift of residential density, system development charge credits, landscaping credits and setback allowances.

(e)Protect and enhance the City's appeal to tourists and visitors and thus support and stimulate business and industry and promote the desirability of investment and occupancy in business, commercial and industrial properties.

(f)Stabilize and improve property values and prevent blighted areas and thus increase tax revenues.

(g)Achieve the beneficial influence of pleasant environments for living and working on behavioral patterns and thus decrease the cost of governmental services.

(h)Foster civic pride and community spirit so as to improve the quality and quantity of citizen participation in local government and in community growth, change and improvement.

(i)Sustain the comfort, health, safety, tranquility and contentment of residents and attract new residents by reason of the City's favorable environment and thus promote and protect the peace, health and welfare of the City.

(j)Determine the appropriate yard setbacks, building heights, minimum lot sizes when authorized to do so by City ordinance.

(2)Applicability.

(b)Examples of development subject to Architectural Review, include but are not limited to the following:

(i)New buildings, condominiums, townhouse, single family dwellings, or manufactured dwelling park;

(3)Types of Architectural Review Applications—Procedure Type.

(c)General Development. All development applications, (except Single Family Dwelling, Clear and Objective and Large Commercial, Industrial, and Multifamily Development) are subject to Type II Review.

(4)Application Materials. The application must be on forms provided by the City. In addition to the application materials required by TDC 32.140 (Application Submittal), the following application materials are also required:

(a)The project name and the names, addresses, and telephone numbers of the architect, landscape architect, and engineer on the project;

(b)Existing conditions plan, site plan, grading plan, utility plan, landscape plan, and lighting plan all drawn to scale;

(c)A materials board that includes example building materials and textures;

(d)Title report; and(e)A Service Provider Letter from Clean Water Services.

(5)Approval Criteria.

(b)General Development.

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

(6)Conditions of Approval.

(a)Architectural Review decisions may include conditions of approval that apply restrictions and conditions that:

(i)Protect the public from the potentially deleterious effects of the proposal;

(ii)Fulfill the need for public facilities and services created by the proposal, or increased or in

part attributable to the proposal; and

(iii)Further the implementation of the requirements of the Tualatin Development Code.

(b)Types of conditions of approval that may be imposed include, but are not limited to:

(i)Development Schedule. A reasonable time schedule placed on construction activities associated with the proposed development, or portion of the development.

(ii)Dedications, Reservation. Dedication or reservation of land, or the granting of an easement for park, open space, rights-of-way, bicycle or pedestrian paths, Greenway, Natural Area, Other Natural Area, riverbank, the conveyance of title or easements to the City or a non-profit conservation organization, or a homeowners' association.

(iii)Construction and Maintenance Guarantees. Security from the property owners in such an amount that will assure compliance with approval granted.

(iv)Plan Modifications. Changes in the design or intensity of the proposed development, or in proposed construction methods or practices, necessary to assure compliance with this chapter.

(v)Other Approvals. Evaluation, inspections or approval by other agencies, jurisdictions, public utilities, or consultants, may be required for all or any part of the proposed development.

(vi)Access Limitation. The number, location and design of street accesses to a proposed development may be limited or specified where necessary to maintain the capacity of streets to carry traffic safely, provided that sufficient access to the development is maintained.

Response: As described above, the planned site improvements are subject to the Type II Architectural Review process and all required materials have been included as a part of this submittal.

<u>TDC Section 33.110 Tree Removal Permit/Review</u>

(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.

Response: There are no trees proposed to be removed as a part of this project.

Chapter 60 Light Manufacturing Zone

TDC Section 60.200. Use Categories.

(1) Use Categories. Table 60-1 lists use categories Permitted Outright (P) or Conditionally Permitted (C) in the ML zone. Use categories may also be designated as Limited (L) and subject to the limitations listed in Table 60-1 and restrictions identified in TDC 60.210. Limitations may restrict the specific type of use, location, size, or other characteristics of the use category. Use categories which are not listed are prohibited within the zone, except for uses which are found by the City Manager or appointee to be of a similar character and to meet the purpose of this zone, as provided in TDC 31.070.
(2) Use Categories in the Limited Commercial Setback. Commercial uses may be further restricted within the Limited Commercial Setback, see TDC 60.210(4).
(3) Overlay Zones. Additional uses may be allowed in a particular overlay zone. See the overlay zone Chapters for additional uses.

Use Category	Status	
Warehouse and Freight Movement	P/C	Conditional use permit required for cold storage plants. All other uses permitted outright.
Wholesale Sales	P/C (L)	Permitted uses limited to: • Sales of industrial hand tools, industrial supplies such as safety equipment and welding equipment, that are products primarily sold wholesale to other industrial firms or industrial workers; and • Sale, service and rental of construction and industrial equipment to contractors and industrial firms only. Conditional use required for wholesale sales of building materials and supplies

Response: Only tenant currently is for warehousing and shipping of materials that are not cold storage plants. Therefore permitted. Remainder of building to be built as a shell.

TDC 60.300. Development Standards

Table 60-2
Development Standards in the ML Zone

STANDARD	REQUIREMENT	LIMITATIONS AND CODE REFERENCES
LOT SIZE		
Minimum Lot Size	20,000 square feet	—
LOT DIMENSIONS		

Minimum Lot Width	100 feet	When lot has frontage on public street, minimum lot width at the street is 100 feet. When lot has frontage on cul-de-sac street, minimum lot width at the street is 50 feet.
Infrastructure and Utilities Uses	—	As determined through the Subdivision, Partition, or Lot Line Adjustment process
Flag Lots	—	Must be sufficient to comply with minimum access requirements of TDC 73C.
MINIMUM SETBACKS		
Front	30 feet	
Front Setback Adjacent to Residential or Manufacturing Park District	50 feet	
Side	0-50 feet	Determined through Architectural Review Process. No minimum setback if adjacent to railroad right-of-way or spur track.
Side Setback Adjacent to Residential or Manufacturing Park district	50 feet	
Rear	0-50 feet	Determined through Architectural Review Process. No minimum setback if adjacent to railroad right-of-way or spur track.
Rear Setback Adjacent to Residential or Manufacturing Park district	50 feet	
Parking and Circulation Areas	5 feet	No minimum setback required adjacent to joint access approach in accordance with TDC 73C.
Parking and Circulation Areas Adjacent to Residential or Manufacturing Park (MP) District	10 feet	
Fences	10 feet	From public right-of-way.
STRUCTURE HEIGHT		

Maximum Height	50 feet	May be increased to 85 feet if yards adjacent to structure are not less than a distance equal to one and one-half times the height of the structure. Measured at the 50-foot setback line, includes flagpoles. The building height may extend above 28 feet on a plane beginning at the 50-foot setback line at a slope of 45 degrees extending away from the 50-foot setback line. Flagpoles may extend to 100 feet.
Maximum Height Adjacent to Residential District	28 feet	

Response: The proposed structure meets the minimum 30' front setback at 101-0". The minimum side and rear setback at 0'. The tallest allowable height is 50' and the highest proposed eave on the structure is 30', Therefore, complies.

TDC 60.310. Additional Development Standards

(1) *Outdoor Uses.* All uses must be conducted wholly within a completely enclosed building, except off-street parking and loading, Basic Utilities, Wireless Communication Facilities and outdoor play areas of child day care centers as required by state day care certification standards.

(2) *Spur Rail Tracks.* Spur rail tracks are not permitted within 200 feet of an adjacent residential district.

(3) *Sound Barrier Construction.* Sound barrier construction is required to mitigate the impact of noise associated with overhead doors and building mechanical equipment, including but not limited to heating, cooling and ventilation equipment, compressors, waste evacuation systems, electrical transformers, and other motorized or powered machinery located on the exterior of a building. Sound barrier construction must conform to the following standards:

(a) *Applicability.* New construction, including additions or changes to existing facilities, must comply with the provisions of this section. When additions or changes to existing facilities are proposed, existing structures on the property may be required to comply with the provisions of this section, as determined through the Architectural Review process. Where buildings or outdoor use areas located on more than one parcel are all part of a single use as determined through the Architectural Review process, all of the parcels may be required to comply with the provisions of this section.

(b) *Distance from Residential Use.* Sound barriers must be used to intercept all straight-line (a direct line between two points) lateral paths of 450 feet or less between a residential property within a residential planning district and:
  (i) Any side edge of an overhead door or other doorway larger than 64 square feet, at a minimum height of eight feet above the floor elevation of the doorway; or
  (ii) Any building mechanical device at a minimum height equal to the height of the mechanical object to be screened.

(c) *Exemption for Existing Structures.* Where existing structures (on or off site) are located such that they will reflect sound away from residential areas and will function as a sound barrier, on-site sound barrier construction is not required, except that at the time such structures are removed, sound barrier construction is required.

(d) *Design.* Sound barriers must consist of masonry walls or earth berms located so as to reflect sound away from, rather than toward, noise sensitive properties. This may include masonry "wing walls" attached to a building, detached masonry walls (such as at the perimeter of the site), earth berms, or combinations of the three. Wing walls must be at least as tall as the tallest overhead door they are designed to screen at the point where they meet the building. The height of the wall may be reduced along a maximum incline formed by a horizontal distance twice the vertical change in height, or 26.5 degrees from horizontal.

(e) *Definitions.* "Wing wall" mean a wall that is attached to a building on one side and meets the screening requirements of (1) and (2) of this section.

