

Portland General Electric
INTEGRATED OPERATIONS CENTER
ACCESSORY STORAGE BUILDING

City of Tualatin - Architectural Review

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SECTION 1: PROJECT NARRATIVE

Project Summary

This proposal is to add an accessory storage building in the southwest corner of the Portland General Electric (PGE) Integrated Operations Center (IOC) property at 12345 SW Blake Street. The new building is a 1,600 square foot (40 by 40 foot), prefabricated metal building with two roll-up doors and a pedestrian door. The proposed building will be used to store materials related to the IOC including monitoring equipment, furniture, flooring, ceiling tiles, and a utility task vehicle. No hazardous materials will be stored here – the main IOC building has a designated space for these materials.

The proposed location for the storage building is just west of the existing communications tower, near the junction of SW 124th Avenue and SW Blake Street. The communication tower sits in a secluded corner of the site surrounded by landscaping and trees. The only access to the storage building is via an internal, private driveway with a gate that connects this area to the main parking lot. The proposed storage building is on an existing cleared area next to the communications tower and therefore does not require the removal of any trees. This location is out of the way of daily employees. Existing trees and vegetation provide natural landscaping and screening.



Figure 1. View of storage building site from SW Blake St. sidewalk

In the pre-application meeting with Tualatin Planning held on March 15, city officials acknowledged that the storage building is accessory to the existing Integrated Operations Center. Nevertheless, because it is a “new building” and exceeds 200 square feet in size, it is subject to a Type II Architectural Review.

The proposed building does not create any additional trips or parking impacts and therefore no new parking is proposed. The proposed site for the new building is within an existing tree grove. Existing trees and vegetation obstruct views of the proposed storage building from the rest of the IOC property and from public right of way. No additional landscaping or screening is necessary.

Existing Conditions

The existing PGE site is a 36-acre property in an industrial area on the west side of Tualatin. The property sits at the corner of SW Tualatin-Sherwood Road and SW 124th Avenue. The primary building on this site is the Integrated Operations Center, a 108,000 square foot office building that serves as PGE’s regional operational and emergency response headquarters. The IOC facility was approved by Tualatin in 2019, built, and opened in 2022. Other development on the IOC site includes a communications tower, helipad, parking, landscaping, and internal driveways. SW Blake Street was constructed in the southwest corner of the site at the same time as the new IOC facility; this street now provides primary access to the site.

The proposed storage building is in an isolated corner of the site, within a grove of trees, at the southwest corner of the property. Existing land uses immediately adjacent to this sub-area are:

- North: IOC building
- East: Communications tower, main parking lot
- South: SW Blake Street, future PGE substation site
- West: SW 124th Ave., Manufacturing facility



Figure 2. Aerial photo of site, showing location of new storage building

After construction of the IOC and during its first year of operation, PGE facilities department identified an unmet need for additional long-term storage space. PGE has therefore proposed a separate, accessory building on the site for storage purposes.

Land Use History

PGE received approval in 2019 for a corporate office/operation building and accessory uses, including the communications tower, parking and circulation, outdoor mechanical and electrical equipment, security fencing, landscaping, and an emergency helipad. The facility was constructed and opened in 2022. Approval of this application and final permits issued by the City indicates that all relevant standards are met.

Previous land use actions on the site include:

- ANN 18-0002: Site annexed into the City of Tualatin
- CUP 19-0002: Conditional Use Permit for siting of a Wireless Communications Facility.
- VAR-19-0001: Variance for a 140-foot Wireless Communications Facility height and supporting a Variance for a 20-foot minimum fence setback.
- AR 19-0005: Conditional approval for PGE Integrated Operations Center.
- VAR 21-0002: Variance to the 50-foot fence setback from adjacent rights of way. Variance approved a 10-foot setback from all applicable rights of way.
- AR 23-0002: PGE Tonquin Substation under review, located at 12349 SW Blake Street, which is an abutting property and related to the operations of PGE.

Neighborhood Meeting

PGE held a neighborhood/developer meeting on March 30, 2023, at 6:00 pm at the Juanita Pohl Center. Per city requirements, a letter of notice about the meeting was mailed to all property owners within 1,000 feet of the site and to designated representatives of City-recognized Citizen Involvement Organizations (CIO). The PGE property is not within the boundaries of any City-recognized CIO. Signs about the meeting were posted along each of the four street frontages abutting PGE property:

- SW Tualatin-Sherwood Road
- SW 124th Avenue
- SW Blake Street
- SW 120th Avenue

PGE was prepared to share information and drawings about the proposed accessory building – size, location, purpose. No community members attended the meeting. All code-required materials regarding the neighborhood/developer meeting are found in Appendix D.

SECTION 2: LAND USE REVIEW FINDINGS

This section provides the findings to support approval of the proposed IOC accessory storage building. Quotes from City code and are included in *italics*, the applicant response is shown in plain text. Text omitted from the application findings, for brevity's sake, is indicated by ellipses [...].

Tualatin Development Code (TDC) 32 - Procedures

TDC 32.010. - Purpose and Applicability.

(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. [...]

(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.

Finding: According to Table 32-1 and the pre-application meeting, the proposed storage building is subject to a Type II Architectural Review. The building is not large enough to be a Type III review, nor is it small enough (maximum 200 square feet) to be a Type I "minor" Architectural Review. As a 1,600 square foot accessory commercial building, it is therefore subject to a Type II Architectural Review process that will be decided by Tualatin planning staff.

