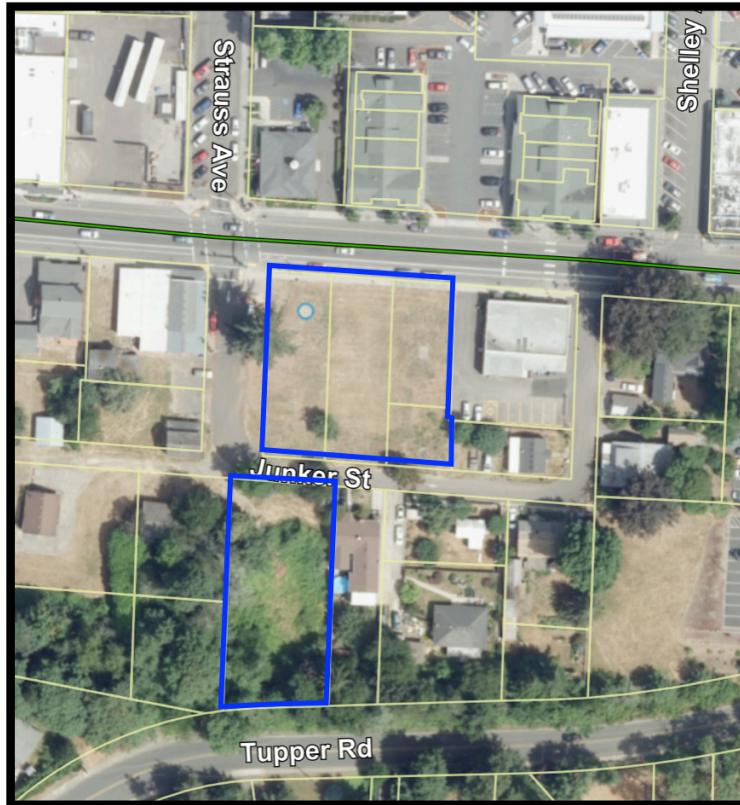


**Project Narrative
for**

Barlow Veterinary Clinic

24E 13CA tax lots 5400, 5500, 5600, 5700, and 7100



**Prepared by
Tracy Brown Planning Consultants, LLC
September, 2022**

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I. General Project Description

Barlow Trail requests land use approval to construct a new 5,772 square foot veterinary clinic. The subject property is located at 38922 Pioneer Blvd., Sandy, OR (24E13CA tax lots 5400, 5500, 5600, 5700, and 7100). The property contains frontage on three public streets (Pioneer Blvd., Strauss Avenue, and Junker Street). Access to the site will be from both Strauss Avenue and Junkers Street.

The subject property contains approximately 20,767 square feet (0.48 acres) after required right of way dedications. The property previously contained single family residences that were removed several years ago. The site is zoned C-1, Central Business District and the proposed veterinary clinic is a permitted outright use in this zone.

Development on the site includes construction of a 5,772 square foot building including 13 parking spaces, a garbage enclosure, site lighting, and landscaping (located on tax lots 5400 - 5700). A stormwater detention facility is proposed to be located on tax lot 7100 across Junker Street from the primary site. This property is also owned by the applicant.

The applicant attended a pre-application conference with the City on August 27, 2020.

II. Application Approval Requests

The applicant is requesting the following approvals with this application:

- Type II design review to construct a new commercial building and associated site improvements;
- Type II adjustment to Section 17.90.110(D)(4)

III. Items Submitted With This Application

- General Land Use Application
- Supplemental Design Review Application
- Notification List and Mailing Labels
- Exhibit A - Project Narrative
- Exhibit B - Civil Plans
 - Sheet C1 - Preliminary Site Plan
 - Sheet C2 - Preliminary Grading & Erosion Control Plan
 - Sheet C3 - Preliminary Utility & Drainage Plan
 - Sheet C4 - Regional Stormwater Facility
 - Sheet D1 - Existing Conditions/Demo Plan
- Exhibit C - Architectural Plans
 - Sheet A1.1 - Site Plan
 - Sheet A2.1 - Floor Plan
 - Sheet A2.3 - Roof Plan
 - Sheet A4.1 - Exterior Elevations

- Sheet A4.2 - Exterior Elevations
- Sheet A4.3 - Building Perspectives
- Building Finishes
- Exhibit D - Landscape Plan
- Exhibit E - Photometric Analysis
- Exhibit F - Preliminary stormwater Report
- Exhibit G - Traffic Impact Study

IV. Review of Applicable Approval Criteria

Development applications are required to meet standards set forth in the Sandy Development Code, codified as Title 17 of the Municipal Code. The following section addresses all applicable review criteria. Pertinent code provisions are cited below in plain text followed by a response identifying how the proposal complies with this standard in *italics*.

<u>Chapter</u>	<u>Title</u>
17.42	Central Business District (C-1)
17.66	Adjustments & Variances
17.74	Accessory Development - Additional Provisions and Procedures
17.80	Additional Setbacks on Collector and Arterial Streets
17.84	Improvements Required with Development
17.90	Design Standards
17.92	Landscaping and Screening
17.98	Parking, Loading, and Access Requirements
17.102	Urban Forestry
15.30	Dark Sky Ordinance

CHAPTER 17.42 - CENTRAL BUSINESS DISTRICT (C-1)

17.42.00 INTENT

This district is intended to provide the community with a mix of retail, personal services, offices and residential needs of the community and its trade area in the city's traditional commercial core. This district is not intended for intensive automobile or industrial uses. This district is intended to provide the principal focus for civil and social functions within the community.

17.42.10 PERMITTED USES

B. Primary Uses Permitted Outright—Commercial in buildings with up to 30,000 square feet of gross floor area and without drive-through facilities:

2. Service and professional businesses and organizations, including but not limited to:

g. Medical facility (e.g., clinic, hospital, laboratory);

Response: The applicant proposes constructing a 5,772 square foot veterinary clinic a permitted outright use in this zone.

17.42.30 DEVELOPMENT STANDARDS

Standard	Requirement	Proposed
Lot Area	No Minimum	The total site area contains 20,767 sf (0.48 acres) after right of way dedications
Lot Dimension	No Minimum	complies
Setbacks	No minimum; 10 ft. maximum	
Lot Coverage - Impervious	No maximum	complies
Landscaping	10% (includes required civic space in Section 17.90.110)	Greater than 10% of the site will contain landscaping. complies
Structure Height	45 ft.	Approx. 26 ft 11 in - Complies
Off-Street Parking	See Chapter 17.98	See Chapter 17.98 below
Design Review Standards	See Section 17.90.120	See Section 17.90.120 below

Response: As shown on the table above, the proposed development complies with all standards.

B. Special Setbacks - Side or Rear Yard Abutting a More Restrictive District

1. Property abutting a more restrictive zoning district shall have the same yard setback as required by the abutting district. An additional 10 ft. shall be added for each 10 foot increment in building height over 35 ft;
2. Measurement of the height transition area shall be made between the foundation of the proposed building and the property line of the abutting district;
3. When the proposed structure has different sections that have different heights, the height transition area shall be measured for each vertical surface as if it were to be freestanding. The building then must be located on the site so that no section is closer to the abutting property line than it would be if the section was free-standing;
4. The required buffering and screening and utilities may be located within the height transition area. Off-street parking, accessory structures and incidental development may be located within the height transition area but not any areas designated as buffering and screening area.

Response: The subject property is bordered on all sides (north, east, and west) by C-1 zoned property and on the south by R-3 zoned property. The proposed project is located such that no additional setbacks are required.

CHAPTER 17.66 - ADJUSTMENTS AND VARIANCES

As reviewed in this narrative, the proposal complies with all relevant code criteria with the exception of the following:

- Section 17.90.110(D)(4) regarding corner entrance;

For this reason, the following is also requested with this application:

- Type II adjustment to Section 17.90.110(D)(4) to exceed the required entrance within 40 feet of the corner by up to 20 percent.

17.66.30 TYPE II ADJUSTMENTS

Except in the case of a nonconforming development or use, the Director may grant or deny an adjustment under the Type II procedure if the request involves only the expansion or reduction by not more than 20 percent of one or more quantifiable provisions of this Code.

Response: As shown on submitted plans, the fascia of the proposed entry feature is located about 47 feet (17.5 percent) from the Strauss Ave./Pioneer Blvd corner. Section 17.90.110(D)(4) requires a corner building or an entrance no greater than 40 feet from the corner. For this reason, the applicant requests a Type II adjustment to exceed this standard.

17.66.40 Type I AND II ADJUSTMENT CRITERIA

A. The proposed development will not be contrary to the purposes of this chapter, policies of the Comprehensive Plan, and any other applicable policies and standards adopted by the City;

Response: The proposal to provide the corner entry feature about 7 feet greater than is required is due to site specific conditions and the applicant proposal to provide off-street parking between the west building elevation and Strauss Avenue. The entry feature with a peak height of over 15 feet will provide a visible entry to the proposed building and the pedestrian plaza/civic space constructed in front of this feature will add a degree of significance to this facade. Approval of the requested variance will not be contrary to the purposes of this chapter or any plans or policies. The proposal complies with this criteria.