(4) *Setback Reduction for Developments Adjacent to Greenways and Natural Areas.* To preserve natural areas and habitat for fish and wildlife, the decision-making authority may provide a front, side, or rear yard setback reduction for developments that are adjacent to Greenways or Natural Areas that dedicate land for conservation or public recreational purposes, in accordance with the following standards:

(a) *Setback Reduction.* All permitted uses may be allowed a reduction of up to 35 percent of the front, side, or rear yard setbacks, as determined through the Architectural Review process, if as a result the buildings are farther away from fish and wildlife habitat areas.

(b) *Location of Greenway or Natural Area Lot.* A portion of the parcel must be located in one of the following conservation or protection areas:
  (i) Natural Resource Protection Overlay (NRPO) District (TDC Chapter 72); or
  (ii) Clean Water Services Vegetated Corridor.

(c) *Ownership of Greenway or Natural Area Lot.* The ownership of each Greenway or Natural Area Lot must be one of the following:
  (i) Dedicated to the City at the City's option;
  (ii) Dedicated in a manner approved by the City to a non-profit conservation organization; or
  (iii) Retained in private ownership.

(d) *Ownership Considerations.* The decision-making authority must consider, but is not limited to, the following factors when determining the appropriate ownership of the Greenway or Natural Area Lot:

(i) Does the Park and Recreation Master Plan designate the lot for a greenway, pedestrian or bike path, public park, recreation, overlook or interpretive facility, or other public facility;
(ii) Does the lot include one or more designated Heritage Trees, or one or more significant trees;
(iii) Does the lot provide a significant view or esthetic element, or does it include a unique or intrinsically valuable element;
(iv) Does the lot connect publicly owned or publicly accessible properties;
(v) Does the lot abut an existing park, greenway, natural area or other public facility;
(vi) Does the lot provide a public benefit or serve a public need;
(vii) Does the lot contain environmental hazards;
(viii) Geologic stability of the lot; and
(ix) Future maintenance costs for the lot.

Response: This application does not involve an outdoor use, sound barriers, greenways, or natural areas. Therefore, the above additional development standards do not apply.

Chapter 63: Industrial Uses and Utilities and Manufacturing Zones – Environmental Regulations

TDC Section 63.020 Applicability

The regulations of this Chapter apply to:
(1)All industrial uses and utilities, regardless of the Planning District in which they are located, and
(2)All Manufacturing Planning Districts, regardless of the use category.

TDC Section 63.051 Noise

All uses and development must comply with the Oregon State Department of Environmental Quality standards relating to noise and the City of Tualatin noise ordinance in, TMC 6-14.

TDC Section 63.052 Vibration

(1)Restrictions. All uses and development must not cause or permit ground vibration into the property of another person that exceeds the limits set forth below in this section.
(a)Ground vibration as measured at the boundary of a residential planning district and an industrial planning district must not exceed 0.01 inches per second (0.00025 meters per second) RMS velocity.
(b)Ground vibration as measured at a common property boundary of any two properties within any industrial planning district must not exceed 0.1 inches per second (0.0025 meters per second) RMS velocity.

(2)Method of Measurement. Vibration measurement procedures must conform to the methods described in this section and to procedures approved by the Oregon Department of Environmental Quality.

(a)Instrumentation must be capable of measuring RMS value of the vibration velocity over the frequency range of ten to 1,000 hertz.

(b)Measurement values must be recorded for a sufficient period of observation to provide a representative sample.

(c)Attachment of the vibration transducer to the ground must be by magnetic or screw attachment to a steel bar of a minimum of nine inches (22.9 cm.) in length, driven flush with the ground surface.

(3) Exemptions. The requirements of TDC 63.052(1) do not apply to:

(a)Vibration resulting from the operation of any equipment or facility of a surface carrier engaged in interstate commerce by railroad;

(b)Vibration resulting from the operation of any road vehicle;

(c)Vibration resulting from construction activities and use of construction equipment; and

(d)Vibration resulting from roadway maintenance and repair equipment.

Response: No new ground vibration will be produced as a result of this new structure. The site will continue to comply with the City of Tualatin noise ordinance and Oregon Department of Environmental Quality standards, as applicable.

TDC Section 63.053 Air Quality

(1)Restrictions. All uses and development must comply with the most recent air quality standards adopted by the Oregon Department of Environmental Quality. Plans of construction and operations must comply with the recommendations and regulations of the State Department of Environmental Quality.

(2)Method of Measurement. All measurements of air pollution must be by the procedures and with equipment approved by the State Department of Environmental Quality or equivalent and acceptable methods or measurement approved by the City. Upon request of the City, persons responsible for a suspected source of air pollution must provide quantitative and qualitative information regarding the discharge that will adequately and accurately describe operation conditions.

Response: The proposed structure will only warehouse finish metal products and materials and will not negatively impact air quality standards.

TDC Section 63.054 Odors

All uses and development must not emit odors in such quantities as to create a nuisance condition at any point beyond the subject property line of the emitting use.

Response: The proposed structure will not emit odors. The site will continue to comply with

the above odor standards.

TDC Section 63.055 Heat and Glare

(1)All uses and development must conduct all operations producing heat or glare entirely within an enclosed building.
(2)All uses and development may utilize exterior lighting, but the exterior lighting must be screened, baffled or directed away from residential planning districts.

Response: The proposed structure is not expected to produce heat or glare. Exterior lighting will abut any residential districts. Therefore, complies.

TDC Section 63.056 Storage and Stored Materials

(1)All uses and development must store all materials, including wastes, in a manner that will not attract or aid the propagation of insects or rodents, or in any other way create a health or safety hazard.
(2)All uses and development that utilize open storage that would otherwise be visible at the property line must conceal it from view at the abutting property line by a sight obscuring fence not less than six feet high and not accessible to the general public to protect public safety.

Response: The proposed structure is to warehouse inside with no openly stored materials. Materials to be stored so that they do not propagate rodents or create a health or safety hazard. Therefore, complies.

TDC Section 63.057 Liquid or Solid Waste Materials

All uses and development are prohibited from disposing waste onto the site or into adjacent drainage ditches, creeks or other natural waterways in violation of State of Oregon DEQ standards, Clean Water Services Standards, City Standards, or in a manner that causes harm to wildlife.

Response: No waste will be disposed of on site. The applicable Oregon DEQ standards, Clean Water Services Standards and City environmental regulations will continue to be met.

TDC Section 63.058 Dangerous Substances

All uses and development are prohibited from the storage, transfer, or processing of hazardous, toxic, or radioactive waste.

Response: There are no hazardous, toxic or radioactive waste being stored, transferred or processed in this building.

Chapter 73A: Site Design Standards

TDC Section 73A.500 Industrial Design Standards.

The following standards are minimum requirements for industrial development in all zones, except the Mixed-Use Commercial (MUC) zone, which has its own standards:

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

(a)Walkways must be a minimum of five 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;

(e)Walkways must be provided between the main building entrances and other onsite buildings, accessways, and sidewalks along the public right-of-way;

(f)Walkways through parking areas, drive aisles, and loading areas must be of a different appearance than the adjacent paved vehicular areas; and

(2)Accessways.

(a)When Required. Accessways are required to be constructed when a common wall development is adjacent to any of the following:

(i)Residential property;

(ii)Commercial property;

(iii)Areas intended for public use, such as schools and parks; and

(iv)Collector or arterial streets where transit stops or bike lanes are provided or designated.

(b)Design Standard. Accessways must meet the following design standards:

(i)Accessways must be a minimum of eight feet in width;

(ii)Public accessways must be constructed in accordance with the Public Works Construction Code;

(iii)Private accessways must be constructed of asphalt, concrete or a pervious surface such as pervious asphalt or concrete, pavers or grasscrete, but not gravel or woody material;

(iv)Accessways must meet ADA standards applicable at time of construction or alteration;

(v)Accessways must be provided as a connection between the development's walkway and bikeway circulation system;

(vi)Accessways may be gated for security purposes;

(vii)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; and

(viii)Must be constructed, owned and maintained by the property owner.

(c)Exceptions. The Accessway standard does not apply to the following:

(i)Where a bridge or culvert would be necessary to span a designated greenway or wetland to provide a connection, the City may limit the number and location of accessways to reduce the impact on the greenway or wetland; and

(ii)Accessways to undeveloped parcels or undeveloped transit facilities need not be constructed at the time the subject property is developed. In such cases the applicant for development must enter into a written agreement with the City guaranteeing future performance by the applicant and any successors in interest of the property being developed to construct an accessway when the adjacent undeveloped parcel is developed. The agreement recorded is subject to the City's review and approval.

(4)Safety and Security. Industrial 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;

(d)Provide an identification system which clearly locates buildings and their entries for patrons and emergency services; and

(e)Above ground sewer or water pumping stations, pressure reading stations, water reservoirs, electrical substations, and above ground natural gas pumping stations must provide a minimum six foot tall security fence or wall.

(5)Service, Delivery, and Screening. Industrial 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.

(6)Adjacent to Transit. Industrial 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; and

(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.