TDC 32.110. - 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 pre-application conference for any land use action even if it is not required.

Finding: The proposed storage building is classified as a Type II Architectural Review which requires a pre-application conference, per Table 32-1. A pre-application conference was held with city planning staff on March 15, 2023, at 2:00 pm.

TDC 32.120. - Neighborhood/Developer Meetings.

(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.

Finding: The proposed storage building is classified as a Type II Architectural Review which requires a neighborhood/ developer meeting as per Table 32-1. The neighborhood/ developer meeting took place on March 30, 2023, at 6:00 pm at the Juanita Pohl Center. No community members attended.

TDC 32.130. - Initiation of Applications.

(1) Type I, Type II, Type III, and Type IV-A Applications. Type I, Type II, Type III, and Type IV-A applications may be submitted by one or more of the following persons:

(a) The owner of the subject property;

(b) The contract purchaser of the subject property, when the application is accompanied by proof of the purchaser's status as such and by the seller's written consent;

(c) A lessee in possession of the property, when the application is accompanied by the owners' written consent; or

(d) The agent of any of the foregoing, when the application is duly authorized in writing by a person authorized to submit an application by paragraphs (a), (b) or (c) of this subsection, and accompanied by proof of the agent's authority [...]

Finding: Portland General Electric is the owner of the subject property and applicant of the proposed storage building.

TDC 32.140. - Application Submittal [...]

Finding: Applicant will submit all materials as per requirements listed in TDC 32.140.

TDC 32.150. - Sign Posting [...]

(1) When Signs Posted [...]

(2) Sign Design Requirements [...]

(3) On-site Placement [...]

(4) Removal [...]

Finding: On March 14, 2023, four signs for the neighborhood/ developer meeting were posted, one on each of the site's street frontages:

- SW Tualatin-Sherwood Road
- SW 124th Avenue
- SW Blake Street
- SW 120th Avenue

The format and placement of these signs meet all the city's design and procedural requirements.

TDC 32.220. - Type II Procedure (Administrative Review with Notice).

(1) Submittal Requirements. Type II applications must include the submittal information required by TDC 32.140(1). [...]

Finding: The applicant has submitted all applicable materials as per requirements listed in TDC 32.220.

TDC 33.020 - Architectural Review

TDC 33.020 – Architectural Review

(2) Applicability.

(a) The following types of development are subject to Architectural Review:[...]

(i) Any exterior modifications to improved or unimproved real property;

(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;

(ii) Construction, installation, or alteration of a building or other structure;

(3) Types of Architectural Review Applications - Procedure Type. [...]

(f) General Development. All development applications, (except Single Family Dwelling, duplex, townhouse, triplex, quadplex, or cottage cluster, Clear and Objective and Large Commercial, Industrial, and Multifamily Development) are subject to Type II Review.

Finding: The proposed development is the installation of “new building,” a 1,600 square foot prefabricated metal storage building. It is an accessory use to the IOC, which is a commercial use. Therefore, TDC 33.020(3)(f) is applicable. This project is subject to a 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 building materials plan that includes a written description and image representation of facade, windows, trim, and roofing materials, colors, and textures;

(d) Title report; and

(e) A Service Provider Letter from Clean Water Services.

Finding: The submitted drawings and appendices to this narrative contain all the applicable required elements listed above.

(5) Approval Criteria...

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

Finding: The proposed development is subject to the approval criteria in TDC Chapter 73A through 73G, as described in subsection (5)(c) above. Findings for each of these sections are provided below.

(6) Conditions of Approval.

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

(i) Implement identified public facilities and services needed to serve the proposed development;

(ii) Implement identified public facilities and services needed to be altered or increased attributable to the impacts of the proposed development; and

(iii) Implement the requirements of the Tualatin Development Code.

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

Finding: The applicant understands that city planning staff may apply conditions of approval where necessary to ensure compliance with TDC standards and criteria.

(7) Modifications to Previously Approved Final Architectural Review Decisions. An applicant who wishes to modify a previously approved final Architectural Review decision may utilize one of the following procedures: [...]

Finding: This request is for an architectural review, not a modification to a previous review. This standard does not apply.

(8) Effective Date. The effective date of an Architectural Review decision or Minor Architectural Review decision is the date the notice of decision is mailed.

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

Finding: PGE plans to begin installation of the prefabricated metal storage building immediately upon land use and building permit approval.

TDC 63 - Industrial Uses and Utilities and Manufacturing Zones - Environmental Regulations

TDC 63.051. - Noise [...]

TDC 63.052. - Vibration. [...]

TDC 63.053 - Air Quality [...]

TDC 63.054. - Odors [...]

TDC 63.055. - Heat and Glare [...]

Finding: The proposed building is a 1,600 square foot, enclosed metal building for storage of materials used at the IOC. The items anticipated to be stored within this structure include monitoring equipment, furniture, flooring, ceiling tiles, and a utility task vehicle. No hazardous materials will be stored – there is designated space for these materials in the main IOC building. The storage of materials mentioned above do not produce noise, vibration, changes in air quality, odors, heat, or glare.

TDC 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.

Finding: The proposed structure is a 1,600 square foot, enclosed metal building for the storage of materials used at the IOC. These materials include monitoring equipment, furniture, flooring, ceiling tiles, and a utility task vehicle. These items do not attract insects or rodents or in any other way create a safety or health 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.