B. The proposed development will not substantially reduce the amount of privacy enjoyed by users of nearby structures when compared to the same development located as specified by this Code;

Response: The proposal to increase the distance from the proposed entry feature to the corner by less than 8 feet will have no affect on the amount of privacy enjoyed by users of nearby structures. The proposal complies with this criteria.

C. The proposed development will not adversely affect existing physical systems and natural systems, such as traffic, drainage, dramatic land forms, or parks; and

Response: The location of the proposed entry feature will have not affect on the facilities and conditions in this criteria. The proposal complies with this criteria.

- D. Architectural features of the proposed development will be compatible to the design character of existing structures on adjoining properties and on the proposed development site.

Response: As shown on submitted plans, the proposed entry feature will project about 13 feet from the building's entrance and feature heavy timber columns on top of brick faced bases. The requested approximately 7-foot adjustment will be marginally noticeable and will not detract from the building's appearance or the appearance of buildings on adjoining properties. In fact, the proposed covered entry feature will add significantly to the overall appearance of the proposed building. The proposal complies with this criteria.

CHAPTER 17.74 - ACCESSORY DEVELOPMENT—ADDITIONAL PROVISIONS AND PROCEDURES

17.74.40 FENCES AND WINDSCREENS

B. Fences—Commercial/Industrial.

1. Fences on corner lots. Any fence or retaining wall, constructed upon or adjacent to any property line that abuts two or more intersecting streets, shall not exceed three feet in height within the clear vision area.
2. Fences in a front yard (Commercial). The height of a fence or retaining wall in a front yard shall not exceed four feet.
3. Fences in a front yard (Industrial). The height of a fence or retaining wall in a front yard shall not exceed six feet.
4. Fences—Side and Rear Yards. The height of a fence or retaining wall adjacent to a side or rear yard or a side or rear property line shall not exceed eight feet.
5. Sight Obscuring Hedges. Trees or shrubs that form a sight-obscuring hedge shall comply with the same height requirement as a fence within the clear vision area. Deciduous trees separated by at least 15 feet may grow to any height.

Response: As shown on the Site Plan, the only fencing is proposed is to enclose the surgical exercise area near the southwest corner of the building. This fence is proposed to be a six foot tall, black power coated fence with vinyl slats installed. Due to site topography a short wall (2.5 feet maximum) is proposed along a portion of the front property line. The purpose of this wall is to hold the cut area to the north and will not be visible from the Pioneer Blvd. sidewalk. The height of this wall is less than the four foot maximum allowed. A short wall less than 2-feet tall is also proposed between southern building wall and the parking lot to the south. Finally two parallel walls ranging in height from 6-inches at the Junker Street right-of-way to about 9-feet tall at the building is proposed to be constructed

CHAPTER 17.84 - IMPROVEMENTS REQUIRED WITH DEVELOPMENT

17.84.20 TIMING OF IMPROVEMENTS

- A. All improvements required by the standards in this chapter shall be installed concurrently with development as follows:

Response: All improvements will be completed prior to occupancy

2. Where a land division is not proposed, the site shall have required public and franchise utility improvements installed or financially guaranteed in accordance with the provisions of Chapter 17 prior to temporary or final occupancy of structures.

Response: A land division is not proposed. The applicant previously received city approval (File No. 22-008 MP) to replat the four lots into a single lot.

17.84.30 PEDESTRIAN AND BICYCLIST REQUIREMENTS

A. Sidewalks shall be required along both sides of all arterial, collector, and local streets, as follows:

1. Sidewalks shall be a minimum of 5 ft. wide on local streets. The sidewalks shall be separated from curbs by a tree planting area that provides separation between sidewalk and curb, unless modified in accordance with Subsection 3 below.

Response: The subject property abuts two local streets (Strauss Avenue and Junker Street).

2. Sidewalks along arterial and collector streets shall be separated from curbs with a planting area, except as necessary to continue an existing curb-tight sidewalk. The planting area shall be landscaped with trees and plant materials approved by the City. The sidewalks shall be a minimum of 6 ft. wide.

Response: The site abuts Pioneer Blvd. identified in the TSP as an arterial street.

4. The timing of the installation of sidewalks shall be as follows:

Response: Improvements will be completed along all frontages prior to occupancy.

17.84.50 STREET REQUIREMENTS

A. Traffic evaluations may be required of all development proposals in accordance with the following:

1. A proposal establishing the scope of the traffic evaluation shall be submitted for review to the City Engineer. The evaluation requirements shall reflect the magnitude of the project in accordance with accepted traffic engineering practices. Large projects should assess all nearby key intersections. Once the scope of the traffic evaluation has been approved, the applicant shall present the results with and an overall site development proposal. If required by the City Engineer, such evaluations shall be signed by a Licensed Professional Civil Engineer or Licensed Professional Traffic Engineer licensed in the State of Oregon.
2. If the traffic evaluation identifies level-of-service conditions less than the minimum standard established in the Transportation System Plan, improvements and funding strategies mitigating the problem shall be considered concurrent with a development proposal.

Response: The City of Sandy requires the applicant to provide a traffic impact study with this application. The applicant contracted with a Traffic Engineer to complete this study.

17.84.60 PUBLIC FACILITY EXTENSIONS

- A. All development sites shall be provided with public water, sanitary sewer, broadband (fiber), and storm drainage.

Response: The site will be connected to all of these utilities as appropriate.

- B. Where necessary to serve property as specified in “A” above, required public facility installations shall be constructed concurrent with development.

Response: This section is not applicable.

- C. Off-site public facility extensions necessary to fully serve a development site and adjacent properties shall be constructed concurrent with development.

Response: This section is not applicable.

- D. As necessary to provide for orderly development of adjacent properties, public facilities installed concurrent with development of a site shall be extended through the site to the edge of adjacent property(ies).

Response: This section is not applicable since no public facilities will be installed.

- E. All public facility installations required with development shall conform to the City’s facilities master plans.

Response: This section is not applicable.

- F. Private on-site sanitary sewer and storm drainage facilities may be considered provided all the following conditions exist:

1. Extension of a public facility through the site is not necessary for the future orderly development of adjacent properties;
2. The development site remains in one ownership and land division does not occur (with the exception of land divisions that may occur under the provisions of 17.84.50 F above);
3. The facilities are designed and constructed in accordance with the Uniform Plumbing Code and other applicable codes, and permits and/or authorization to proceed with construction is issued prior to commencement of work.

Response: All utilities will be private.

17.84.70 PUBLIC IMPROVEMENT PROCEDURES

Response: No public improvements are proposed.

17.84.80 FRANCHISE UTILITY EXTENSIONS

These standards are intended to supplement, not replace or supersede, requirements contained within individual franchise agreements the City has with providers of electrical power, telephone, cable television, and natural gas services (hereinafter referred to as “franchise utilities”).

Response: Franchise utilities will be installed as needed according the requirements of this section.

17.84.90 LAND FOR PUBLIC PURPOSES

- A. Easements for public sanitary sewer, water, storm drain, pedestrian and bicycle facilities shall be provided whenever these facilities are located outside a public right-of-way in accordance with the following:

Response: No easements for the purposes identified in this section are proposed.

CHAPTER 17.90 DESIGN STANDARDS

17.90.10 APPLICABILITY

The provisions of this chapter apply to all zones and uses as follows except as specified in Sections 17.90.10(B), (C), (D), (E), and (F) below:

- A. All construction within a Commercial or Industrial Zoning District or a non-residential use in a Residential Zoning District including the following:
1. New construction;
 2. Replacement of a building that is destroyed as specified in Section 17.08.30;
 3. Addition to an existing building;
 4. Exterior alterations other than general maintenance on an existing building;
 5. Site improvements including changes to landscaping, parking, civic spaces, etc.

Response: The proposal includes construction of a new veterinary clinic. As such, the requirements of this chapter are applicable.

17.90.110 DOWNTOWN AND VILLAGE COMMERCIAL (C-1 and C-3) DESIGN STANDARDS

Development in the C-1 and C-3 districts shall conform to all of the following standards, as applicable. Where a conflict exists between the requirements of this Chapter and any other code provision, this Chapter shall prevail.

A. Site Layout and Vehicle Access.

Intent: To provide for compact, walkable development, and to design and manage vehicle access and circulation in a manner that supports pedestrian safety, comfort and convenience. (Figures 17.90.110-C and 17.90.110-D).

1. All lots shall abut or have cross access to a dedicated public street.
Response: The subject property abuts Pioneer Blvd., Strauss Avenue, and Junker Street. Access will be provided from both Strauss Avenue and Junker Street.
2. All lots that have access to a public alley shall provide for an additional vehicle access from that alley.
Response: The subject property does not abut an alley and this section is not applicable
3. Off-street parking shall be located to the rear or side of buildings with no portion of the parking lot located within required setbacks or within ten feet of

the public right-of-way, as shown in Figure 17.90.11-C. When access must be provided directly from a public right-of-way, driveways for ingress or egress shall be limited to one per 150 feet. For lots with frontage of less than 150 feet or less, shared access may be required.

Response: *As shown on the Site Plan, all parking is located to the side and rear of the Pioneer Blvd. frontage. The proposal complies with this standard.*

4. Adjacent parking lots shall be connected to one another when the City determines it is practicable to do so. Developments shall avoid creating barriers to inter-parcel circulation. Adjacent parking lots shall be connected to one another when the City determines it is practicable to do so. Developments shall avoid creating barriers to inter-parcel circulation.