Response:

- **The building has been designed to articulate entries and features through the use of multiple materials, , canopies and windows to provide an aesthetically interesting building for occupants and visitors. Walkway are provided between the building entrances and connecting to the right -of-way via sidewalk with 5' minimum width. Plans included in Exhibit A.**

- **The proposed development locates windows for lighting and security toward public areas and street frontage. Exterior lighting is proposed that complies with dark sky initiatives. Building addresses will be prominently displayed. No above ground sewer, water pumping stations, pressure reading stations, water reservoirs, electrical substations, or above ground natural gas pumping stations are proposed as part of this development.**

- **No outdoor storage of trucks/trailers is proposed.**

- **Development is not adjacent to transit.**

Chapter 73B: Landscaping Standards

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

The following are the minimum areas required to be landscaped for each use and zone:

Zone	Minimum Area Requirement*	Minimum Area Requirement with dedication for a fish and wildlife habitat*
(1) RL, RML, RMH, RH and RH/HR zones—Permitted Uses	None	None
(2) RL, RML, RMH, RH and RH/HR zones—Conditional Uses, except Small Lot Subdivisions	25 percent of the total area to be developed	20 percent of the total area to be developed

(3) CO, CR, CC, CG, ML and MG zones except within the Core Area Parking District—All uses	15 percent of the total area to be developed	12.5 percent of the total area to be developed
(4) CO, CR, CC, CG, MUC, ML and MG zones within the Core Area Parking District—All uses	10 percent of the total area to be developed	7.5 percent of the total area to be developed
(5) IN, CN, CO/MR, MC and MP zones—All uses	25 percent of the total area to be developed	22.5 percent of the total area to be developed
(6) Industrial Business Park Overlay District and MBP—must be approved through Industrial Master Plans	20 percent of the total area to be developed	Not applicable

Response: The proposed building will incorporated over 15% total areas landscaping. Therefore complies.

Total site area: 79,490 SF
Landscape area required 15%: 11,924 SF
Landscape area proposed 22%: 17,820 SF

TDC Section 73B.060 Additional Minimum Landscaping Requirements for Industrial Uses

(1)General. In addition to requirements in TDC 73B.020, industrial 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.

(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)Five-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 eight feet.

(d) Development that abuts an RL or MP Zone must have landscaping approved

through Architectural Review and must provide and perpetually maintain dense, evergreen landscaped buffers between allowed uses and the adjacent RL and MP zones.

(2)MP Area—Wetland Buffer. Wetland buffer areas up to 50 feet in width may be counted toward the required percentage of site landscaping, subject to the following:

(a)Area counted as landscaping is limited to a maximum of two and one-half percent of the total land area to be developed;

(b)Area to be counted as landscape must be within the boundaries of the subject property;

(c)No credit may be claimed for wetland buffer areas lying outside the lot lines of the subject parcel;

(d)Where wetlands mitigation in the buffer has not yet occurred at the time of development, the developer must perform, or bear the cost of, all necessary mitigation work in the course of site development, in accordance with a Removal/Fill Permit or permits issued by the Oregon Division of State Lands and the US Army Corps of Engineers and the Clean Water Services; and

(e)Where wetlands mitigation in the buffer has already been performed in accordance with a Removal/Fill Permit or permits issued by the Oregon Division of State Lands and the US Army Corps of Engineers, the developer must include an enhanced mitigation plan approved by the Oregon Division of State Lands and Clean Water Services, as part of the Architectural Review submittal. The developer must complete all work required by the enhanced wetland mitigation plan in conjunction with development of the site.

Response: The project does not abut a RL or MP zone. A 5-foot wide landscape strip is located along all building perimeters viewable by the general public, parking lots, or the public right-of-way. All Areas of the site that are disturbed are landscaped. Please see the Landscape Plan Exhibit A.

TDC 73B.080. Minimum Landscaping Standards for All Zones

The following are minimum standards for landscaping for all zones.

(1) Required Landscape Areas	• Must be designed, constructed, installed, and maintained so that within three years the ground must be covered by living grass or other plant materials. • The foliage crown of trees cannot be used to meet this requirement. • A maximum of ten percent of the landscaped area may be covered with un-vegetated areas of bark chips, rock or stone. • Must be installed in accordance with the provisions of the American National Standards Institute ANSI A300 (Part 1) (Latest Edition). • Must be controlled by pruning, trimming, or otherwise so that: • It will not interfere with designated pedestrian or vehicular access; and

	• It will not constitute a traffic hazard because of reduced visibility.
(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.
(3) Tree Preservation	• Trees and other plant materials to be retained must be identified on the landscape plan and grading plan. • During construction: ◦ Must provide above and below ground protection for existing trees and plant materials identified to remain; ◦ 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; ◦ If it is necessary to fence within the drip line, such fencing must be specified by a qualified arborist; ◦ Top soil storage and construction material storage must not be located within the drip line of trees designated to be preserved; ◦ 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 ◦ Tree root ends must not remain exposed. • Landscaping under preserved trees must be compatible with the retention and health of the preserved tree. • 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 • 100 percent 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
(4) Grading	• 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. • All planting areas must be graded to provide positive drainage. • Soil, water, plant materials, mulch, or other materials must not be allowed to wash across roadways or walkways. • 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.

(5) Irrigation	• Landscaped areas must be irrigated with an automatic underground or drip irrigation system.
(6) Re-vegetation in Un-landscaped Areas	• 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. • Plant materials must be watered at intervals sufficient to ensure survival and growth for a minimum of two growing seasons. • The use of native plant materials is encouraged to reduce irrigation and maintenance demands. • Disturbed soils should be amended to an original or higher level of porosity to regain infiltration and stormwater storage capacity.

Response:

- **The landscape plan meets the above minimum requirements. Please see landscape plan.**
- **Fencing is not proposed.**
- **No trees are to be removed.**
- **After grading, top soil will be restored and planting areas will provide positive drainage that does not wash across other impervious areas.**
- **All site grading achieves positive drainage and direct stormwater away from walkways and**
- **buildings.**
- **A design build/underground irrigation system is proposed.**
- **All disturbed areas as a result of construction will be vegetated.**

TDC 73B.090. Minimum Standards Trees and Plants.

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

(1) Deciduous Shade Trees	• One and on-half inch caliper measured six inches above ground; • Balled and burlapped; bare root trees will be acceptable to plant during their dormant season; • Reach a mature height of 30 feet or more; • Cast moderate to dense shade in summer; • Live over 60 years; • Do well in urban environments, tolerant of pollution and heat, and resistant to drought; • Require little maintenance and mechanically strong; • Insect- and disease-resistant; • Require little pruning; and • Barren of fruit production.

(2) Deciduous Ornamental Trees	• One and on-half inch caliper measured six inches above ground; • balled and burlapped; bare root trees will be acceptable to plant during their dormant season; and • Healthy, disease-free, damage-free, well-branched stock, characteristic of the species
(3) Coniferous Trees	• Five feet in height above ground; • Balled and burlapped; bare root trees will be acceptable to plant during their dormant season; and • Healthy, disease-free, damage-free, well-branched stock, characteristic of the species.
(4) Evergreen and Deciduous Shrubs	• One to five gallon size; • Healthy, disease-free, damage-free, well-branched stock, characteristic of the species; and • Side of shrub with best foliage must be oriented to public view.
(5) Groundcovers	• Fully rooted; • Well branched or leafed; • Healthy, disease-free, damage-free, well-branched stock, characteristic of the species; and • English ivy (Hedera helix) is prohibited.
(6) Lawns	• Consist of grasses, including sod, or seeds of acceptable mix within the local landscape industry; • 100 percent coverage and weed free; and • Healthy, disease-free, damage-free, characteristic of the species.

Response:

- **Deciduous Shade trees are specified at 1.5 inch caliper B&B, mature at 30 feet min., are long lived and do well in an urban environment. Please see the Landscape Plan for Tree species, size and specifications.**

- **Deciduous Shade trees are specified at 1.5 inch caliper B&B, mature at 30 feet min., are long lived and do well in an urban environment. Please see the Landscape Plan for Tree species, size and specifications.**

- **Evergreen trees are specified at 5 feet tall B&B. Please see the Landscape Plan for Evergreen Tree species, size and specifications.**

- **Please see the Landscape Plan for Shrub species, size and specifications.**

- **Please see the Landscape Plan for groundcover species, size and specifications. No Hedera helix is proposed.**

- **Please see the Landscape plan and specifications.**

Chapter 73C: Parking Standards

TDC 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-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 longterm and/or short-term parking pursuant to Architectural Review.

Response: Two covered bicycle parking spaces are proposed. Therefore, complies.

TDC 73C.100. Off-Street Parking Minimum/Maximum Requirements

(1) The following are the minimum and maximum requirements for off-street motor vehicle parking in the City, except these standards do not apply in the Core Area Parking District. The Core Area Parking District standards are in TDC 73C.110.

USE	MINIMUM MOTOR VEHICLE PARKING	MAXIMUM MOTOR VEHICLE PARKING	BICYCLE PARKING	PERCENTAGE OF BICYCLE PARKING TO BE COVERED
(f) Industrial				
(i) Manufacturing	1.60 spaces per 1,000 square feet of gross floor area	None	2 spaces, or 0.10 spaces per 1,000 gross square feet, whichever is greater	First five spaces or 30 percent, whichever is greater
(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 spaces, or 0.10 spaces per 1,000 gross square feet, whichever is greater	First five spaces or 30 percent, whichever is greater
(iii) Wholesale establishment	3.00 spaces per 1,000 square feet of gross floor area	None	2 spaces, or 0.50 spaces per 1,000 gross square feet, whichever is greater	First five spaces or 30 percent, whichever is greater

(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

Response: As building is to be built as a shell we propose the site to be calculated at 25% manufacturing and 75% warehousing. Typical parking space and drive aisle dimensions provided.