Finding: The proposed storage is within an enclosed metal building. No open storage areas are proposed. The entire site is no accessible to the general public for safety and security reasons.

TDC 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.

Finding: The proposed storage building is a 1,600 square foot, enclosed metal building that will be used for storage of materials. This building generates no waste beyond what it already produced by the primary use. Any waste created by IOC use, including this new structure, is placed in a waste and recyclables area on the east side of the primary building. The size and location of this area was approved in 2019 with the permit for the IOC. The size and location of the waste storage area was coordinated with Republic Services, the waste-hauler for this area of the city.

TDC 63.058. - Dangerous Substances.

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

Finding: The proposed storage building is for storage of materials used at the IOC including monitoring equipment, furniture, flooring, ceiling tiles, and a utility task vehicle. No storage, transfer, or processing of hazardous, toxic, or radioactive wastes takes place in this building.

TDC 64 - Manufacturing Business Park (MBP)

TDC 64.200. - Use Categories.

(1) Use Categories. Table 64-1 lists use categories Permitted Outright (P) or Conditionally Permitted (C) in the MBP zone. Use categories may also be designated as Limited (L) and subject to the limitations listed in Table 64-1 and restrictions identified in TDC 64.210. Limitations may restrict the specific type of use, location, size, or other characteristics of the use category. [...]

TDC 64.210. - Additional Limitations on Uses.

[...]

(3) Offices. Office uses are a permitted or conditional use as follows:

(a) Permitted Uses [...]

(ii) Headquarters Offices. Corporate, regional, or district office headquarters are permitted outright if the headquarters is for any use permitted in this Code, the offices occupy at least 20,000 square feet, and no manufacturing is conducted that is otherwise not a permitted use in the MBP zone. [...]

Finding: The proposed storage building is accessory to the primary use of the PGE property. The primary use is the Integrated Operations Center which serves as a regional office headquarters for PGE.

According to Table 64-1, office uses are permitted, conditionally permitted, or limited. According to TDC 64.210(3)(ii), “regional office headquarters” are permitted outright. The IOC received approval in 2019 under this category. The proposed storage building is accessory to this primary office use. Accessory uses and development are allowed with the primary use if they are “subordinate and incidental” to it. The storage building on the property is less than two percent of the size of the primary building and its sole purpose is to store excess materials from the IOC. It is therefore subordinate and incidental to the primary use.

TDC 64.300.- Development Standards [...]

Finding: This section of code contains development standards for the MBP zone, addressed below.

The lot size and lot dimensions requirements in the code table do not apply to the proposed accessory storage building because the proposed development does not make any changes to the lot size or dimensions.

The minimum lot line setback requirements for new buildings listed in this section are:

- front: 30-50 feet
- rear: 100 feet
- side: 30-50 feet for corner lots

According to the definitions section (TDC 31.060), SW Blake Street is the “front” lot line because the site has two or more lot lines abutting a street, and SW Blake is the shortest of these lot lines. Consequently, SW 124th Avenue and SW 120th Avenue are “side” lot lines, and SW Tualatin-Sherwood Road is the “rear” lot line.

The proposed storage building is set back approximately 80 feet from the front lot line that abuts SW Blake Street, which exceeds the minimum 30-50 foot requirement. The building is approximately 150 feet from the side lot line that abuts SW 124th Avenue, which exceeds the minimum 30-50 foot requirement. The building is hundreds of feet from the rear lot line that abuts SW Tualatin-Sherwood Road, where the requirement is 100 feet, and hundreds of feet from the side lot line that abuts SW 120th Avenue. The other setback requirements listed in this section do not apply because the site is not adjacent to residential or the Manufacturing Park District zones, and new development does not include any parking, circulation areas, private streets, or fences.

The maximum height allowed in the zone is 65 feet. The proposed storage building is 14 feet, well below the limit. The standard is met.

TDC 73A - Site Design

TDC 73A.300 – Commercial Design Standards.

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

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

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

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

(f) Bikeways must be provided that link building entrances and bike facilities on the site with adjoining public right-of-way and accessways; and

(g) Outdoor Recreation Access Routes must be provided between the development's walkway and bikeway circulation system and parks, bikeways and greenways where a bike or pedestrian path is designated.

Finding: The proposed development is a small, accessory storage building to the primary use, the IOC, a regional operational and emergency response headquarters. The IOC site design was approved by Tualatin in 2019 and opened last year.

The IOC is not a typical, public-facing commercial development. It is not open to the public and is subject to federal regulations. Federal regulations require a physical security plan restricting access from public streets. The storage building will be part of the overall IOC development and is proposed at the southwest corner of the site near the communications tower. This area is gated from the main parking lot for employees and accessed by a utility driveway, without a walkway, that connects to the rest of the property.

The IOC site is not available or accessible to the public. Even within the site, the area of the communications tower and proposed storage building is accessible only to facilities staff. For these reasons, no walkway, bikeways, or outdoor recreation access routes to the storage building are proposed.

(2) Accessways.

(a) When Required. Accessways are required to be constructed when a multi-family development is adjacent to any of the following: [...]

(3) Drive-up Uses. Drive-up uses must comply with the following: [...]

Finding: The proposed development does not include multi-family development or drive up uses. These standards do not apply.