Response: *The subject property is not connected to other properties and connecting the parking lot to another parking lot is not practicable.*

5. Urban design details, such as raised or painted pedestrian crossings and similar devices incorporating changes in paving materials, textures or color, shall be used to calm traffic and protect pedestrians in parking areas.

Response: *Due to the configuration of the site and the location of parking, this standard is not applicable.*

6. Where openings occur between buildings facing Proctor Boulevard or Pioneer Boulevard, pedestrian ways shall connect the street sidewalk to any internal parking areas. Development shall avoid creating barriers to pedestrian circulation.

Response: *Only a single building is proposed and this section is not applicable.*

7. Parking lots may include public alley accessed garages at the rear property line, except where a setback is required for vision clearance or to conform to other city standards.

Response: *The proposed pedestrian circulation plan as shown on the Site Plan does not conflict with any vehicle maneuvering area. The proposal complies with this standard.*

8. Raised walkways or painted crossings from the public street sidewalk to the building entrance(s) are required. Crosswalks through parking lots and drive aisles shall be constructed of a material contrasting with the road surface or be painted (e.g., colored concrete inlay in asphalt).

Response: *Sidewalk connections to the building entrance are included in compliance with this standard.*

9. Joint use of access points and interconnections and cross-over easements between parcels shall be required, where the City determines it is practicable and necessary. A development approval may be conditioned to require a joint use access easement and interconnecting driveways or alleys to comply with access spacing and other applicable code requirements.

Response: *No joint access points or cross-over easements have been identified.*

10. Connection to Adjacent Properties: The location of any real improvements to the property must provide for a future street and pedestrian connection to adjacent properties where the City determines this is practicable and necessary.

Response: *All streets are exciting and this section is not applicable.*

11. Through lots and corner lots may be permitted with two access points, one onto each abutting street, where necessary to serve a centralized, shared parking facility. Such access points must conform to the above access spacing requirements and parking must be internalized to the property.

Response: *As shown on the Site Plan, an access is proposed on both Strauss Avenue and Junker Street as permitted.*

12. Free-standing buildings shall be connected to one another with a seamless pedestrian network that provides access to building entrances and civic spaces.

Response: *The proposal includes a single building and this section is not applicable.*

B. Building Facades, Materials, and Colors

Intent: To provide building façades, materials and colors consistent with the Sandy Style. For purposes of interpreting the Sandy Style, representative illustrations and photos are provided. (Figures 17.90.110-C, 17.90.110-D, 17.90.110-E, 17.90.110-F, 17.90.110-G, 17.90.110-H, 17.90.110-I, Color Palettes (Appendices C and D), and photos (Appendix E).)

1. Articulation. The Sandy Style includes asymmetrical building forms, which by definition require buildings to be articulated, varied, and provide visual interest. This standard is met by dividing elevations of a structure visible from an abutting public street or pedestrian way into smaller areas or planes to minimize the appearance of bulk as viewed from the street as follows:

- a. All elevations visible from an abutting public street or pedestrian way shall be divided into distinct planes no more than 30 lineal feet long to include the following:

Response: *The north, west, and south elevations are the primary visible building elevations. Due to the direction of traffic on Pioneer Blvd. and the location of the existing building east of the subject property, the east elevation will be minimally visibility.*

- i. Wall planes meeting this standard shall include a feature or variation in the wall plane that projects or recedes at least six inches from the adjacent plane, for a length of at least four feet. Changes in plane may include but are not limited to recessed entries, bays, secondary roof

forms (e.g., gables, lower roof sheds, dormers and towers), canopies, awnings, projections, recesses, alcoves, pergolas, porticos, roof overhangs, or other features consistent with the Sandy Style.

Response: *The proposal complies with this standard.*

- ii. Wall planes shall incorporate at least one visually contrasting and complementary change in materials or changes in texture or patterns, including trim, moldings, or other ornamental devices.

Response: *As show on submitted plans, the proposal complies with this standard.*

- iii. The lower and upper floors of multi-story buildings shall be clearly delineated by using pedestrian shelters, change in siding materials, heavy timber or natural wood accents (e.g., brackets, paneling or other detailing).

Response: *The proposed building contains a single story and this section is not applicable.*

2. Pedestrian Shelters. Buildings must incorporate pedestrian shelters, as follows:

- a. Pedestrian shelters shall be provided over the building's primary entrance(s) and pedestrian areas (i.e., sidewalks and civic spaces) abutting the subject building.

Response: *Both building entrances feature a cover as required.*

- b. Features such as canopies, arcades, awnings, roofs overhangs, covered porches, alcoves, and/or porticoes are required.

Response: *A large entrance feature is proposed over the primary entrance and an awning over the secondary entrance. In addition, an awning is proposed over the pedestrian sidewalk on the west side of the building as required.*

- c. Pedestrian shelters must extend at least five feet over the pedestrian area.

Response: *All pedestrian shelters are at least five feet as required.*

- d. Shelters designed with gables (e.g., over building entrances) are preferred over flat shelters, and must comply with the roof pitch standards in Section 17.90.110.C. Dome or bubble shaped awnings are not permitted.

Response: *The proposed shelters include both gable and pitched shed roof structures in compliance with this section.*

3. Building Materials. Exterior building materials shall convey an impression of strength and durability consistent with the Sandy Style, as follows:

- a. Buildings on the same site shall be architecturally unified. This provision shall apply to new construction, additions, and remodeling such that buildings are related in architectural style and share some common elements, such as color scheme, materials, roof forms, and/or detailing.

Unity does not mean repetition or mirroring of building elevations.

Response: *All exterior building materials used on the structures are intended to convey an impression of strength and durability. The proposal complies with this standard.*

- b. Strong base materials such as natural stone (e.g., basalt, granite, river stone), split-faced rusticated concrete block, brick, or concrete form liner replicating these materials are required. Cultured stone may be allowed if it has a stone texture and is similar in appearance and durability to natural stone. A building's base must extend at least 36 inches but not more than 60 inches above the adjacent finished grade and be included on those sides of the building visible from an abutting public street. If the site contains a grade differential making construction of a minimum 36-inch base impracticable, the reviewing body may allow portions of the base to be less than 36-inches.

Response: *All elevations feature a continuous 36-inch high base of brick in compliance with this standard.*

- c. Foundations shall be designed to match the scale of the building being supported. Sheathing the foundation structure with base materials and wall siding are examples of methods which accomplish this purpose.

Response: *All of the foundation materials will be covered by the proposed base material except area in the southeast corner of the building. Due to the grade of the site, a ramp down to a lower in compliance with the standard.*

- d. Siding shall consist of wood, composite-wood (e.g., concrete fiberboard, panels or shingles), stone, brick, split-faced or rusticated concrete block, concrete form liner or a combination of these materials. Stucco, synthetic stucco, or metal are only permitted as specified below. Vinyl, plastic or similar siding is not permitted.

Response: *Proposed siding materials include a combination of composite, horizontal lap siding, board and batten, and shingles in the upper part of the gable ends. Brick will be applied on the base on all elevations.*

- 1) Where wood siding is used, it shall consist of horizontal (e.g., lap, v-groove, or tongue-and-groove) siding, vertical (board and batten) siding, shingles, or combinations thereof. Vertical grooved (i.e., T1-11) sheet siding and similar materials are prohibited.

Response: *Areas covered with wood-like materials include horizontal lap siding, board and batten, and shingles. No vertical grooved sheet siding is proposed in compliance with this standard.*

- 2) Where board-and-batten siding is used, battens shall be a minimum of 2-inches wide x 1-inch deep and spaced 24 inches apart or closer; rough-

sawn boards (specialty panel) are preferred over panels having a resin overlay.

Response: *Areas covered with board and batten siding feature three-inches wide by one-inch deep battens spaced 16-inches on center apart in compliance with this standard.*

- 3) Where masonry siding is used, it shall consist of brick, stone, or rusticated concrete block, and must incorporate decorative patterns over not less than 15 percent of every elevation where it is used. Examples of decorative patterns include multicolored masonry units, such as brick, stone, or cast stone, in layered or geometric patterns or split-faced concrete block to simulate a rusticated stone-type construction. Changes in pattern should be used to accentuate breaks in building stories, corners, windows, and building tops (e.g., parapets where flat roofs are allowed).

Response: *A masonry product is proposed as the material used for the base of the building. As shown on submitted plans Imperial Gray will be used over 85% of the surfaces and Limestone over 15% in compliance with this section.*

- 4) Where metal siding is used, it shall be used as an accent only, comprising not more than 30 percent of the surface area of the building elevation (e.g., wainscoting or other accent paneling). Metal must be architectural grade and have a non-reflective (burnished or painted) finish conforming to the Color Palette in Appendix C. Metal may also be used for flashing, gutters, downspouts, brackets, lighting, and signage and similar functional elements.

Response: *No metal siding is proposed. Metal will be used for roofing and to cover all awnings. As noted below, the color of this material has been selected from the city's approved color palette.*

- 5) Where stucco or synthetic stucco is used, it shall only be used as an accent comprising not more than 30 percent of the surface of the building elevation.

Response: *No stucco or synthetic stucco is proposed.*

- 6) Where concrete form liner is used, it shall be limited to patterns replicating horizontal wood siding, stone, or brick as shown in Appendix H and shall not include ribbed, fluted, or similar patterns.