BUILDING: 18,100 SF

Manufacturing (25%)

- **1.6/1000 = 7.2 minimum spaces**
- **No maximum spaces**
- **.1/1000 = 1 bike spaces required.**
- **First 5 bike spaces covered.**

Warehouse (75%)

- **0.30/1000= 4.0 spaces minimum**
- **No maximum combined with Manufacturing**
- **.1/1000 = 1 bike spaces required.**
- **first 5 bike spaces covered.**

Required Parking Total
12 vehicular spaces (min.)
2 bike parking spaces / covered
2 vanpool / carpool spaces

Total Parking Provided
33 vehicular spaces (including 2 ADA spaces)
2 bike parking spaces covered
2 vanpool / carpool spaces
2 ADA spaces

TDC 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	Less than 5,000	0	0	0
	5,000—25,000	1	12 feet × 25 feet	14 feet
	25,000—60,000	2	12 feet × 35 feet	14 feet
	60,000 and over	3	12 feet × 35 feet	14 feet
Industrial	Less than 5,000	0	0	0
	5,000—25,000	1	12 feet × 60 feet	14 feet
	25,000—60,000	2	12 feet × 60 feet	14 feet
	60,000 and over	3	12 feet × 60 feet	14 feet
Institutional	Less than 5,000	0	0	0
	5,000—25,000	1	12 feet × 25 feet	14 feet
	25,000—60,000	2	12 feet × 35 feet	14 feet
	60,000 and over	3	12 feet × 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.

Response:

- **Off street loading births have been provided as required over the (1) minimum.**
- **The loading areas for both buildings are designed with adequate maneuvering room to eliminate the use of the right-of-way.**
- **Landscape is used to screen these areas from adjacent properties.**
- **The loading areas for the buildings are located on the lot, with the building it serves.**

TDC 73C.130. Parking Lot Driveway and Walkway Minimum Requirements

Parking lot driveways and walkways must comply with the following requirements:

(3) *Industrial Use.* Ingress and egress for industrial uses must not be less than the following:

Required Parking Spaces	Minimum Number Required	Minimum Pavement Width	Minimum Pavement Walkways, etc.
1-250	1	36 feet for first 50' from ROW, 24 feet thereafter	No curbs or walkway required
Over 250	As required by City Manager	As required by City Manager	As required by City Manager

(5) *One-way Ingress or Egress.* When approved through the Architectural Review process, one-way ingress or egress may be used to satisfy the requirements. However, the hard surfaced pavement of one-way drives must not be less than 16 feet for multi-family residential developments (as defined in TDC 31.060), commercial, or industrial uses.

(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 five feet of an adjacent property line, unless the two adjacent property owners elect to provide joint access to their respective properties, as provided by TDC73C.040.

(c) The provisions of subsection (b) do not apply to townhouses, duplexes, triplexes, quadplexes, and cottage clusters which are allowed to construct driveways within five 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.

Response: Per the submitted Site Plan Pages the project meets these requirements with 36 ft min wide driveway. We propose to add a longer concrete wing to the south side on the approach if allowed to prevent tire damage from longer trucks.

Section 73C.240 Industrial Parking Lot Landscaping Requirements

Industrial uses must comply with the following landscape 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 eight feet as measured from the ground level.

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

(3)Perimeter. Minimum five 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.

(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

(j)Exception: Landscape square footage requirements do not apply to parking structures and underground parking.

(5)Landscaping Along Driveway Access. For lots with 12 or more parking spaces:

(a)Landscape area at least five (5) feet in width on each side of an accessway;

(b)Landscape area must extend 30 feet back from the property line; and

(c)Exceptions: does not apply to parking structures and underground parking which must be determined through the Architectural Review process.

Response:

- **As shown on the Landscape Plan in Exhibit A the overall landscape percentage provided for the proposed developed areas is 17,820 SF of the total development area 79,490 SF. 22%.**

- **Parking is surrounded by a minimum 5'-0" landscape buffer planted with trees, evergreen hedge and groundcovers. A continuous evergreen hedge is proposed that will reach a mature height of 30 inches in three years. Ground cover is proposed and will achieve 90% coverage in three years.**

- **Landscape islands are provided at every eight parking spaces and at the ends of parking spaces. Each island is planted with a deciduous shade tree and groundcover. Driveway access landscaping is proposed along each side a minimum of 5 feet wide and extends 30 feet into the property.**

- **All proposed landscape areas are designed and will be constructed and installed so that all ground will be covered by living grass and/or plant material within three years of installation.**

Chapter 73D: Waste and Recyclables Management Standards

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 seven 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 five to ten units must provide 50 square feet.

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

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

(i)Office—Four square feet/1,000 square feet gross leasable area (GLA);

(ii)Retail—Ten square feet/1,000 square feet GLA;

(iii)Wholesale/Warehouse/Manufacturing—Six square feet/1,000 square feet GLA;

(iv)Educational and Institutional—Four square feet/1,000 square feet GLA; and

(v)All other uses—Four square feet/1,000 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.

Response: The minimum standard method has been used to size the solid waste and recycling storage areas.

Based on the Light Manufacturing (Wholesale/ Warehouse) requirements for storage areas, the minimum requirement is 220 square feet of storage area. As shown on the Site Plan The proposed trash enclosure area will be designed to accommodate mixed solid waste and source separated recyclable storage areas. The proposed area is approximately 264 square feet. The trash enclosure plans were submitted to Republic Services and a letter of authorization is provided in Exhibit E to verify that the enclosure meets the dimensional and access requirements for the service hauler.

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 six 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 ten feet wide and must be capable of being secured in a closed and open position.

(f)Horizontal clearance must be a minimum of ten feet and a vertical clearance of eight 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.

Response: The proposed enclosure is 10-feet x 21 feet-4 inches. Trash/recycling enclosures will comply with the requirements above. Please refer to the Trash Enclosure location and sizing on the site plan. A letter from Republic Services is included herein as Exhibit E.

Chapter 74: Public Improvement Requirements

TDC Section 74.120 Public Improvements

(1)Except as specially provided, all public improvements must be installed at the expense of the applicant. All public improvements installed by the applicant must be constructed and guaranteed as to workmanship and material as required by the Public Works Construction Code prior to acceptance by the City. Work must not be undertaken on any public improvement until after the construction plans have been approved by the City Manager and a Public Works Permit issued and the required fees paid.
(2)In accordance with the Tualatin Basin Program for fish and wildlife habitat the City intends to minimize or eliminate the negative impacts of public streets by modifying right-of-way widths and street improvements when appropriate. The City Manager is authorized to modify right-of-way widths and street improvements to address the negative impacts on fish and wildlife habitat.

Response: Acknowledged. Any public improvements completed as a result of the AR process shall be installed at expense of applicant.

TDC Section 74.130 Private Improvements

All private improvements must be installed at the expense of the applicant. The property owner must retain maintenance responsibilities over all private improvements.

Response: Acknowledged. Any public improvements completed as a result of the AR process shall be installed at expense of applicant.

TDC Section 74.140 Construction Timing

(1)All the public improvements required under this chapter must be completed and accepted by the City prior to the issuance of a Certificate of Occupancy; or, for subdivision and partition applications, in accordance with the requirements of the Subdivision regulations.
(2)All private improvements required under this Chapter must be approved by the City prior to the issuance of a Certificate of Occupancy; or for subdivision and partition applications, in accordance with the requirements of the Subdivision regulations.

Response: Acknowledged. All improvements to be done before issuance of Certificate of Occupancy.

TDC Section 74.210 Minimum Street Right-of-Way Widths

The width of streets in feet must not be less than the width required to accommodate a street improvement needed to mitigate the impact of a proposed development. In cases where a street is required to be improved according to the standards of the TDC, the width of the right-of-way must not be less than the minimums indicated in TDC Chapter 74, Public Improvement Requirements, Figures 74-2A through 74-2G.

(1)For subdivision and partition applications, wherever existing or future streets adjacent to property proposed for development are of inadequate right-of-way width the additional right-of-way necessary to comply with TDC Chapter 74, Public Improvement Requirements, Figures 74-2A through 74-2G must be shown on the final subdivision or partition plat prior to approval of the plat by the City. This right-of way dedication must be for the full width of the property abutting the roadway and, if required by the City Manager, additional dedications must be provided for slope and utility easements if deemed necessary.
(2)For development applications other than subdivisions and partitions, wherever existing or future streets adjacent to property proposed for development are of inadequate right-of-way width, the additional right-of-way necessary to comply with TDC Chapter 74, Public Improvement Requirements, Figures 74-2A through 74-2G must be dedicated to the City for use by the public prior to issuance of any building permit for the proposed development. This right-of-way dedication must be for the full width of the property abutting the roadway and, if required by the City Manager, additional dedications must be provided for slope and utility easements if deemed necessary.
(3)For development applications that will impact existing streets not adjacent to the applicant's property, and to construct necessary street improvements to mitigate those impacts would require additional right-of-way, the applicant must be responsible for obtaining the necessary right-of-way from the property owner. A right-of-way dedication deed form must be obtained from the City Manager and upon completion returned to the City Manager for acceptance by the City. On subdivision and partition plats the right-of-way dedication must be accepted by the City prior to acceptance of the final plat by the City. On other development applications the right-of-way dedication must be accepted by the City prior to issuance of building permits. The City may elect to exercise eminent domain and condemn necessary off-site right-of-way at the applicant's request and expense. The City Council must determine when
condemnation proceedings are to be used.
(4)If the City Manager deems that it is impractical to acquire the additional right-of-way as required in subsections (1)—(3) of this section from both sides of the center-line in equal amounts, the City Manager may require that the right-of-way be dedicated in a manner that would result in unequal dedication from each side of the road. This requirement will also apply to slope and utility easements as discussed in TDC 74.320 and 74.330. The City Manager's recommendation must be presented to the City Council in the preliminary plat approval for subdivisions and partitions, and in the recommended decision on all other development applications, prior to finalization of the right-of-way dedication requirements.
(5)Whenever a proposed development is bisected by an existing or future road or street that is of inadequate right-of-way width according to TDC Chapter 74, Public Improvement Requirements, Figures 74-2A through 74-2G, additional right-of-way must be dedicated from both sides or from one side only as determined by the City Manager to bring the road right-of-way in compliance with this section.
(6)When a proposed development is adjacent to or bisected by a street proposed in the Transportation System Plan and no street right-of-way exists at the time the development is proposed, the entire rightof-way as shown in TDC Chapter 74, Public Improvement Requirements, Figures 74-2A through 74-2G must be dedicated by the applicant. The dedication of right-of-way required in this subsection must be along the route of the road as determined by the City.