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

(a) Locate windows and provide lighting in a manner that enables tenants, employees, and police to watch over pedestrian, parking, and loading areas;

(b) Locate windows and interior lighting to enable surveillance of interior activity from the public right-of-way;

Finding: The proposed storage building does not have windows due to the nature of long-term storage and is not a typical commercial building with tenants and employees. The building is proposed near the communication tower because it is obscured from view and causes minimal site disturbance. This area is in a highly restricted access area because of federal requirements about critical infrastructure, specifically the communications tower. The PGE site has 24-hour staffing and security monitoring. In this context, window and interior lighting standards is not applicable.

(c) Locate, orient, and select exterior lighting to facilitate surveillance of on-site activities from the public right-of-way without shining into public rights-of-way or fish and wildlife habitat areas;

Finding: Trees and vegetation obstruct views of the proposed site from both SW Blake Street and SW 124th Avenue. No inventoried fish and wildlife habitat are on the site. The standard does not apply.

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

Finding: The proposed development is an accessory building to the IOC. The identification system for the IOC building itself was approved in coordination of emergency services in 2019. The site is only for PGE staff and approved visitors.

(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 6 foot tall security fence or wall.

Finding: The proposed 1,600 square foot building is for the storage of materials and does not include any above ground sewer or water pumping stations, pressure reading stations, water reservoirs, electrical substations, or above ground natural gas pumping stations. The standard does not apply.

(5) Service, Delivery, and Screening. Commercial development must provide service, delivery, and screening features as follows:

(a) Above grade and on-grade electrical and mechanical equipment such as transformers, heat pumps and air conditioners must be screened with sight obscuring fences, walls or landscaping;

(b) Outdoor storage must be screened with a sight obscuring fence, wall, berm or dense evergreen landscaping; and

(c) Above ground pumping stations, pressure reading stations, water reservoirs; electrical substations, and above ground natural gas pumping stations must be screened with sight-obscuring fences or walls and landscaping.

Finding: The proposal does not include any of the above-mentioned elements. The standard does not apply.

(6) Adjacent to Transit. Commercial development adjacent to transit must comply with the following:

(a) Development on a transit street designated in TDC Chapter 11 (Figure 11-5) must provide either a transit stop pad on-site, or an on-site or public sidewalk connection to a transit stop along the subject property's frontage on the transit street.

Finding: The proposed storage building is an accessory use to the primary use of the PGE property. The primary office use was not required to provide a transit stop as part of the 2019 approval. The accessory building is for the storage of materials and is in a

private access area on the PGE site. The storage building does generate any additional demand for transit. The standard is not applicable.

(b) Development abutting major transit stops as designated in TDC Chapter 11 (Figure 11-5) must:[...]

Finding: City Map Figure 11-5 shows that the property does not abut any major transit stops. The standards do not apply.

*Section 73A.400 – Mixed Use Commercial Design Applicability; Exceptions
Section 73A.410 – Mixed Use Commercial Design Standards*

Finding: The proposed storage building is not in a Mixed-Use Commercial zone. These sections do not apply.

TDC 73B – Landscaping Standards

TDC 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*
<i>(6) Industrial Business Park Overlay District and MBP – must be approved through Industrial Master Plans</i>	<i>20% of the total area to be developed</i>	<i>Not applicable</i>

Finding: The proposed storage building is a 1,600 square foot building on the existing PGE site. The PGE IOC development was approved in 2019 with a landscaping plan that has since been implemented. This plan indicated that approximately 383,000 square feet of the developed area on the site (44%) is landscaped. Adding a 1,600 square foot storage building on a cleared area of the 36-acre PGE site has a negligible impact on this calculation, and the minimum requirement of 20% of the total developed area is still met.

Section 73B.030 – Additional Minimum Landscaping Requirements for Multi-Family Residential Uses [...]

Finding: The proposed development contains no common wall residential uses. This standard does not apply.

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

(1) General. In addition to requirements in TDC 73B.020, except those located in the Mixed-Use Commercial (MUC) zone, must comply with the following:

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

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

Finding: The proposed development is an accessory use to the existing PGE IOC which was approved as a commercial use in 2019. D.1, Sheet C2.0, entails the existing vegetation and grading plans in the vicinity of the proposed storage building.

Areas within the security fence that are not occupied by buildings, parking, driveways, drive aisles, pedestrian areas, and undisturbed natural areas – are landscaped. The site is not 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) 5-foot-wide landscaped area requirement does not apply to:

(i) loading areas,

(ii) bicycle parking areas,

(iii) pedestrian egress/ingress locations, and

(iv) where the distance along a wall between two vehicle or pedestrian access openings (such as entry doors, garage doors, carports and pedestrian corridors) is less than eight feet.

Finding: The proposed area for the storage building is within an existing tree grove. Existing trees and vegetation obstruct views of the storage building from SW 124th Avenue and SW Blake Street by the general public. Figure 1 at the beginning of this document shows the degree of landscaping that existing to obscure the proposed building. This amount of landscape area along the building perimeter exceeds the five feet called for in this standard.

(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.

Finding: The proposed development does not abut any RL or MP zoned property. The standard does not apply.

(2) *Manufacturing Park (MP) – 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:*

Finding: The proposed development site is not in the MP zone. The standard does not apply.

TDC 73B.050 – Additional Minimum Landscaping Requirements for all uses in the Mixed Use Commercial Zone [...]

TDC 73B.060 – Additional Minimum Landscaping Requirements for Industrial Uses [...]