Response: *Concrete form liner is not proposed.*

- e. Building elevations facing a public street shall incorporate at least three (3) of the following features: Using these features may also address other code requirements, such as those related to building articulation, change in relief, pedestrian shelters, storefront elements.

- 1) Exposed, heavy timbers;

- 2) Exposed natural wood color beams, posts, brackets and/or trim (e.g., eaves or trim around windows);
- 3) Natural wood color shingles (e.g., used as siding or to accent gable ends);
- 4) Metal canopies;
- 5) Heavy metal brackets (e.g., cast iron or similar appearance), which may be structural brackets or applied as cosmetic detailing, and/or;
- 6) Similar features, consistent with the Sandy Style.

Response: *The north, west, and south elevations face a public street (Pioneer Blvd. Strauss Avenue, and Junker Street). As shown on submitted plans, the Pioneer Blvd. frontage features window trim, natural wood color shingles, and exposed heavy timbers. The Strauss Avenues frontage features window trim, natural wood color shingles, exposed heavy timbers, exposed brackets, and a metal canopy. The Junker Street frontage features window trim, natural wood color shingles, and exposed heavy timbers. All elevations comply with the requirements of this section.*

- f. Materials required on elevations visible from an abutting public street must turn the building corner and incorporate appropriate transitions onto elevations not requiring these materials for a distance of not less than two feet.

Response: *As noted above, three of the four building elevations face and are visible from an abutting public street. The proposal complies with this section.*

4. Colors. Building exteriors shall comply with the following standards:

- a. Permitted colors include warm earth tones (tans, browns, reds, grays and greens) conforming to Color Palette in Appendix C.

Response: *As shown on submitted plans, the following paints colors selected from the approved Color Palette are proposed: Hitching Post, Tyson Taupe, Saxon Blue, and Parsnip. In addition, all wood columns and beams will be stained Chestnut color, semi-transparent stain. The proposal complies with this section.*

- b. High-intensity primary colors, metallic colors and black, may be utilized as trim and detail colors only, not to exceed one percent (1%) of the surface area of any elevation. Such color shall not be used as primary wall colors.

Response: *None of these colors are proposed.*

- c. Day-glow colors, highly reflective colors, and similar colors are not permitted.

Response: *None of these colors are proposed.*

C. Roof Pitch, Materials, and Parapets

Intent: To provide roof forms and detailing consistent with the Sandy Style. For purposes of interpreting the Sandy Style, representative illustrations and photos are

provided. (See Figures 17.90.110-C, 17.90.110-D, 17.90.110-E, 17.90.110-F, 17.90.110-G, 17.90.110-H, 17.90.110-I and representative photos in Appendix E).

1. Except as provided in subsections 17.90.110.C.8., below, pitched (gabled or hipped) roofs are required on all new buildings with a span of 50 feet or less. Gable and hipped roof forms must achieve a pitch not less than the following:

Zoning District	Primary Roof Forms (minimum)	Secondary Roof Forms (minimum)
C-1, C-3	6:12	4:12

Response: *The primary building roof contains a 6:12 pitch and secondary roof also contain a 6:12 pitch as required. As shown on submitted plans, the building also contains two small shed roof sections (northeast and south west).*

2. As provided above, "Primary Roof Forms" are those that individually comprise 20 percent or more of the total surface area of a roof elevation. Secondary roof forms (e.g., dormers, towers, cupolas, etc.) are those that comprise less than 20 percent of the roof elevation. See also, Section 17.74.20 Vertical Projections.

3. When practicable, buildings shall be oriented so the gable end of the roof faces the abutting street.

Response: *The proposed building features gable ends facing all abutting streets.*

4. Pitched roofs visible from an abutting public street shall provide a secondary roof form (e.g. dormer) in the quantity specified below. Secondary roof forms may be located anywhere on the roof, although grouping these features is preferred.

Roof Length	Number of Secondary Roof Forms
30-40 feet	1
41-80 feet	2
81 feet and greater	4

Response: *Only the west elevation will be visible from Strauss Avenue, an abutting public street. As shown on the building elevations, the west elevation is 80 feet long requiring two secondary roof forms. The proposal contains a entry feature and dormer to break up this elevation as required.*

5. Visible roof materials must be wood shingle or architectural grade composition shingle, slate, or concrete tile. Metal with standing or batten seam may also be used conforming to the Color Palette in Appendix D.

Response: *Roof and awning materials are proposed to be a “Dark Brown” standing seam roofing. This color is selected from the adopted color palette.*

6. All roof and wall-mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, shall be screened from view from all adjacent public rights-of-way and civic spaces by parapets, walls or by other approved means. Roof plans and elevations must show proposed equipment locations, approximate dimensions, and line of sight from public rights-of-way and civic spaces. The reviewing body may require additional equipment setbacks, screen walls, or other mitigation to ensure compliance.

Response: *As shown on the Site Plan, all mechanical equipment will be located on a concrete pad on the east side of the building. This area will be screened as shown on the Landscape Plan.*

7. A-frame buildings and Mansard-style roofs are not permitted.

Response: *The proposed roof form is a gable roof form and is not an A-frame or a Mansard-style roof form.*

8. Exception to Pitched Roof: When a building requires a roof span greater than 50-feet, or the internal function of the building or a portion of the building make construction of a pitched roof impractical, the reviewing body may allow an alternative roof form. An alternative roof form includes an “applied pitched roof” or flat roof constructed over the building or portion of the building as specified below. An example when a pitched roof is considered impractical would be the need to have large rooftop stove vents over the kitchen portion of a restaurant. Roof forms constructed under this exception shall comply with the standards below.

Response: *The proposed building has an overall width of 79 feet 5-inches. For this reason a single gable roof structure is not proposed. The proposed roof includes a combination of gable features facing each elevation with two small shallower shed roof sections.*

- a. Applied Pitched Roof: An “applied pitched roof” is the preferred alternative roof form and shall be considered first. An “applied pitched roof” is a roof form with the general appearance of a pitched roof in terms of materials, pitch, and overhang, but does not extend all the way from the eave of the building to the ridge of the roof as a typical pitched roof. An “applied pitched roof” shall be constructed according to the following:
 - 1) For buildings with a span of less than 50 feet, the “applied pitched roof” shall extend at least 50 percent of the distance from the eave to the ridge as if had been constructed as a pitched roof;
 - 2) For buildings with a span of 50 feet or greater, the applied pitched roof shall extend at least 12 feet from eave.
 - 3) The reviewing body may require buildings with a span of 50 feet or greater to include an “applied pitched roof” in lieu of a flat roof along street facing elevations.

Response: No applied pitched roofs are proposed and these sections are not applicable.

b. Flat Roof: Flat roofs shall comply with the following standards:

- 1) Sandy Style stepped parapets and detailed coursing shall be provided on those elevations visible from a public street. Parapets shall be varied so that the length of a parapet does not exceed 30 feet without a change in the parapet height of at least 2 feet or as necessary to hide rooftop equipment.
- 2) Average parapet height shall not exceed 15 percent of the supporting wall height, and the maximum parapet height shall not at any point exceed one-third (1/3) of the height of the supporting wall;
- 3) A cornice projecting at least six (6) inches from the building face shall be provided at the roofline of all elevations visible from public rights-of-way;
- 4) Parapet corners shall be stepped and the parapet be designed to emphasize the center or primary entrance(s), unless the primary entrance is at the corner of the building;

Response: No flat roofs are proposed and these sections are not applicable.

D. Building Orientation and Entrances

Intent: To maintain and enhance downtown and village commercial streetscapes as public spaces, emphasizing a pedestrian-scale and character in new development, consistent with the Sandy Style; and to provide for a continuous pedestrian network that promotes pedestrian safety, comfort and convenience, and provides materials and detailing consistent with the Sandy Style. (Figures 17.90.110-A, 17.90.110-B, 17.90.110-C, 17.90.110-D, 17.90.110-E, 17.90.110-F, 17.90.110-G, 17.90.110-H, 17.90.110-I and representative photos in Appendix E)

1. Buildings shall be oriented to a public street or civic space. This standard is met when at least 50 percent of the subject site's street frontage is comprised of building(s) placed within 20 feet of a sidewalk, walkway or civic space and not more than 20 percent of the off-street parking on a parcel as required by SDC 17.98, tract or area of land is located between a building's front façade and the adjacent street(s).

Response: The proposed building is oriented to both Pioneer Blvd. and the proposed civic space. The front of the building is located 4 feet 7-inches from the front property line. The front property line is 150 feet long and 83 feet 4 inches (about 55 percent) is occupied by a building within 20 feet of the front sidewalk. No parking is located between the building and the front property line. The proposal complies with this standard.

2. Where parking is placed between a front façade and a street, a landscaped berm and/or architectural features, such as a knee wall, colonnade, arbor, trellis and/or similar device, shall be placed behind the sidewalk to partially

screen the parking area from the sidewalk. The partial screen shall be designed to achieve at least 50 percent opacity at the time of installation, with openings for walkways connecting to the building's primary entrance.

Response: *The front facade of the building is considered to be the Pioneer Blvd. frontage (north elevation). As shown on the Site Plan no parking is proposed to be located between the building and this street. The additional requirements of this section are not applicable.*

3. Ground floor spaces shall face a public street or civic space and shall be connected to it by a direct pedestrian route (i.e., avoid out-of-direction travel).