Response: Right-of-way improvements proposed will meet above requirements. **See Civil Plan pages Exhibit "A" preliminary plans. Further details to be added in permitting.**

TDC Section 74.440 Street, Traffic Study Required

(1)The City Manager may require a traffic study to be provided by the applicant and furnished to the City as part of the development approval process as provided by this Code, when the City Manager determines that such a study is necessary in connection with a proposed development project in order to:(a)Assure that the existing or proposed transportation facilities in the vicinity of the proposed development are capable of accommodating the amount of traffic that is expected to be generated by the proposed development; and/or(b)Assure that the internal traffic circulation of the proposed development will not result in conflicts between on-site parking movements and/or on-site loading movements and/or on-site traffic movements, or impact traffic on the adjacent streets.
(2)The required traffic study must be completed prior to the approval of the development application.
(3)The traffic study must include, at a minimum:

(a)An analysis of the existing situation, including the level of service on adjacent and impacted facilities.
(b)An analysis of any existing safety deficiencies.
(c)Proposed trip generation and distribution for the proposed development.
(d)Projected levels of service on adjacent and impacted facilities.
(e)Recommendation of necessary improvements to ensure an acceptable level of service for roadways and a level of service of at least D and E for signalized and unsignalized intersections respectively, after the future traffic impacts are considered.
(f)The City Manager will determine which facilities are impacted and need to be included in the study.
(g)The study must be conducted by a registered engineer.

(4)The applicant must implement all or a portion of the improvements called for in the traffic study as determined by the City Manager.

Response: Traffic study completed by Ard Engineering is included in Appendix "H".

TDC Section 74.610 Water Service

(1)Water lines must be installed to serve each property in accordance with the Public Works Construction Code. Water line construction plans must be submitted to the City Manager for review and approval prior to construction.
(2)If there are undeveloped properties adjacent to the subject site, public water lines must be extended by the applicant to the common boundary line of these properties. The lines must be sized to provide service to future development, in accordance with the City's Water System Master Plan, TDC Chapter 12.
(3)As set forth is TDC Chapter 12, Water Service, the City has three water service levels. All

development applicants must be required to connect the proposed development site to the service level in which the development site is located. If the development site is located on a boundary line between two service levels the applicant must be required to connect to the service level with the higher reservoir elevation. The applicant may also be required to install or provide pressure reducing valves to supply appropriate water pressure to the properties in the proposed development site.

Response: The development plans show the proposed water service on the Civil Utility Sheet.

TDC Section 74.620 Sanitary Sewer Service

(1)Sanitary sewer lines must be installed to serve each property in accordance with the Public Works Construction Code. Sanitary sewer construction plans and calculations must be submitted to the City Manager for review and approval prior to construction.
(2)If there are undeveloped properties adjacent to the proposed development site which can be served by the gravity sewer system on the proposed development site, the applicant must extend public sanitary sewer lines to the common boundary line with these properties. The lines must be sized to convey flows to include all future development from all up stream areas that can be expected to drain through the lines on the site, in accordance with the City's Sanitary Sewer System Master Plan, TDC Chapter 13.

Response: The development plans show the proposed sanitary sewer service on the Civil Utility Sheet.

TDC Section 74.630 Storm Drainage System

(1)Storm drainage lines must be installed to serve each property in accordance with City standards and Clean Water Services standards. Storm drainage construction plans and calculations must be submitted to the City Manager for review and approval prior to construction.
(2)The storm drainage calculations must confirm that adequate capacity exists to serve the site. The discharge from the development must be analyzed in accordance with the City's Storm and Surface Water Regulations and Clean Water Services standards.
(3)If there are undeveloped properties adjacent to the proposed development site which can be served by the storm drainage system on the proposed development site, the applicant must extend storm drainage lines to the common boundary line with these properties. The lines must be sized to convey expected flows to include all future development from all up stream areas that will drain through the lines on the site, in accordance with the adopted Stormwater Master Plan.

Response: Submitted plans and storm drainage calculations conform to the City of Tualatin and Clean Water Services (CWS) current design standards. We feel that we do not need to prove the existing public stormwater facility needs updating. Facility was designed for his portion of ROW originally. New areas created on site will be treated on site to current standards.

TDC Section 74.640 Grading

(1)Development sites must be graded to minimize the impact of storm water runoff onto adjacent properties and to allow adjacent properties to drain as they did before the new development.
(2)A development applicant must submit a grading plan showing that all lots in all portions of the development will be served by gravity drainage from the building crawl spaces; and that this development will not affect the drainage on adjacent properties. The City Manager may require the applicant to remove all excess material from the development site.

Response: Submitted grading plans show that all runoff is contained within the development area. No changes to drainage of adjacent sites will occur.

TDC Section 74.650 Water Quality, Storm Water Detention and Erosion Control

(1)All Applications. The applicant must comply with the water quality, stormwater detention, and erosion control requirements in Tualatin Municipal Code Chapter 3-5 (Soil Erosion, Surface Water Management, Water Quality Facilities, and Building and Sewers) and Clean Water Services standards.
(2)Subdivisions and Partitions. Prior to approval of the final plat, an application for subdivision and partition development must:

(a)Submit a stormwater facilities design with calculations to satisfy the requirements of the Tualatin Municipal Code Chapter 3-5 (Soil Erosion, Surface Water Management, Water Quality Facilities, and Building And Sewers) and applicable Clean Water Services standards;
(b)Obtain a Stormwater Connection Permit from Clean Water Services; and
(c)Either construct a permanent on-site water quality facility and stormwater detention facility; or enter into an agreement with the City, as provided in TDC 36.320 and TMC 3-5-390, recorded against the property, to guarantee construction of a permanent on-site water quality facility and stormwater detention facility.

(3)All Development, Except Subdivisions and Partitions. Prior to issuance of any building permit, an applicant for any development, except Subdivisions and Partitions, must:

(a)Submit a stormwater facilities design with calculations to satisfy the requirements of the Tualatin Municipal Code Chapter 3-5 (Soil Erosion, Surface Water Management, Water Quality Facilities, and Building And Sewers);
(b)Obtain a Stormwater Connection Permit from Clean Water Services; and
(c)Either construct a permanent on-site water quality facility and stormwater detention facility; or enter into an agreement with the City, as provided in TMC 35-390, recorded against the property, to guarantee construction of a permanent on-site water quality facility and stormwater detention facility.

(4)On-Site Private and Regional Non-Residential Facilities. For on-site private and regional nonresidential public facilities, the applicant must:

(a)Enter into a stormwater facility agreement, as provided in TMC 3-5-390, recorded against the property. The stormwater facility agreement will include an operation and maintenance plan, provided by the City and consistent with Clean Water Services requirements, for the water quality facility.
(b)Submit an erosion control plan prior to issuance of a Public Works Permit consistent with TMC 3-5 and Clean Water Services standards. No construction or disturbing of the site must occur until

the erosion control plan is approved by the City and the required measures are in place and approved by the City.

Response: Submitted plans and storm drainage calculations conform to the City of Tualatin and Clean Water Services (CWS) current design standards. A stormwater facility agreement will be provided with construction permit applications.

TDC Section 74.660 Underground

(1)All utility lines including, but not limited to, those required for gas, electric, communication, lighting and cable television services and related facilities must be placed underground. Surface-mounted transformers, surface-mounted connection boxes and meter cabinets may be placed above ground. Temporary utility service facilities, high capacity electric and communication feeder lines, and utility transmission lines operating at 50,000 volts or above may be placed above ground. The applicant must make all necessary arrangements with all utility companies to provide the underground services. The City reserves the right to approve the location of all surface-mounted transformers.
(2)Any existing overhead utilities may not be upgraded to serve any proposed development. If existing overhead utilities are not adequate to serve the proposed development, the applicant must, at their own expense, provide an underground system. The applicant must be responsible for obtaining any off-site deeds and/or easements necessary to provide utility service to this site; the deeds and/or easements must be submitted to the City Manager for acceptance by the City prior to issuance of the Public Works Permit.