TDC 73B.070. - Additional Minimum Landscaping Requirements for Institutional Uses [...]

Finding: The proposed development is not an industrial use or institutional use. The proposed site is not in the Mixed Use Commercial Zone. It is a commercial use in the Manufacturing Business Park Zone. The standards do not apply.

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

The following are minimum standards for landscaping for all zones. [...]

Finding: The proposed storage building is a 1,600 square foot, accessory building on the PGE site. The PGE IOC and landscaping plan was approved in 2019. Approximately 383,000 square feet of the developed area on the site (44%) is landscaped and meets the minimum standard. D.1, Sheet C2.0, entails the existing vegetation and grading plans in the vicinity of the proposed storage building.

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.

Finding: The proposed storage building is a 1,600 square foot building on the PGE site. The PGE IOC and landscaping plan was previously approved in 2019. Approximately 383,000 square feet of the developed area on the site (44%) is landscaped and meets the minimum standard. D.1, Sheet C2.0, entails the existing vegetation and grading plans in the vicinity of the proposed storage building.

TDC 73C – Parking Standards

TDC 73C.010 Off-Street Parking and Loading Applicability and General Requirements

(1) Applicability. Off-street parking and loading is required to be provided by the owner and/or developer, in all zones, whenever the following occurs:

(a) Establishment of a new structure or use;

(b) Change in use; or

(c) Change in use of an existing structure.

Finding: The proposed development establishes a new accessory structure in service of the existing use. This section applies.

(2) General Requirements. Off-street parking spaces, off-street vanpool and carpool parking spaces, off-street bicycle parking, and off-street loading berths must be as provided as set forth in TDC 73C.100, unless greater requirements are otherwise established by the conditional use permit or the Architectural Review process.

(a) The following apply to property and/or use with respect to the provisions of TDC 73C.100:

(i) The requirements apply to both the existing structure and use, and enlarging a structure or use;

(ii) the floor area is measured by gross floor area of the building primary to the function of the particular use of the property other than space devoted to off-street parking or loading;

(iii) Where employees are specified, the term applies to all persons, including proprietors, working on the premises during the peak shift;

(iv) Calculations to determine the number of required parking spaces and loading berths must be rounded to the nearest whole number;

Finding: Parking and loading requirements is measured by gross floor area of the building primary to the function of the particular use of the property, per subsection (ii) below. The requirement is based on floor area and not employees. In this case, the building primary to the function of the property is the 108,000 square foot IOC.

No additional parking is required because the existing quantity of parking provided on site meets the standards for 108,000 square feet of “general office” use. The storage building does not add to the floor area of the building primary to the function of the particular use of the property.

No parking is proposed for the accessory storage building itself. The building is for storage of materials used at the IOC. Vehicles will load and unload materials from the existing paved apron in front of the building but no parking is permitted at the storage building/communications tower long-term.

(v) If the use of a property changes, thereby increasing off-street parking or loading requirements, the increased parking/loading area must be provided prior to commencement of the new use;

Finding: The proposed storage building is a new office, accessory use to the Integrated Operations Center, an office use. The proposal does not change the primary use of the property. The standard does not apply.

(vi) Parking and loading requirements for structures not specifically listed herein must be determined by the City Manager, based upon requirements of comparable uses listed;

Finding: Parking and loading requirements are measured by gross floor area of the building primary to the function of the particular use of the property. In this case, the building primary to the function of the property is the 108,000 square foot PGE office building. No additional parking is required because the existing parking and loading requirements meet the standards for the previously approved PGE IOC in 2019. No parking is proposed because the accessory storage building does not generate any parking demand.

(vii) When several uses occupy a single structure, the total requirements for off-street parking may be the sum of the requirements of the several uses computed separately or be computed in accordance with TDC 73.370(1)(m), Joint Use Parking;

Finding: The proposed storage building is only one use, a commercial use. It does not contain several uses in one structure. The standard does not apply.

(viii) Off-street parking spaces for dwellings must be located on the same lot with the dwelling. Other required parking spaces may be located on a separate parcel, provided the parcel is not greater than five hundred (500) feet from the entrance to the building to be served, measured along the shortest pedestrian route to the building. The applicant must prove that the parking located on another parcel is functionally located and that there is safe vehicular and pedestrian access to and from the site. The parcel upon which parking facilities are located must be in the same ownership as the structure;

Finding: The proposed storage building is not a dwelling. It is a commercial use that stores monitoring equipment, furniture, flooring, ceiling tiles, and a utility task vehicle. The standard does not apply.

(ix) Required parking spaces must be available for the parking of operable passenger automobiles of residents, customers, patrons and employees and must not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business;

Finding: The 2019-approved parking is developed and available for passenger automobiles of employees and visitors. There is no storage of vehicles or materials, or parking of trucks in these spaces.

(x) Institution of on-street parking, where none is previously provided, must not be done solely for the purpose of relieving crowded parking lots in commercial or industrial zones; and

Finding: The proposed development does not include the institution of on-street parking. Therefore, the standard is not applicable.

(xi) Required vanpool and carpool parking must meet the 9-foot parking stall standards in Figure 73-1 and be identified with appropriate signage.

Finding: The proposed storage building is an accessory use. The parking and loading requirements are based on the existing primary use of a property. The IOC, a general office use, is the primary use. The IOC site has 14 carpool spaces that were approved in the 2019 decision.