Response: *The building entrance is connected directly to the sidewalk on Pioneer Blvd as required.*

4. Buildings located at the intersection of two streets shall use a corner building entrance; where a corner entrance is not practical due to the internal functioning of the building space or due to physical constraints of the site (e.g., topography, accessibility, or similar circumstances), a building entrance must be provided within 40 feet of the corner. The building corner must use detailing that emphasizes the corner location and is consistent with the Sandy Style. Examples of acceptable detailing include a rounded or chamfered (beveled) corner, weather protecting canopy, plaza, sculpture, and/or similar pedestrian-oriented features.

Response: *The subject property is located at the intersection of Pioneer Blvd. and Strauss Avenue. In lieu of providing a corner building entrance, a large entrance feature is proposed to be constructed about 47 feet from the corner. Because this feature is located greater 40 feet as specified in this section, the applicant is requesting a Type II Adjustment (20 percent adjustment).*

5. Upper story residential units shall have an entrance separate from the ground floor (commercial) space and conform to applicable building codes.

Response: *This standard is not applicable.*

6. Buildings shall provide at least two elevations where the pedestrian environment is "activated." An elevation is "activated" when it meets the window transparency requirements in subsection 17.90.110.E., below, and contains a customer entrance with a pedestrian shelter extending at least five feet over an adjacent sidewalk, walkway or civic space. Where providing a customer entrance on two elevations is not practical, the reviewing body may allow a single entrance.

Response: *The north (Pioneer Blvd.) and south (Junker Street) building elevations have been designated as the two "activated elevations. The entrance at the northwest corner of the building is less than 10 feet from the sidewalk along Pioneer Blvd. and a large covered entry feature connecting the entry to the sidewalk is provided. In addition, as shown on the Building Elevation, this elevation also complies with the 40 percent window glazing*

requirement in Section 17.90.110(E). The south elevation facing Junker Street also features a covered entrance connected to a sidewalk and features 40.6 percent window glazing in compliance with this standard.

7. Primary entries shall face a public street or a civic space and shall be spaced not more than 30 feet apart on average. Ancillary shops shall provide entries every 30 feet, on average.

Response: *The primary entrance at Pioneer Blvd. faces Strauss Avenue and a proposed civic space as required.*

8. Primary entrances shall be architecturally emphasized and visible from the abutting public right-of-way or civic space and shall be sheltered with a canopy, overhang, or portico with a depth of at least five feet. Architectural emphasis should be provided by a gabled shelter where practical, consistent with the Sandy Style. Detailing around the base of the building, such as stonework, benches or art, should also be used to emphasize an entrance.

Response: *The primary entrance includes a 13 foot x 16 foot gable entry structure consistent with the Sandy Style standards. The design complies with this standard.*

E. Windows

Intent: To promote business vitality, public safety and aesthetics through effective window placement and design, consistent with the Sandy Style. (See Figures 17.90.110-C, 17.90.110-D, 17.90.110-E, 17.90.110-F, 17.90.110-G, 17.90.110-H, and 17.90.110-I, and representative photos in Appendix E.

1. Unified Design. Building plans must provide for unity in window placement and design so that all sides of a building relate to one another and multiple buildings on a development site relate to one another.

Response: *All building elevations contain window placement so that all elevations related to one another as required by this standard.*

2. Ground Floor Windows. The ground floor elevation of all new buildings shall contain display areas, windows, and doorways along street frontages and where the building abuts a civic space as follows: Lots with multiple street frontages are required to meet this standard on only two frontages.

Building Size	Percentage Windows Required
0 - 10,000 sq. ft.	40 percent of elevation
Greater than 30,000 sq. ft.	25 percent of elevation

Response: *As shown on submitted plans, both the north and south elevations feature at least 40 percent of the elevation in clear windows.*

- a. Windows shall contain clear glass to allow views to interior activity or display areas. The bottom edge of windows shall be no less than three (3) feet above the adjacent finished grade. Where the internal functions of a building preclude windows at this height, the reviewing body may allow windows above or below this height. Display boxes affixed to a building's exterior are not counted in meeting the above standard.

Response: *All windows will be clear glass and are located at least three feet above the adjacent finished grade in compliance with this standard.*

- b. Windows shall be square or vertically oriented and may consist of vertically stacked or horizontally banked window units. Windows located over a door or transom windows may be horizontally oriented.

Response: *All proposed windows are square or divided into vertically oriented units in compliance with this standard.*

- c. Windows with any dimension exceeding six (6) feet shall be divided to contain two or more smaller panes with real divided panes, vinyl inserts, or applied dividers.

Response: *No windows are proposed to exceed six feet in any dimension without being divided into smaller panes.*

- d. Windows shall have trim or moldings at least three (3) inches in width around them, or have reveals of at least three (3) inches in depth. Casings shall consist of a drip cap, head casing, side casings, and/or sills.

Response: *As detailed on the Building Elevations, all windows are proposed to include 4-inch wide window trim in compliance with this section. Trim will be painted a contrasting color in compliance with the approved color palette.*

3. Upper Floor Window Standards.

- a. The reviewing authority may require buildings exceeding 20 feet in height to provide upper-story windows along "activated" frontages. Such windows may be required for attic space, or applied to roof forms where no second story exists, to meet the articulation requirements under Section 17.90.110.B.1.

Response: *As shown on the submitted floor plan, the proposed building contains a single story and this section is not applicable.*

- b. Windows shall be square or vertically oriented. Individual window units shall not exceed five (5) feet by seven (7) feet. Any portion of a window unit with a dimension exceeding four (4) feet shall be divided into smaller panes.

Response: *This section is not applicable.*

- c. At least half of all the window area in upper floors shall be made up of glass panes with dimensions no greater than two (2) feet by three (3) feet,

unless approved by variance or adjustment. Upper story windows that have one (1) foot by one (1) foot grid inside double pane glass are appropriate and are encouraged.

Response: *This section is not applicable.*

- d. Window trim and moldings shall be compatible with those used on the ground floor.

Response: *This section is not applicable.*

4. Prohibited Windows.

- a. Darkly tinted windows, mirrored windows, and similar windows are prohibited adjacent to street sidewalks, civic spaces and walkways.

Response: *As noted on the Building Elevations, all windows are proposed to be clear glass.*

- b. Glass curtain windows are not permitted facing public right-of-ways, except where the reviewing body finds that such windows are consistent with the Sandy Style.

Response: *No glass curtain windows are proposed.*

F. Landscaping and Streetscape Design

Intent: To promote business vitality, public safety and aesthetics through effective landscaping and streetscape design, consistent with the Sandy Style; and to provide for a pedestrian network that promotes pedestrian safety, comfort and convenience, and provides materials and detailing consistent with the Sandy Style. (Figures 17.90.110-A, 17.90.110-B, 17.90.110-C, 17.90.110-D, 17.90.110-E, 17.90.110-F, 17.90.110-G, 17.90.110-H, 17.90.110-I, and Downtown Sandy Streetscape Design)

- 1. The provisions of Chapter 17.92, Landscaping and Screening General Standards shall apply except in the C-1 Zoning District where conformance with the Downtown Sandy Streetscape Design, as illustrated in Appendix F is required.

Response: *A Landscape Plan designed in compliance with the requirements of Chapter 17.92 is included with the submittal package.*

- 2. Where any conflict arises between provisions of the Sandy Streetscape Design and other city standards (e.g., sidewalk width, materials, or similar specifications), the Streetscape Design shall prevail. All applicable provisions of Chapter 17.92 Landscaping and Screening General Standards must be met, except as modified by the Downtown Sandy Streetscape Design.

Response: *No conflicts have been identified.*

G. Civic Space

Intent: To connect buildings to the public realm and create comfortable and attractive gathering places and outdoor seating areas for the public, consistent with Sandy's Downtown Streetscape Design. (See Figures 17.90.110-H and 17.90.110-I).

- 1. Not less than three (3) percent of the building area of every development shall be improved as civic space.

Response: The 5,772 square foot building requires provision of 173 square feet of civic space. As shown on the site plan, the proposal complies with this requirement.

2. All civic spaces shall have dimensions of not less than eight (8) feet across and have a surface area of not less than 64 square feet. No civic space is required if the size of this space results in an area of less than 64 square feet.

Response: The proposed civic space exceeds the minimum standards in this section.

3. Civic space improvements may include plazas, private extensions of sidewalks and walkways (i.e., to accommodate outdoor seating), public art, pedestrian-scale lighting, bus waiting areas, tourist amenities (e.g., way finding signs as approved by the city) or similar pedestrian amenities as approved through Design Review.

Response: The proposed civic space includes a plaza with outdoor seating proposed in compliance with this section.

4. The highest priority locations for civic space are those areas with the highest pedestrian activity (e.g., street corners and mid-block pedestrian access ways) that have a western or southern exposure.

Response: The proposed civic space is located near the building entrance and is connected to the sidewalk along Pioneer Blvd. as required.