Response: Franchise utilities will be installed underground. Additionally, the applicant will obtain any off-site deeds and/or easements as required.

TDC Section 74.670 Existing Structures

(1)Any existing structures requested to be retained by the applicant on a proposed development site must be connected to all available City utilities at the expense of the applicant.
(2)The applicant must convert any existing overhead utilities serving existing structures to underground utilities, at the expense of the applicant.
(3)The applicant must be responsible for continuing all required street improvements adjacent to the existing structure, within the boundaries of the proposed development site.

Response: No existing facilities on property. Not applicable.

TDC 74.765. - Street Tree Species and Planting Locations.

All trees, plants or shrubs planted in the right-of-way of the City must conform in species and location and in accordance with the street tree plan and City standards, including Table 74-1. If the City Manager determines that none of the species in City standards, including Table 74-1 is appropriate or finds appropriate a species not listed, the City Manager may substitute an unlisted species**.**

Response: Street trees to conform with above requirements. See Landscape Plan Pages.

Chapter 75: Access Management

TDC 75.040. - Driveway Approach Requirements.

(1) The provision and maintenance of driveway approaches from private property to the public streets as stipulated in this Code are continuing requirements for the use of any structure or parcel of real property in the City of Tualatin. No building or other permit may be issued until scale plans are presented that show how the driveway approach requirement is to be fulfilled. If the owner or occupant of a lot or building changes the use to which the lot or building is put, thereby increasing driveway approach requirements, it is unlawful and a violation of this code to begin or maintain such altered use until the required increase in driveway approach is authorized by the City.

(2)Owners of two or more uses, structures, or parcels of land may agree to utilize jointly the same driveway approach when the combined driveway approach of both uses, structures, or parcels of land satisfies their combined requirements as designated in this code; provided that satisfactory legal evidence is presented to the City Attorney in the form of deeds, easements, leases or contracts to establish joint use. Copies of said deeds, easements, leases or contracts must be placed on permanent file with the City Recorder.

(3)Joint and Cross Access.

(a)Adjacent commercial uses may be required to provide cross access drive and pedestrian access to allow circulation between sites.

(b)A system of joint use driveways and cross access easements may be required and may incorporate the following:(i)A continuous service drive or cross access corridor extending the entire length of each block served to provide for driveway separation consistent with the access management classification system and standards;(ii)A design speed of ten mph and a maximum width of 24 feet to accommodate two-way travel aisles designated to accommodate automobiles, service vehicles, and loading vehicles;(iii)Stub-outs and other design features to make it visually obvious that the abutting properties may be tied in to provide cross access via a service drive; and(iv)An unified access and circulation system plan for coordinated or shared parking areas.

(c)Pursuant to this section, property owners may be required to:(i)Record an easement with the deed allowing cross access to and from other properties served by the joint use driveways and cross access or service drive;(ii)Record an agreement with the deed that remaining access rights along the roadway will be dedicated to the city and pre-existing driveways will be closed and eliminated after construction of the joint-use driveway;(iii)Record a joint maintenance agreement with the deed defining maintenance responsibilities of property owners; and(iv)If subsection(i) through (iii) above involve access to the state highway system or county road system, ODOT or the county must be contacted and must approve changes to subsection(i) through (iii) above prior to any changes.

(4) Requirements for Development on Less than the Entire Site.

(a)To promote unified access and circulation systems, lots and parcels under the same ownership or consolidated for the purposes of development and comprised of more than one building site must be reviewed as one unit in relation to the access standards. The number of access points permitted must be the minimum number necessary to provide reasonable access to these properties, not the maximum available for that frontage. All necessary easements, agreements, and stipulations must be met. This must also apply to phased development plans. The owner and all lessees within the affected area must comply with the access requirements.

(b)All access must be internalized using the shared circulation system of the principal commercial development or retail center. Driveways should be designed to avoid queuing across surrounding parking and driving aisles.

(5) Lots that front on more than one street may be required to locate motor vehicle accesses on the street with the lower functional classification as determined by the City Manager.

(6) Except as provided in TDC 53.100, all driveway approaches must connect directly with public streets.

(7) To afford safe pedestrian access and egress for properties within the City, a sidewalk must be constructed along all street frontage, prior to use or occupancy of the building or structure proposed for said property. The sidewalks required by this section must be constructed to City standards, except in the case of streets with inadequate right-of-way width or where the final street design and grade have not been established, in which case the sidewalks must be constructed to a design and in a manner approved by the City Manager. Sidewalks approved by the City Manager may include temporary sidewalks and sidewalks constructed on private property; provided, however, that such sidewalks must provide continuity with sidewalks of adjoining commercial developments existing or proposed. When a sidewalk is to adjoin a future street improvement, the sidewalk construction must include construction of the curb and gutter section to grades and alignment established by the City Manager.

(8) The standards set forth in this Code are minimum standards for driveway approaches, and may be increased through the Architectural Review process in any particular instance where the standards provided herein are deemed insufficient to protect the public health, safety, and general welfare.

(9) Minimum driveway approach width for uses are as provided in Table 75-1

Response: Driveway approach adjusted to 36 ft minimum width. We would propose adding a larger concrete wing to the south to prevent tire damage on longer trucks. Truck turning paths included in the traffic study Appendix "H". All existing portions of driveway to remain will be evaluated to meet ADA during permits. Any sections not meeting requirements will be noted to be removed and new installed.

Tualatin Municipal Code

Chapter 3-02: Sewer Regulations, Rates

TMC 3-2-030 - Material and Manner of Construction

(1) All building sewers, side sewers and connections to the main sewer shall be so constructed as to conform to the requirements of the Oregon State Plumbing Laws and rules and regulations and specifications for sewerage construction of the City.
(2) Old building sewers may be used in connection with new buildings only when they are found, upon examination and test by the City Inspector, to meet all requirements of the City.

Response: Submitted plans show sewer construction per Oregon laws and City requirements.

TMC Section 3-2-050 Industrial Waste

(1)The admission into the public sewers of any waters or wastes having (a) five-day Biochemical Oxygen Demand greater than 250 milligrams per liter; or (b) containing more than 300 milligrams per liter of suspended solids, shall be subject to the review and approval of the City. Where it is deemed necessary by the City, the owner shall provide, at his expense, such preliminary treatment as may be necessary to: (a) reduce the Biochemical Oxygen Demand to 250 milligrams per liter; (b) reduce objectional characteristics or constituents to within the maximum limits provided for; or (c) control the quality, quantities, and rates of discharge of such waters or wastes.
(2)Plans, specifications, and any other pertinent information relating to proposed preliminary treatment facilities shall be submitted for the approval of the City. No construction of such facilities shall be commenced until said approvals are obtained in writing.
(3)Where preliminary treatment facilities are provided for any waters or wastes, they shall be maintained continuously in satisfactory and effective operation by the owner at his expense and available for inspection at any time by the City.
(4)When required by the City, any owner of any property served by a side sewer carrying industrial wastes shall install a suitable sampling station in the side sewer to facilitate observation, sampling, and measurement of wastes. Such manhole, when required, shall be accessible and safely located, and shall be constructed in accordance with plans approved by the City. The manhole shall be installed by the owner at the owner's expense and shall be maintained by him or her so as to be safe and accessible at all times.
(5)All measurements, tests, and analysis of the characteristics of waters and wastes to which reference is made shall be determined in accordance with standard methods and shall be determined at the control manhole provided or upon suitable samples taken at said control manhole. In the event that no special manhole has been required, the control manhole shall be considered to be the nearest downstream manhole in the public sewer to the point at which the side sewer is connected.
(6)No statement contained in this article shall be construed as preventing any special agreement or arrangement between the City and USA and any industrial concern whereby industrial wastes of unusual strength or character may be accepted by the City and USA for treatment, subject to payment therefor by the industrial concern and subject to such terms and conditions as might be required by either agency.

Response: Industrial wastes as described in this code section will not be produced by potential uses and tenants.

TMC 3-2-160 Construction Standards

All sewer line construction and installation of services and equipment shall be in conformance with the City of Tualatin Public Works Construction Code. In addition, whenever a property owner extends a sewer line, the extension shall be carried to the opposite property line or to such other point as determined by the Public Works Director.

Response: Submitted plans show sewer construction per the City of Tualatin Public Works Construction Code.

Chapter 3-03: Water Service

TMC 3-3-040 Separate Services Required

Except as authorized by the City Engineer, a separate service and meter to supply regular water service or fire protection services shall be required for each building, residential unit of structure served. For the purposes of this section, trailer parks and multi-family residences of more than four dwelling units shall constitute a single unit unless the City Engineer determines that separate services are required.

Response: Submitted plans show a separate water and fire protection service for the site.

TMC 3-3-080 - Fire Protection Service

Fire protection facilities will be allowed under the following conditions:
(1) The owner of a fire protection system shall furnish and install a service meter approved by the City.
(2) When a building has a fire protection service which is separate from the regular water service to the building, an appropriate backflow device, but not less than a double check detector check, approved by the Operations Director, shall be used in place of a service meter. Water supplied through this service shall not be used for any purpose except for suppressing a fire or testing of the fire protection system. If registration of regular water usage is recorded on the detector check meter, the City may require installation of a service meter or removal of the fire protection service.
(3) The service meter shall be owned and maintained by the City and the appropriate backflow device shall be owned and maintained by the owner.
(4) No charge shall be made for water used in the extinguishing of a fire or system testing if the customer reports the use to the City in writing within ten days of the use.
(5) Water may be obtained from fire protection facilities for filling a tank connected with

the fire service, but only if written permission is secured from the City in advance and an approved means of measurement is available and utilized. The water used shall be charged at the rates for general use.
(6) Charges for fire protection service shall be as specified in the rates and charges.
Response: Submitted plans show code compliant fire protection service for the site.