(xii) Where uses are mixed in a single building, parking must be a blend of the ratio required less ten percent for the minimum number of spaces. The maximum number of spaces must be ten percent less than the total permitted maximum for each use; and

Finding: The proposed storage structure is an accessory use to the primary Integrated Operations Center. The parking and loading requirements are based on the use of primary building on a site. The IOC is a single use. The standard does not apply.

(xiii) If the applicant demonstrates that too many or too few parking spaces are required, applicant may seek a variance from the minimum or maximum by providing evidence that the particular use needs more or less than the amount specified in this Code

Finding: No variance is requested. The existing parking for the primary use, the Integrated Operations Center, meets the standard for parking and design. The proposed storage building does not generate any parking demand.

TDC 73C.020 – Parking Lot Design Standards.

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

Finding: The existing parking for the primary use, the Integrated Operations Center, approved in 2019, meets parking lot design standards. The proposed building is for the storage of materials and does not generate any parking demand. No additional parking is proposed. The standards do not apply.

(11) Artificial lighting, must be deflected to not shine or create glare in a residential zones, street right-of-way, a Natural Resource Protection Overlay District, Other Natural Areas, or a Clean Water Services Vegetated Corridor [...]

Finding: The proposal does include a building light over the entrance door. The site is almost three-quarters of a mile from the nearest residential zone and hundreds of feet from any natural resource overlay district or natural areas. The proposed lighting meets this standard.

TDC 73C.030 – Shared Parking Requirements [...]

TDC 73C.040 – Joint Use Parking Requirements [...]

Finding: No shared parking or joint use parking is proposed. All the off-street parking on the site will be for exclusive use by employees or visitors to the site.

TDC 73C.050 – Bicycle Parking Requirements and Standards [...]

Finding: The existing bicycle parking for the primary use, the Integrated Operations Center, meets the standard for bicycle parking and design. The proposed accessory storage building is for the storage of materials. It does not generate any bicycle demand. No bicycle parking is proposed. The standards do not apply.

TDC 73C.060 – Transit Facility Conversion.

Parking on existing residential, commercial, and industrial development may be redeveloped as a transit facility as a way to encourage the development of transit supportive facilities such as bus stops and pullouts, bus shelters and park and ride stations. Parking spaces converted to such uses in conjunction with the transit agency and approved through the Architectural Review process will not be required to be replaced.

Finding: No redevelopment is proposed. This standard is not applicable.

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
<i>(e) Commercial</i>				
<i>(vi) General office</i>	<i>2.70 spaces per 1,000 square feet of gross floor area</i>	<i>Zone A: 3.4 spaces per 1,000 square feet of gross floor area Zone B: 4.1 spaces per 1,000 square feet of gross floor area</i>	<i>2, or 0.50 spaces per 1,000 gross square feet, whichever is greater</i>	<i>First 10 spaces or 40%, whichever is greater</i>

(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.

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

Finding: Parking and loading requirements are based on gross floor area of the building primary to the function of the particular use of the property (TDC 73C.010). The proposed storage building is an accessory use to the IOC that was approved in 2019. The 108,000 square foot building was approved as a general office use. Because it is not “primary to the function” of the office use, the new floor area of the storage building need not be counted in the calculation of required parking.

The required ratio for motor vehicle parking is 2.7 to 4.1 spaces per 1,000 square feet. At 108,000 square feet, the motor vehicle space requirement is a range: 292 spaces minimum and 443 spaces maximum. The IOC site provided 338 spaces, which includes 14 carpool spaces. That figure is within the required range.

The required ratio for bike parking is 0.5 spaces per 1,000 square feet, of which 40 percent must be covered. At 108,000 square feet, 54 bike parking spaces are required. 22 of which must be covered. The site provides 54 total bike parking spaces, 22 of which are interior to the building and therefore covered.

The proposed building is for storage of materials used at the IOC. The occasional vehicle will load and unload materials but will not park long-term. No parking demand is generated by the storage building. No new parking is proposed. The existing parking

TDC 73C.110 – Core Area Parking District Minimum Parking Requirements [...]

Finding: The proposed development is not in the Core Area Parking District. This requirement does not apply.

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	<i>Less than 5,000</i>	<i>0</i>	<i>0</i>	<i>0</i>
	<i>5,000 - 25,000</i>	<i>1</i>	<i>12 feet x 25 feet</i>	<i>14 feet</i>
	<i>25,000 - 60,000</i>	<i>2</i>	<i>12 feet x 35 feet</i>	<i>14 feet</i>
	<i>60,000 and over</i>	<i>3</i>	<i>12 feet x 35 feet</i>	<i>14 feet</i>

Finding: The proposed building is an accessory commercial use to the IOC, a commercial use. The proposed storage building is 1,600 square feet. Since the building is less than 5,000 square feet, 0 berths are required. The proposal does not include any off-street loading berths.

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

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

Finding: The parking requirements are based on gross floor area of the building primary to the function of the particular use of the property per TDC 73C.010. The proposed storage building is an accessory use to the primary building, the IOC, a 108,000 square foot, general office use.

The IOC required 292 parking spaces (338 are provided). The parking area requires ingress and egress, minimum pavement width, and minimum pavement walkways “as required by city manager.” The IOC parking lot and walkways were approved by the City in 2019.