5. Unless impractical, civic spaces shall abut a public right-of-way or otherwise be connected to and visible from a public right-of-way by a sidewalk or pedestrian access way; access ways shall be identifiable with a change in paving materials (e.g., pavers inlaid in concrete or a change in pavement scoring patterns and/or texture) or painted. Where a right-of-way connection is not possible, the owner must provide a public access way easement to the civic space. Civic spaces shall not be gated or closed to public access, unless otherwise required by the city. The reviewing authority may consider the voluntary provision of civic space or pedestrian amenities in quantities exceeding the minimum standards of this code in approving an adjustment or variance.

Response: The proposed civic space is located abutting the Pioneer Blvd. public right-of-way. This area will be paved with scored concrete as required.

6. Exceptions:

- a. Building additions and remodels subject to Type I Design Review are not required to set aside or improve civic space, though they are encouraged to do so.

Response: This section is not applicable.

H. Lighting

Intent: To promote business vitality, public safety and aesthetics through effective outdoor lighting, consistent with the Sandy Style.

1. Streetscape lighting shall conform to Chapter 15.30 Dark Sky Ordinance.
Response: *A Lighting Plan is included with the submittal package.*
2. Exterior lighting must be an integral part of the architectural design and must complement any ornamental street lighting and remain in context with the overall architectural character of the district. On-site light fixtures conforming to the Sandy Style are encouraged.
Response: *All light fixtures will be full cutoff Sandy Style fixtures. The design of perimeter parking lot lighting will comply with the requirements of Chapter 15.30, Dark Sky Ordinance.*
3. Lighting must be adequate for safety purposes. Walkways and parking lots should be illuminated at 1.5 - 2.0 foot candles.
Response: *The photometric analysis is designed to comply with this standard.*

I. Safety and Security

Intent: To promote natural surveillance of public spaces for safety and security.

START

1. Locate windows in a manner that enables tenants, employees and police to watch over pedestrian, parking and loading areas.
Response: *Windows located on the west and south building elevations are located to allow viewing of these areas as required.*
2. In commercial, public and semipublic development, including civic spaces, locate windows in a manner that enables surveillance of interior activity from the public right-of-way.
Response: *Windows are located to enable viewing of the interior of the building as required.*
3. Provide street address numbers measuring a minimum of six (6) inches high, which clearly locates buildings and their entries for patrons and emergency services.
Response: *Street address numbers complying with this standard will be installed.*
4. Locate, orient and select on-site lighting to facilitate surveillance of on-site activities from the public right-of-way and other public areas.
Response: *The lighting plan will be designed to ensure the site is sufficiently lite to ensure safety and security.*

J. External Storage

Intent: To promote land use compatibility and aesthetics, particularly where development abuts public spaces.

1. The exterior storage of merchandise and/or materials, except as specifically authorized as a permitted accessory use, is prohibited.
Response: No exterior storage of merchandise or materials is proposed.
2. Where such storage is allowed, it must be screened from view from public rights of way and civic spaces at least eight (8) feet and not more than 10 feet unless the screen is a continuation of the building wall.
Response: This section is not applicable.
3. Mechanical, electrical, and communications equipment including meters and transformers, service and delivery entrances, and garbage storage areas shall be screened from view from all public rights-of-way and civic spaces.
Response: All mechanical equipment associated with the building will be located outside on the eastern side of the building and a garbage enclosure near the southeast corner of the site. These facilities will be screened as shown on the Landscape Plan.
4. Trash collection and recycling storage areas must be located within the structure or otherwise screened from view in an enclosed facility. Such facilities must be screened from view from all public rights of way and civic spaces behind a screening wall constructed to match the materials used on the primary building(s) on the subject site.
Response: The Site Plan shows the location of the proposed trash and recycling enclosure at the southeast corner of the site.
5. Exceptions to the above provisions may be allowed through Design Review where no other practical alternative exists and such equipment is made to be visually subordinate to the proposed building and landscape, for example, through the use of common materials for screening walls or landscape berms. The reviewing body may require additional setbacks, screening walls or other mitigation, for aesthetic reasons and to minimize odors or noise impacts on adjoining properties, public rights-of-way or civic spaces.
Response: No exceptions to these standards are proposed or required.

CHAPTER 17.92 LANDSCAPING AND SCREENING GENERAL STANDARDS - ALL ZONES

Response: As noted above, because of site constraints with the proposed stormwater detention facility and the nature of the proposed use, no onsite landscaping is proposed with this application. The proposal includes landscaping within the public right-of-way in the location of the removed approach on Proctor Blvd.

17.92.10 GENERAL PROVISIONS

- A. Where landscaping is required by this Code, detailed planting plans shall be submitted for review with development applications. No development may commence until the Director or Planning Commission has determined the plans comply with the purposes clause and specific standards in this chapter. All

required landscaping and related improvements shall be completed or financially guaranteed prior to the issuance of a Certificate of Occupancy.

Response: *A Landscape Plan containing the details of the proposed landscape planting is included. The applicant understands that all required landscaping shall be completed or financially guaranteed prior to the issuance of a final Certificate of Occupancy.*

- B. Appropriate care and maintenance of landscaping on-site and landscaping in the adjacent public right-of-way is the right and responsibility of the property owner, unless City ordinances specify otherwise for general public and safety reasons. If street trees or other plant materials do not survive or are removed, materials shall be replaced in kind within 6 months.

Response: *All required landscape materials will be taken care of as specified in this section.*

- C. Significant plant and tree specimens should be preserved to the greatest extent practicable and integrated into the design of a development. Trees of 25-inches or greater circumference measured at a height of 4-1/2 ft. above grade are considered significant. Plants to be saved and methods of protection shall be indicated on the detailed planting plan submitted for approval. Existing trees may be considered preserved if no cutting, filling, or compaction of the soil takes place between the trunk of the tree and the area 5-ft. outside the tree's drip line. Trees to be retained shall be protected from damage during construction by a construction fence located 5 ft. outside the dripline.

Response: *The subject property does not contain any existing trees.*

- D. Planter and boundary areas used for required plantings shall have a minimum diameter of 5-ft. (2-1/2 ft. radius, inside dimensions). Where the curb or the edge of these areas are used as a tire stop for parking, the planter or boundary plantings shall be a minimum width of 7-1/2 ft.

Response: *All planter areas have a minimum depth of five feet. All vehicle parking spaces adjacent to a landscape planter will include wheel stops to protect landscape materials as required.*

- E. In no case shall shrubs, conifer trees, or other screening be permitted within vision clearance areas of street, alley, or driveway intersections, or where the City Engineer otherwise deems such plantings would endanger pedestrians and vehicles.

Response: *The Landscape Plan will be modified as required to address vision clearance requirements necessary.*

- F. Landscaped planters and other landscaping features shall be used to define, soften or screen the appearance of off-street parking areas and other activity from the public street. Up to 35 percent of the total required landscaped area may be developed into pedestrian amenities, including, but not limited to

sidewalk cafes, seating, water features, and plazas, as approved by the Director or Planning Commission.

Response: *A landscape planter is proposed at the end of all parking bays to help define and soften the appearance of these areas.*

- G. Required landscaping/open space shall be designed and arranged to offer the maximum benefits to the occupants of the development as well as provide visual appeal and building separation.

Response: *As noted above, about 27 percent of the site will be landscaped. All landscaped areas are designed to enhance the appearance of the site to provide visual appeal and interest.*

- H. Balconies required for entrances and exits shall not be considered as open space except where such exits and entrances are for the sole use of the unit.

- I. Roofed structures shall not be included as open space except for open unenclosed public patios, balconies, gazebos, or other similar structures or spaces.

Response: *These sections are not applicable.*

- J. Driveways and parking areas shall not be included as open space.

Response: *None of these areas are included in site landscaping calculations.*

- K. All areas not occupied by paved roadways, walkways, patios, or buildings shall be landscaped.

Response: *As shown on the Landscape Plan all areas not occupied by buildings and paved surfaces will be landscaped.*

- L. All landscaping shall be continually maintained, including necessary watering, weeding, pruning and replacing.

Response: *All landscaping is intended to be maintained as required.*

17.92.20 MINIMUM IMPROVEMENTS - LANDSCAPING AND SCREENING

The minimum landscaping area of a site to be retained in landscaping shall be as follows: C - 1 Central Business District - 10%

Response: *As shown on the Site Plan, the area devoted to landscaping exceeds the 10 percent minimum landscaping required in the C-1 zone.*

17.92.30 REQUIRED TREE PLANTINGS

Planting of trees is required for all parking lots with 4 or more parking spaces, public street frontages, and along private drives more than 150 feet long. Trees shall be planted outside the street right-of-way except where there is a designated planting strip or City adopted street tree plan.

The City maintains a list of appropriate trees for street tree and parking lot planting situations. Selection of species should be made from the city-approved list. Alternate selections may be approved by the Director following written request. The type of tree used shall determine frequency of trees in planting areas. Trees in parking areas shall be dispersed throughout the lot to provide a canopy for shade and visual relief.

Response: The proposed development contains more than four parking spaces. A Landscape Plan is included with the submitted plan set. This plan identifies all proposed formal landscaping. Other landscaped areas will be left in their natural condition.

17.92.40 IRRIGATION

Landscaping shall be irrigated, either with a manual or automatic system, to sustain viable plant life.

Response: All formal landscape areas will be irrigated using either a manual or automatic system. The details of this system will be determined with building plans.