Response: Submitted plans show code compliant fire protection service for the site.

TMC 3-3-100 - Meters

(1) Meters up to and including two inches will be furnished by the City. Meters larger than two inches may be furnished by the customer upon approval of the Operations Director.
(2) All meters, including those for fire protection service, shall be located within the public right-of-way or within an access easement approved by the City Engineer.

Response: Submitted plans show City water meter located within an easement in the ROW.

TMC 3-3-110 Construction Standards

All water line construction and installation of services and equipment shall be in conformance with the City of Tualatin Public Works Construction Code. In addition, whenever a property owner extends a water line, which upon completion, is intended to be dedicated to the City as part of the public water system, said extension shall be carried to the opposite property line or to such other point as determined by the City Engineer. Water line size shall be determined by the City Engineer in accordance with the City's Development Code or implementing ordinances and the Public Works Constr. Code.

Response: General utility notes indicate work is to conform to the current building, plumbing, and fire codes and to the requirements of the City of Tualatin and Tualatin Valley Fire and Rescue.

TMC 3-3-120 Backflow Prevention Devices and Cross Connections

The owner of property to which City water is furnished for human consumption shall install in accordance with City standards an appropriate backflow prevention device on the premises where any of the following circumstances exist:
Except as otherwise provided in this subsection, all irrigation systems shall be installed with a double check valve assembly. Irrigation system backflow prevention device assemblies installed before the effective date of this ordinance, which were approved at the time they were installed but are not on the current list of approved device assemblies maintained by the Oregon State Health Division, shall be permitted to remain in service provided they are properly maintained, are commensurate with the degree of hazard, are

tested at least annually, and perform satisfactorily. When devices of this type are moved, or require more than minimum maintenance, they shall be replaced by device assemblies which are on the Health Division list of approved device assemblies.

Response: Submitted plans show backflow prevention for the site. General utility notes indicate work is to conform to the current building, plumbing, and fire codes and to the requirements of the City of Tualatin and Tualatin Valley Fire and Rescue.

TMC 3-3-130 Control Valves

The customer shall install a suitable valve, as close to the meter location as practical, the operation of which will control the entire water supply from the service. The operation by the customer of the curb stop in the meter box is prohibited.

Response: The project site will be served by a new meter with the required control valves as required.

Chapter 3-05: Soil Erosion, Surface Water Management, Water Quality Facilities, and Building and Sewers

TMC Section 3-5-050 Erosion Control Permits

(1)Except as noted in subsection (3) of this section, no person shall cause any change to improved or unimproved real property that causes, will cause, or is likely to cause a temporary or permanent increase in the rate of soil erosion from the site without first obtaining a permit from the City and paying prescribed fees. Such changes to land shall include, but are not limited to, grading, excavating, filling, working of land, or stripping of soil or vegetation from land.
(2)No construction, land development, grading, excavation, fill, or the clearing of land is allowed until the City has issued an Erosion Control Permit covering such work, or the City has determined that no such permit is required. No public agency or body shall undertake any public works project without first obtaining from the City an Erosion Control Permit covering such work, or receiving a determination from the City that none is required.
(3)No Erosion Control Permit from City is required for the following:

(a)For work of a minor nature provided all the following criteria are met:

(A)The development does not require a development permit or approval from the City;

(B)No development activity or disturbance of land surface occurs within 100 feet of a sensitive area defined in TMC 3-5.270;

(C)The slope of the site is less than 20 percent;

(D)The work on the site involves the disturbance of less than 500 square feet of land surface; and

(E)The excavation, fill or combination thereof involves less than 20 cubic yards of material.

(b)Permits and approvals of land division, interior improvements to an existing structure, and other activities for which there is no physical disturbance to the surface of the land.

(c)A permit shall not be required for activities within the City which constitute accepted farming practices as defined in ORS 215.203, provided any erosion does not cause sedimentation in waters of the Tualatin River basin.

(4)An exception from the permit requirement shall not relieve the property or its owner from the prohibition of TMC 3-5.040.

Response: Erosion and sediment control plans and permit applications conforming to the requirements of the City of Tualatin, CWS, and Oregon Department of Environmental Quality will be provided with the construction permit submittal documents.

TMC 3-5-060 Permit Process

(1) Applications for an Erosion Control Permit. Application for an Erosion Control Permit shall include an Erosion Control Plan which contains methods and interim facilities to be constructed or used concurrently and to be operated during construction to control erosion. The plan shall include either:

Response: Erosion and sediment control plans and permit applications conforming to the requirements of the City of Tualatin, CWS, and Oregon Department of Environmental Quality will be provided with the construction permit submittal documents.

TMC 3-5-110 - Air Pollution—Dust, Fumes, Smoke and Odors

(1) Dust shall be minimized to the extent practicable, utilizing all measures necessary, including, but not limited to:

Response: BMPs and construction means and methods will be provided to prevent air pollution from leaving the site.

TMC 3-5-120 - Maintaining Water Quality

(4) All sediment-laden water from construction operations shall be routed through stilling basins, filtered or otherwise treated to reduce the sediment load.

Response: Erosion control measures and construction means and methods will be in place to prevent water contamination onsite or leaving the site.

TMC 3-5-140 - Control of Noise Levels

Construction noise shall be minimized by the use of proper engine mufflers, protective sound reducing enclosures, and other sound barriers. Construction activities producing excessive noise that cannot be reduced by mechanical means shall be restricted to locations where their sound impact is reduced to a minimum at the edge of work area.

Response: The contractor will be required to have methods in place to reduce noise pollution to meet standards during construction.

TMC 3-5-150 - Natural Vegetation

(1) As far as is practicable, the natural vegetation shall be protected and left in place. Work areas shall be carefully located and marked to reduce potential damage. Trees shall not be used as anchors for stabilizing working equipment.
(2) During clearing operations, trees shall not be permitted to fall outside the work area. In areas designated for selective cutting or clearing, care in falling and removing trees and brush shall be taken to avoid injuring trees and shrubs to be left in place.
(3) Where natural vegetation has been removed, or the original land contours disturbed, the site shall be revegetated, and the vegetation established, as soon as practicable after construction has commenced, except where construction of sewers will be followed by paving.

Response: A Tree protection plan will be followed see the Tree protection plan and removal plan. All areas of disturbance will be re-vegetated per the Landscape plan.

TMC 3-5-180 - Contaminated Soils

If the construction process reveals soils contaminated with hazardous materials or chemicals the contractor shall stop work immediately, ensure no contaminated material is hauled from the site, remove the contractor's work force from the immediate area of the contaminated area, leaving all machinery and equipment, and secure the area from access by the public until such time as a mitigation team has relieved them of that responsibility. Contractor shall notify the City and an emergency response team (911) of the situation upon its discovery. No employees who may have come in contact with the contaminated material shall be allowed to leave the site until such time as the emergency response team releases them.

Response: No contaminated soils are known to be on site, but if encountered the contractor will export them off site for treatment at one of the approved treatment facilities.

TMC 3-5-190 - Soil Erosion Control Matrix and Methods

(1) Establishing Primary Access Point. As one of the initial activities at the start of any earthwork, a gravel driveway shall be established. The driveway shall meet the following:
(2) Additional Access. Construction and delivery vehicles and equipment shall use the primary access point (the gravel driveway). Vehicles and equipment shall not access the property from any other point (shall not "hop the curb"), unless required due to the physical layout of the parcel, and not simply due to convenience.

Response: A construction entrance is proposed and will be shown on the permit

plans.

If is necessary to access the site at other than the primary access point:
(a) A second temporary or permanent crushed rock access point shall be established if there is an ongoing need to access the property at a second point. Large or difficult properties may require more than one permanent access point
(b) If there is only a one time or infrequent need to access the property at other than an established access point, then the vehicle or equipment may "hop the curb". Each time the vehicle or equipment reenters the street any mud, dirt, or other such debris that falls or is deposited on the street shall be immediately cleaned using hand labor or mechanical means.
Immediate means within five minutes of the mud, dirt, or debris being deposited on the street. Mud, dirt and debris shall not be allowed to accumulate to be cleaned up at the end of the day or "later". Under no circumstance shall mud, dirt or debris be washed into the storm and surface water system.
(c) Under no circumstance shall vehicles or equipment enter a property adjacent to a stream, water course, or other storm and surface water facility, or a wetland such that it would not be possible to avoid contaminating or depositing mud, dirt, or debris into the water or wetland.
(3) Silt Barriers. Silt barriers shall be installed concurrent with grading, and will be inspected prior to "footing" inspection. They shall be installed downhill of all graded, filled and stripped areas, and across the path of concentrated flows. They shall be designed and installed to capture erosion on site. Silt barriers can be:
(6) Protection Measure Removal. The erosion control facilities and techniques shall remain in place and be maintained in good condition until all disturbed soil areas are permanently stabilized by installation of landscaping, seeding, mulching or otherwise covered and protected from erosion.
(7) Miscellaneous. Filter systems may not be used on catch basins in public streets as a part of single family erosion control plans. Plastic sheeting should generally not be used as an erosion control measure in single family house construction. Plastic sheeting may be used to protect small, highly erodible areas, or temporary stock-piles of material. If used, the path of concentrated flow from the plastic must be protected.