The proposed building is for the storage of materials used at the IOC including. The occasional vehicle will come to load and unload materials but not to park long-term. No parking demand is generated. No parking is proposed. The standard does not apply.

TDC 73C.210 – Multi-Family Parking Lot Landscaping Requirements [...]

Finding: The proposed storage building is not a multi-family use. This standard does not apply.

TDC 73C.220 – Commercial Parking Lot Landscaping Requirements.

Commercial uses must comply with the following landscaping requirements for parking lots in all zones: [...].

Finding: The parking requirements are based on gross floor area of the building primary to the function of the particular use of the property per TDC 73C.010. The proposed storage building is an accessory use to the IOC. The IOC development and parking lot landscaping requirements were approved in 2019. No parking demand is generated. No parking or parking lot landscaping is proposed. The standard does not apply.

TDC 73C.230 – Mixed Use Commercial Parking Lot Landscaping Requirements. [...]

TDC 73C.240 – Institutional Parking Lot Landscaping Requirements [...]

Finding: The proposed storage building is not located in the Mixed Use Commercial zone. The IOC is a commercial use, not industrial or institutional. These sections do not apply.

TDC 73D – Waste and Recyclables Management Standards

TDC 73D.010 – Applicability and Objectives.

(1) Applicability. The requirements of this Chapter apply to all new or expanded:

- (a) Common wall residential developments containing five or more units;*
- (b) Commercial developments;*
- (c) Industrial developments;*
- (d) Institutional developments.*

(2) Objectives [...]

Finding: The proposed storage building is 1,600 square foot, accessory commercial building on an existing site. The standards apply.

TDC 73D.020 - Design Methods.

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

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

Finding: The proposed development is a storage building on the PGE site that is serviced by Republic Services, the waste-hauler for this location of the city. The IOC's solid waste and recyclables storage facility was approved in 2019. It is on the east side of the main building. The proposed storage building is accessory to the IOC, a primary office use. The proposed storage building does not generate its own waste and recycling, and will utilize the existing waste collection area of the main building.

TDC 73D.030 – Minimum Standards Method.

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

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

Finding: The proposed storage building generates no waste and recycling and will utilize the IOC's existing facilities.

There are two locations for waste storage on the PGE site: an interior waste room, directly accessible from the exterior of the building, and an exterior waste storage area. Haulers will provide service for the exterior waste storage area, while the internal waste storage area will serve employees. The exterior waste storage area will hold a rolling compost bin and two 8-yard waste bins dedicated for landfill and recycling. The exterior storage area is a three-sided enclosure with an 18-foot wide, clear-opening access and no center post.

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

Minimum storage area requirements by use is as follows:

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

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

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

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

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

- (iii) Wholesale/ Warehouse/ Manufacturing - 6 square feet/1000 square feet GLA;
 - (iv) Educational and Institutional - 4 square feet/1000 square feet GLA; and
 - (v) All other uses- 4 square feet/1000 square feet GLA.
- (3) Mixed solid waste and source separated recyclables storage areas for multiple tenants on a single site may be combined and shared.

Finding: The proposed storage building is accessory to the existing office use. It will be owned by PGE and not leased to another entity. As discussed in the 2019 application, the IOC has the potential for 100,000 square feet of gross leasable area. A commercial development with a total of 101,600 square feet of GLA requires a minimum storage area of 417 square feet. The waste storage area inside the IOC building is 200 square feet; the waste storage area outside the building is 260 square feet. Therefore, the total waste storage area is 460 square feet. This exceeds the minimum standard of 417 square feet. The standard is met by existing conditions.

TDC 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.

Finding: As mentioned above, the proposed storage building generates no waste on its own and will utilize the IOC's existing facilities, previously approved in 2019.

The IOC has two mixed solid waste storage areas, one interior and one exterior. The exterior waste storage area is located adjacent to the parking area, east of the IOC building. The waste storage area is visible on the site for users and waste haulers. The interior waste storage area is directly inside the building with direct pedestrian access to the exterior storage area. The exterior storage area is set close to the IOC and not located within yard setbacks or ROWs.

The exterior waste storage area accommodates two 8-yard waste bins and is built to Oregon's Building and Fire Code requirements. Both the Tualatin Fire Department and Republic Services, the site's waste-hauler, approved the layout. The exterior waste storage area has a 6-foot-high concrete wall with no overhead canopy. Evergreen plants were planted along the north and west sides of the exterior waste storage area, and an

evergreen lattice screens the south side of the concrete wall around the exterior waste storage area.

There is no additional storage space for waste and recyclables proposed, the standards do not apply.

TDC 74 - Public Improvement Requirements

TDC 74.210. - Minimum Street Right-of-Way Widths [...]

TDC 74.310. - Greenway, Natural Area, Bike, and Pedestrian Path Dedications and Easements [...]

TDC 74.320. - Slope Easements [...]

TDC 74.330. - Utility Easements [...]

TDC 74.340. - Watercourse Easements [...]

TDC 74.350. - Maintenance Easement or Lots [...]

TDC 74.410. - Future Street Extensions [...]

TDC 74.420. - Street Improvements [...]

TDC 74.425. - Street Design Standards [...]

TDC 74.430. - Streets, Modifications of Requirements in Cases of Unusual Conditions [...]

Finding: The proposed prefabricated, storage building is an accessory use to the IOC. The 108,000 square foot regional headquarters office use meets all the City standards and was approved in 2019. Steet improvements and design were addressed in 2019. The new storage building will be placed at the southwest corner of the PGE property. The proposal does not require right of way improvements or easements. The standards listed above do not apply.