17.92.50 TYPES AND SIZES OF PLANT MATERIALS

- A. At least 75% of the required landscaping area shall be planted with a suitable combination of trees, shrubs, or evergreen ground cover except as otherwise authorized by Chapter 17.92.10 F.
- B. Plant Materials. Use of native plant materials or plants acclimatized to the Pacific Northwest is encouraged where possible.
- C. Trees shall be species having an average mature spread of crown greater than 15 feet and having trunks which can be maintained in a clear condition with over 5 feet of clear wood (without branches). Trees having a mature spread of crown less than 15 feet may be substituted by grouping the same so as to create the equivalent of a 15-foot crown spread.
- D. Deciduous trees shall be balled and burlapped, be a minimum of 7 feet in overall height or 1 1/2 inches in caliper measured 6 inches above the ground, immediately after planting. Bare root trees will be acceptable to plant during their dormant season.
- E. Coniferous trees shall be a minimum five feet in height above ground at time of planting.
- F. Shrubs shall be a minimum of 1 gallon in size or 2 feet in height when measured immediately after planting.
- G. Hedges, where required to screen and buffer off-street parking from adjoining properties shall be planted with an evergreen species maintained so as to form a continuous, solid visual screen within 2 years after planting.
- H. Vines for screening purposes shall be a minimum of 1 gallon in size or 30 inches in height immediate after planting and may be used in conjunction with fences, screens, or walls to meet physical barrier requirements as specified.
- I. Groundcovers shall be fully rooted and shall be well branched or leafed. If used in lieu of turf in whole or in part, ground covers shall be planted in such a manner as to provide complete coverage in one year.
- J. Turf areas shall be planted in species normally grown as permanent lawns in western Oregon. Either sod or seed are acceptable. Acceptable varieties include improved perennial ryegrasses and fescues used within the local landscape industry.
- K. Landscaped areas may include architectural features or artificial ground covers such as sculptures, benches, masonry or stone walls, fences, rock groupings, bark dust, decorative hard paving and gravel areas, interspersed with planted areas. The exposed area developed with such features shall not exceed 25% of the

required landscaped area. Artificial plants are prohibited in any required landscape area.

Response: *The submitted Landscape Plan has been designed in accordance with the standards of this section. All trees deciduous trees will be at least 1.5-inch caliper, coniferous trees at five feet in height, shrubs will be one to five gallons, groundcover will be four inch pots and spaced 24-inches on-center as appropriate. The submitted Landscape Plan complies with these standards.*

17.92.70 LANDSCAPING BETWEEN PUBLIC RIGHT-OF-WAY AND PROPERTY LINES

Except for portions allowed for parking, loading, or traffic maneuvering, a required setback area abutting a public street and open area between the property line and the roadway in the public street shall be landscaped. That portion of the landscaping within the street right-of-way shall not count as part of the lot area percentage to be landscaped.

Response: *No offsite areas are proposed to contain landscaping.*

17.92.80 BUFFER PLANTING - PARKING, LOADING AND MANEUVERING AREAS

Buffer plantings are used to reduce building scale, provide transition between contrasting architectural styles, and generally mitigate incompatible or undesirable views. They are used to soften rather than block viewing. Where required, a mix of plant materials shall be used to achieve the desired buffering effect. Buffering is required in conjunction with issuance of construction permits for parking areas containing 4 or more spaces, loading areas, and vehicle maneuvering areas.

Boundary plantings shall be used to buffer these uses from adjacent properties and the public right-of-way. On-site plantings shall be used between parking bays, as well as between parking bays and vehicle maneuvering areas. A balance of low-lying ground cover and shrubs, and vertical shrubs and trees shall be used to buffer the view of these facilities. Decorative walls and fences may be used in conjunction with plantings, but may not be used by themselves to comply with buffering requirements. Exception: truck parking lots are exempt from parking bay buffer planting requirements.

Response: *As shown on submitted plans, all parking spaces will be buffered by a landscaped planter.*

17.92.90 SCREENING (HEDGES, FENCES, WALLS, BERMS)

Screening is used where unsightly views or visual conflicts must be obscured or blocked and where privacy and security are desired. Fences and walls used for screening may be constructed of wood, concrete, stone, brick, and wrought iron, or other commonly used fencing/wall materials. Acoustically designed fences and walls are also used where noise pollution requires mitigation.

- A. Height and Opacity. Where landscaping is used for required screening, it shall be at least 6 ft. in height and at least 80 percent opaque, as seen from a perpendicular line of sight, within 2 years following establishment of the primary use of the site.

- B. Chain Link Fencing. A chain link fence with slats shall qualify for screening only if a landscape buffer is also provided in compliance with Section 17.92.00 above.
- C. Height Measurement. The height of hedges, fences, walls, and berm shall be measured from the lowest adjoining finished grade, except where used to comply with screening requirements for parking, loading, storage, and similar areas. In these cases, height shall be measured from the finished grade of such improvements. Screening is not permitted within vision clearance areas.
- D. Berms. Earthen berms up to 6 ft. in height may be used to comply with screening requirements. Slope of berms may not exceed 2:1 and both faces of the slope shall be planted with ground cover, shrubs, and trees.

Response: No areas requiring screening are proposed or are warranted.

17.92.100 SCREENING OF SERVICE FACILITIES

Site-obscuring shrubbery or a berm, wall or fence shall be placed along a property line between residential and commercial and industrial zones and around unsightly areas such as trash and recycling areas, gas meters, ground level air conditioning units, disc antennas exceeding 36 inches in diameter and equipment storage or an industrial or commercial use with outside storage of equipment or materials.

Response: All service facilities are proposed to be screened with landscape materials as shown on the Landscape Plan.

17.92.110 OUTDOOR STORAGE

All outdoor storage areas for commercial, industrial, public and semi-public uses are to be entirely screened by a sight obscuring fence, vegetative materials, or other alternative deemed appropriate by the Director. Exceptions to the preceding requirements include: new or used cars, cycles and trucks (but not including car parts or damaged vehicles); new or used boat sales; recreational vehicle sales; new or used large equipment sales or rentals; manufactured home

Response: No outdoor storage is proposed.

CHAPTER 17.98 PARKING, LOADING, AND ACCESS REQUIREMENTS

17.98.10 GENERAL PROVISIONS

- A. Provision and Maintenance. The provision of required off-street parking for motor vehicles and bicycles, and loading facilities for motor vehicles is a continuing obligation of the property owners. Building permits or other permits will only be issued after review and approval of site plans showing location of permanent access, parking and loading facilities.
- B. Unspecified Requirements. Vehicle and bicycle parking requirements for uses not specified in this chapter shall be determined by the Director based upon the requirements of similar specified uses.
- C. New Structure or Use. When a structure is constructed or a new use of land is commenced, on-site vehicle and bicycle parking and loading spaces shall be provided in accordance with Section 17.98.20 below or as otherwise modified through a planned development or specific area plan.

Response: All of these sections have been reviewed and the proposal addresses these requirements.

- D. Alteration of Existing Structures. When an existing structure is altered to the extent that the existing use is intensified, on-site vehicle and bicycle parking shall be provided in the amount required for such intensification.
- E. Increased Intensity. When increased intensity requires no more than 2 vehicle spaces, no additional parking facilities shall be required. However, the effects of changes, additions, or enlargements shall be cumulative. When the net effect of one or more changes generates a need for more than two spaces, the additional required spaces shall be provided. Additional spaces shall be required for the intensification but not for the original use.
- F. Change in Use. When an existing structure or use of land is changed in use from one use to another use as listed in Section 17.98.20 below and the vehicle and bicycle parking requirements for each use type are the same; no additional parking shall be required. However, where a change in use results in an intensification of use in terms of number of vehicle and bicycle parking spaces required, additional parking space shall be provided in an amount equal to the difference between the number of spaces required for the existing use and number of spaces required for the more intensive use.

Response: These sections are not applicable as the proposal is for a new use and building and the site is currently vacant.

- G. Time of Completion. Required parking spaces and loading areas shall be improved and available for use prior to issuance of a temporary occupancy and/or final building inspection.

Response: All required parking will be constructed prior to temporary or final occupancy.

- H. Inoperative Motor Vehicles. In any residential district, all motor vehicles incapable of movement under their own power or lacking legal registration shall be completely screened from public view.
- I. Truck Parking. In residential zoning districts, no overnight parking of trucks or other equipment on wheels or tracks exceeding a 1-ton capacity used in the conduct of a business activity shall be permitted except vehicles and equipment necessary for farming and truck gardening on the premises where such use is conducted.
- J. Mixed Uses. In the case of mixed uses, the total required vehicle and bicycle parking shall be the sum of requirements of individual uses computed separately.
- K. Conflicting Parking Requirements. When a building or use is planned or constructed in such a manner that more than one standard is applicable, the use that requires the greater number of parking spaces shall govern.

Response: These sections are not applicable.

- L. Availability of Parking Spaces. Required vehicle and bicycle parking spaces shall be unobstructed, available for parking of vehicles and bicycles of residents, customers, patrons, and employees only, and shall not be used for storage of vehicles or materials or for parking of vehicles and bicycles used in conducting the

business or use and shall not be used for sale, repair, or servicing of any vehicle or bicycle.