Response: Erosion and sediment control plans and permit applications conforming to the requirements of the City of Tualatin, CWS, and Oregon Department of Environmental Quality will be provided with the construction permit submittal documents.

TMC Section 3-5-200 Downstream Protection Requirement

Each new development is responsible for mitigating the impacts of that development upon the public storm water quantity system. The development may satisfy this requirement through the use of any of the following techniques, subject to the limitations and requirements in TMC 3-5-210:

(1)Construction of permanent on-site stormwater quantity detention facilities designed in accordance

with this title;
(2)Enlargement of the downstream conveyance system in accordance with this title and the Public Works Construction Code;
(3)The payment of a Storm and Surface Water Management System Development Charge, which includes a water quantity component designated to meet these requirements.

Response: The submitted plans and drainage calculations provide stormwater quantity design.

TMC Section 3-5-220 Criteria for Requiring On-Site Detention to be Constructed

The City shall determine whether the onsite facility shall be constructed. If the onsite facility is constructed, the development shall be eligible for a credit against Storm and Surface Water System Development Charges, as provided in City ordinance.

On-site facilities shall be constructed when any of the following conditions exist:

(1)There is an identified downstream deficiency, as defined in TMC 3-5-210, and detention rather than conveyance system enlargement is determined to be the more effective solution.
(2)There is an identified regional detention site within the boundary of the development.
(3)There is a site within the boundary of the development which would qualify as a regional detention site under criteria or capital plan adopted by the Unified Sewerage Agency.
(4)The site is located in the Hedges Creek Subbasin as identified in the Tualatin Drainage Plan and surface water runoff from the site flows directly or indirectly into the Wetland Protected Area (WPA) as defined in TDC 71.020. Properties located within the Wetland Protection District as described in TDC 71.010, or within the portion of the subbasin east of SW Tualatin Road are excepted from the on-site detention facility requirement.

Response: The submitted plans and drainage calculations provide on-site detention design.

TMC 3-5-230 - On-Site Detention Design Criteria

(1) Unless designed to meet the requirements of an identified downstream deficiency as defined in TMC 3-5.210, stormwater quantity onsite detention facilities shall be designed to capture run-off so the run-off rates from the site after development do not exceed predevelopment conditions, based upon a 25-year, 24-hour return storm.
(2) When designed to meet the requirements of an identified downstream deficiency as defined in TMC 3-5.210, stormwater quantity on-site detention facilities shall be designed such that the peak runoff rates will not exceed predevelopment rates for the two through 100 year storms, as required by the determined downstream deficiency.
(3) Construction of on-site detention shall not be allowed as an option if such a detention facility would have an adverse effect upon receiving waters in the basin or

subbasin in the event of flooding, or would increase the likelihood or severity of flooding problems downstream of the site.

Response: The submitted plans and drainage calculations provide onsite detention design for the required storm events.

TMC Section 3-5-240 On-Site Detention Design Method

(1)The procedure for determining the detention quantities is set forth in Section 4.4 Retention/Detention
Facility Analysis and Design, King County, Washington, Surface Water Design Manual, January, 1990, except subchapters 4.4.5 Tanks, 4.4.6 Vaults and Figure 4.4.4G Permanent Surface Water Control Pond Sign. This reference shall be used for procedure only. The design criteria shall be as noted herein. Engineers desiring to utilize a procedure other than that set forth herein shall obtain City approval prior to submitting calculations utilizing the proposed procedure.
(3)All developments other than single family and duplex, whether residential, multi-family, commercial, industrial, or other uses, the sizing of stormwater quantity detention facilities shall be based on the impervious area to be created by the development, including structures and all roads and impervious areas which are assessed a surface water management monthly fee under Unified Sewerage Agency rules. Impervious surfaces shall be determined based upon building permits, construction plans, site visits or other appropriate methods deemed reliable by City.

Response: The project provides a detention design facility based on the design methods set forth in the sections mentioned above.

TMC 3-5-280 - Placement of Water Quality Facilities

Title III specifies that certain properties shall install water quality facilities for the purpose of removing phosphorous. No such water quality facilities shall be constructed within the defined area of existing or created wetlands unless a mitigation action, approved by the City, is constructed to replace the area used for the water quality
facility.

Response: No wetlands are present on the project site.

TMC Section 3-5-330 Permit Required

Except as provided in TMC 3-5-310, no person shall cause any change to improved or unimproved real property that will, or is likely to, increase the rate or quantity of run-off or pollution from the site without first obtaining a permit from the City and following the conditions of the permit.

Response: Acknowledged.

TMC 3-5-350 - Phosphorous Removal Standard

The stormwater quality control facilities shall be designed to remove 65 percent of the phosphorous from the runoff from 100 percent of the newly constructed impervious surfaces. Impervious surfaces shall include pavement, buildings, public and private roadways, and all other surfaces with similar runoff characteristics.

Response: The submitted plans and drainage calculations provide on-site storm runoff treatment as mandated in the City of Tualatin and CWS standards.

TMC 3-5-360 - Design Storm

The stormwater quality control facilities shall be designed to meet the removal efficiency of TMC 3-5-350 for a mean summertime storm event totaling 0.36 inches of precipitation falling in four hours with an average return period of 96 hours.

Response: The submitted plans and drainage calculations provide a design based on the required design storms.

TMC 3-5-370 - Design Requirements
TMC 3-5-430 - Placement of Water Quality Facilities.
No water quality facilities shall be constructed within the defined area of existing or created wetlands unless a mitigation action is approved by the City, and is constructed to replace the area used for water quality.

Response: The submitted plans and drainage calculations provide on-site storm runoff treatment as mandated in the City of Tualatin and CWS standards.

MC 3-5-440 - General Provisions
(1) The specifications contained in this Title III, together with the State of Oregon Uniform Plumbing Code and all other applicable requirements of federal, state and local law, shall govern the installation of all building and side sewers.

Response: As submitted plans show construction will meet all federal, state, and local law.

TMC 3-5-450 - Building Sewers

(1) Materials. Pipes for building sewers shall be one of the following types or approved equal:
(2) Joints. The ends of pipes, collars, gaskets and retaining clamps shall be kept clean and free of foreign material when pipe is laid. All joints shall be made watertight and gastight.
(3) Cleanouts. All changes in direction shall be made with long radius bends, 45 degrees, 22½ degrees, tee or wye branches with straight-through opening plugged for a cleanout.

Cleanouts shall be installed in the building sewer between the building outlet and the side sewer when the distance is greater than 100 feet. All bends within the sewer shall not exceed 135 degrees without an additional cleanout. Cleanouts shall be plugged to prevent entrance of dirt, roots, or ground water. Plugs shall be sealed with rubber gaskets and secured against back pressure.

(4) Size. The minimum size of any building sewer shall be determined on the basis of the total number of fixture units drained by such sewer in accordance with Table 4-3 of the Oregon State Plumbing Code.

(5) Installation.

(6) Excavation. All excavations required for the installation of a building sewer shall be open trench work unless otherwise approved by the City.

(7) Alignment. All pipe shall be true to grade with the bells upgrade. Pipe shall be carefully centered prior to jointing. The bottom of the trench shall be smooth and free from rocks which may injure the pipe. The pipe shall be laid on four inches of 3/4-inch minus crushed rock throughout its entire length, and any such piping laid in fill shall be laid on a bed of approved materials and shall be adequately supported to the satisfaction of the City.

(8) Grade. All sewers shall be laid on a grade of not less than ¼ inch per foot for a four inch pipe and 3/16-inch per foot for a six-inch pipe.

(9) Backfill. If common material is available which is free from rocks one inch in diameter, it may be used to backfill the remainder of the ditch. If suitable material is not available, 3/4-inch minus granular material shall be used to backfill the trench to a point six inches above the top of the pipe. The remainder of the ditch may then be backfilled with common material.

A modified method of backfilling shall be used where the house service laterals cross lawn, shrub, or planting areas between the curb and the property line. In this area, backfill shall be modified so that a minimum of 18 inches and a maximum of 36 inches of compacted top soil shall be provided in the upper portions of the trench. The lower portions of the trench shall be backfilled as described above.

(10) Cover. Cover on private property shall be not less than 12 inches from top of pipe to finished grade.

(11) Sewer and Water Lines. Building sewers or drainage piping of materials which are not approved for use within a building shall not be laid in the same trench with water service pipes unless both of the following requirements are met.

(12) Testing. All building sewers shall be tested for leakage 15 minutes prior to the City inspection and prior to backfilling the trench. Sewers shall be tested by plugging the building sewer at its point of connection with the side sewer and completely filling the building sewer with water from the lowest point to the highest point thereof. The building sewer shall be watertight and have no visible leakage.

A tee shall be installed at the property line at the expense of the installer. After the test is complete, a plug shall be inserted in the tee. After a satisfactory test has been performed, the trench shall be backfilled.

Response: As submitted, plans show proposed sewers are designed to meet applicable standards.

CLOSING

The proposed storage building and offices meet all applicable Architectural Review standards. Where practicable, the development will be compatible with current and existing surrounding uses and is designed to comply with the zoning requirements of the Light Manufacturing District. This application complies with City requirements, will result in economic growth for the area, and merits approval as requested