TDC 74.440. - Streets, 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. [...]

Finding: The proposed storage building does not generate any traffic or impact traffic circulation within the site. The building is for storage of materials used at the IOC. The occasional vehicle will load and unload materials but no long-term parking will be allowed. An existing driveway extends from the parking lot and leads to the

communications tower and proposed storage building site. A private access gate restricts circulation to authorized PGE staff only. The internal and external traffic circulation will not be materially affected by the occasional trip to the storage building for retrieval or depositing of materials as needed by the IOC.

TDC 74.450. - Bikeways and Pedestrian Paths [...]

TDC 74.460. - Accessways in Residential, Commercial and Industrial Subdivisions and Partitions [...]

TDC 74.470. - Street Lights [...]

TDC 74.475. - Street Names [...]

TDC 74.480. - Street Signs [...]

TDC 74.485. - Street Trees [...]

Finding: The proposed storage building is located at the same site approved in 2019 that met all the required public improvements standards regarding bikeways, pedestrian paths, street improvements and street trees. Surrounding street infrastructure is fully built out, and these standards do not apply to the siting of a proposed storage building.

TDC 74.610. - Water Service [...]

TDC 74.620. - Sanitary Sewer Service [...]

TDC 74.630. - Storm Drainage System [...]

Finding: The proposed storage building is an accessory use to the primary use of the PGE property, the IOC. The 108,000 square foot primary building and accessory uses were approved in 2019.

The proposed 1,600 square foot, prefabricated building for the storage of materials does not require water, sanitary, or storm water service connections.

TDC 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.

Finding: The proposed 1,600 square foot, prefabricated building includes a drawing to address grading. Refer to D1, Sheet C2.0 for a grading and utility plan.

TDC 74.650. - Water Quality, Storm Water Detention and Erosion Control [...]

(2) On all other development applications, prior to issuance of any building permit, the applicant must arrange to construct a permanent on-site water quality facility and storm water detention facility and submit a design and calculations indicating that the requirements of the Surface Water Management Ordinance will be met and obtain a Stormwater Connection Permit from Clean Water Services [...]

Finding: The proposed 1,600 square foot, prefabricated building is an accessory building on the PGE IOC site that was approved to City standards in 2019. The proposed storage building does include a stormwater management report, refer to Appendix C. Refer to D1, Sheet C1.2, for an erosion and sediment control plan.

TDC 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.

TDC 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.

Finding: The proposed storage building is an accessory structure on the PGE IOC site that was approved to City standards in 2019. All utility lines are underground. Existing structures are already connected to utilities.

TDC 74.700. - Removal, Destruction or Injury of Trees [...]

TDC 74.705. - Street Tree Removal Permit [...]

TDC 74.706. - Street Tree Fees [...]

TDC 74.707. - Street Tree Voluntary Planting [...]

TDC 74.708. - Street Tree Emergencies [...]

TDC 74.710. - Open Ground [...]

TDC 74.715. - *Attachments to Trees [...]*
 TDC 74.720. - *Protection of Trees During Construction [...]*
 TDC 74.725. - *Maintenance Responsibilities [...]*
 TDC 74.730. - *Notice of Violation [...]*
 TDC 74.735. - *Trimming by City [...]*
 TDC 74.740. - *Prohibited Trees [...]*
 TDC 74.745. - *Cutting and Planting Specifications [...]*
 TDC 74.750. - *Removal or Treatment by City [...]*
 TDC 74.755. - *Appeal of Permit Denial [...]*
 TDC 74.760. - *Penalties [...]*
 TDC 74.765. - *Street Tree Species and Planting Locations [...]*

Finding: The proposed storage building will be located within an area with existing trees and vegetation. The existing trees are within a security fence and do not protrude into the right of way. The proposal does not include the addition or removal of any street trees, which were installed as part of the main IOC project. The standards do not apply to this proposal.

Climate Friendly and Equitable Communities (CFEC)

Pre-application notes included the following information:

On December 31, 2022, the first phase of the Climate friendly and equitable communities (CFEC) legislation became effective. These rules are not currently in our development code but apply directly to any new development applications received on or after December 31, 2022. Included in this phase of reduced parking requirements are:

- *Tualatin cannot require more than 1 space/unit for residential developments with more than 1 unit. You may choose to build parking at a greater rate.*
- *Tualatin cannot apply parking minimums to: very small units (units under 750 s.f.), affordable housing defined under OAR 660-039-0010, childcare facilities, and facilities for people with disabilities, or shelters.*

Finding: The proposed accessory storage building is a commercial use, not a residential use. No parking is proposed. The standard does not apply.

Summary

The proposal is to add an accessory storage building in the southwest corner of the Portland General Electric (PGE) Integrated Operations Center (IOC) property at 12345 SW Blake Street. The proposed new structure is a 1,600 square foot, prefabricated metal building. The building will be used for storage of materials used at the IOC including monitoring equipment, furniture, flooring, ceiling tiles, and a utility task vehicle. No hazardous materials will be stored in the new structure. The proposed storage building

is a small addition to a much larger existing development and is barely visible from adjacent right of way, does not require the removal of any trees, and generates minimal impacts of any kind. It meets all the relevant standards and approval criteria in the Tualatin Development Code.