Response: *All proposed vehicle and bicycle parking spaces will be available for customers, patrons, and employees only as required.*

N. Location of Required Parking.

1. Off-street vehicle parking required for residential uses, except for residential uses in the Central Business District, shall be provided on the development site of the primary structure. Except where permitted by 17.98.40 below, required parking for all other uses in other districts shall be provided on the same site as the use or upon abutting property.
2. May be utilized in the C-1 Zoning District to meet the minimum parking requirements as specified in Section 17.98.30 (B).
3. Bicycle parking required for all uses in all districts shall be provided on the development site in accordance with Section 17.98.160 below.

Response: *Although not required by this section, the applicant is proposing off-street parking as shown.*

P. Fractions. When the sum of the required vehicle and bicycle parking spaces is a fraction of a space (0.5 or more of a space) a full space shall be required.

Response: *The calculation of required vehicle and bicycle parking has been rounded according to the requirements in this section.*

Q. Maximum Parking Allowed. Commercial or Industrial zoned properties shall not be permitted to exceed the minimum off-street vehicle parking required by Section 17.98.20 by more than 30 percent.

Response: *The proposal does not exceed required parking.*

17.98.20 OFF-STREET PARKING REQUIREMENTS

A. Off-Street Parking Requirements. Off street parking shall conform to the following standards:

1. Commercial uses in the Central Business District (C-1) are exempt from off street parking requirements. Residential uses in the Central Business District (C-1) have to provide off street parking per this section but may get a reduction per Section 17.98.30.B.

Response: *The subject property is located in the C-1 zone. As shown on submitted plans, the applicant is proposing off-street parking to comply with all code requirements.*

2. All square footage measurements are gross square feet of total floor area.
3. 24 lineal inches of bench shall be considered one seat.
4. Except as otherwise specified, parking for employees shall be provided based on one space per two employees for the largest shift in addition to required parking specified in subsections 8.–11. below.
5. Where less than five parking spaces are required, then only one bicycle space shall be required except as otherwise modified in subsections 8.–11. below.

6. In addition to requirements for residential off-street parking, new dwellings shall meet the on-street parking requirements in Section 17.98.200.
7. Uses that rely on square footage for determining parking requirements may reduce the overall square footage of the use by deducting bathrooms, mechanical rooms, and other auxiliary rooms as approved by the Director.
Response: The proposal complies with these requirements as applicable.

8.

Commercial Uses	Number of Parking Spaces	Number of Bicycle Spaces
Medical or Dental Office or Clinic	1 per examine room or bed, and 1 per 4 seats in waiting room, plus 1 per 2 employees	5% or 2 whichever is greater
Required Parking	<ul style="list-style-type: none"> • 6 examine rooms = 6 spaces • 16 seats = 4 spaces • 7-10 employees = 4 - 5 spaces • Total 6 + 4 + 5 = 15 spaces 	
Proposed Parking	13 spaces total (7 standard, 5 compact, and 1 ADA space)	2 spaces proposed

Response: As shown on the floor plan, the building includes 6 examine rooms and 16 waiting room seats. In addition, the business is expected to have 7 - 10 employees. This number would require 15 parking spaces. Section 17.98.10(N) exempts properties in the C-1 from providing off-street parking. Regardless, the applicant is proposing 13 parking spaces including one ADA space, 7 regular spaces, and five compact spaces.

17.98.50 SETBACKS

- A. Parking areas, which abut a residential zoning district, shall meet the setback of the most restrictive adjoining residential zoning district.
- B. Required parking shall not be located in a required front or side yard setback area abutting a public street except in industrial districts. For single family and two-family dwellings, required off-street parking may be located in a driveway.
- C. Parking areas shall be setback from a lot line adjoining a street the same distance as the required building setbacks. Regardless of other provisions, a minimum setback of 5 feet shall be provided along the property fronting on a public street. The setback area shall be landscaped as provided in this code.

Response: No parking is proposed to abut a residential zone and no parking is proposed within a required front or side yard setback area.

17.98.60 DESIGN, SIZE AND ACCESS

All off-street parking facilities, vehicular maneuvering areas, driveways, loading facilities, accessways, and private streets shall conform to the standards set forth in this section.

A. Parking Lot Design. All areas for required parking and maneuvering of vehicles shall have a durable hard surface such as concrete or asphalt.

Response: All parking and maneuvering areas will be surfaced with asphalt.

B. Size of Space.

1. A standard parking space shall be 9 feet by 18 feet.
2. A compact parking space shall be 8 feet by 16 feet.
3. Handicapped parking spaces shall be 13 feet by 18 feet. Accessible parking shall be provided for all uses in compliance with the requirements of the State of Oregon (ORS 447.233) and the Americans with Disabilities Act.
4. Parallel parking spaces shall be a length of 22 feet.
5. No more than 35 percent of the parking stalls shall be compact spaces.

Response: All proposed parking spaces are designed in compliance with these standards. Five of 13 parking spaces are proposed as compact spaces. This number represents 38 percent of the parking spaces. Because the subject property is located in the C-1 zone and is exempt from off-street parking requirement per Section 17.98.20(A)(1), the proposal is also exempt from the maximum compact parking space standard.

C. Aisle Width.

Response: All proposed parking spaces comply with these standards.

17.98.70 ON-SITE CIRCULATION

- A. Groups of more than three (3) parking spaces shall be permanently striped.
- B. Backing and Maneuvering. Except for a single family dwelling or two family dwelling, groups of more than 3 parking spaces shall be provided with adequate aisles or turnaround areas so that all vehicles enter the right-of-way (except for alleys) in a forward manner. Parking spaces shall not have backing or maneuvering movements for any of the parking spaces occurring across public sidewalks or within any public street, except as approved by the City Engineer. Evaluations of requests for exceptions shall consider constraints due to lot patterns and impacts to the safety and capacity of the adjacent public street, bicycle and pedestrian facilities.

Response: All proposed parking will be permanently striped and the site has sufficient space to allow for all vehicles to turn-around to exit the site in a forward manner. No vehicles spaces are located near a public right-of-way.

17.98.80 ACCESS TO ARTERIAL AND COLLECTOR STREETS

- A. Location and design of all accesses to and/or from arterials and collectors (as designated in the Transportation System Plan) are subject to review and approval by the City Engineer. Where practical, access from a lower functional order street may be required. Accesses to arterials or collectors shall be located a minimum of 150 ft. from any other access or street intersection. Exceptions may be granted by the City Engineer. Evaluations of exceptions shall consider posted speed of the street on which access is proposed, constraints due to lot patterns, and effects on safety and capacity of the adjacent public street, bicycle and pedestrian facilities.

- B. No development site shall be allowed more than one access point to any arterial or collector street (as designated in the Transportation System Plan) except as approved by the City Engineer. Evaluations of exceptions shall consider posted speed of street on which access is proposed, constraints due to lot patterns, and effects on safety and capacity of the adjacent public street, bicycle and pedestrian facilities.
- C. When developed property is to be expanded or altered in a manner that significantly affects on-site parking or circulation, both existing and proposed accesses shall be reviewed under the standards in A and B above. As a part of an expansion or alteration approval, the City may require relocation and/or reconstruction of existing accesses not meeting those standards.
Response: No access to a collector or arterial street is proposed. The two proposed access points comply with city standards. A traffic impact study is included with the application package.

17.98.100 DRIVEWAYS

- A. A driveway to an off-street parking area shall be improved from the public roadway to the parking area a minimum width of 20 feet for a two-way drive or 12 feet for a one-way drive but in either case not less than the full width of the standard approach for the first 20 feet of the driveway.
- B. A driveway for a single-family dwelling shall have a minimum width of 10 feet.
- C. A driveway for a two-family dwelling shall have a minimum width of 20 feet. A driveway approach must be constructed in accordance with applicable city standards and the entire driveway must be paved with asphalt or concrete.
- D. Driveways, aisles, turnaround areas and ramps shall have a minimum vertical clearance of twelve feet for their entire length and width but such clearance may be reduced in parking structures.
- E. No driveway shall traverse a slope in excess of 15 percent at any point along the driveway length.
- F. The location and design of the driveway shall provide for unobstructed sight per the vision clearance requirements. Requests for exceptions to these requirements will be evaluated by the City Engineer considering the physical limitations of the lot and safety impacts to vehicular, bicycle, and pedestrian traffic.
Response: The proposal complies with the minimum standards in this section.

17.98.110 VISION CLEARANCE

- A. Except within the Central Business District, vision clearance areas shall be provided at intersections of all streets and at intersections of driveways and alleys with streets to promote pedestrian, bicycle, and vehicular safety. The extent of vision clearance to be provided shall be determined from standards in Chapter 17.74 and taking into account functional classification of the streets involved, type of traffic control present at the intersection, and designated speed for the streets.
- B. Traffic control devices, streetlights, and utility installations meeting approval by the City Engineer are permitted within vision clearance areas.

Response: The property is located within the Central Business District. None of these items are located within vision clearance areas.

17.98.120 LANDSCAPING AND SCREENING

- A. Screening of all parking areas containing 4 or more spaces and all parking areas in conjunction with an off-street loading facility shall be required in accordance with zoning district requirements and Chapter 17.98. Where not otherwise specified by district requirement, screening along a public right-of-way shall include a minimum 5-ft. depth of buffer plantings adjacent to the right-of-way.

Response: The proposal includes 13 parking spaces. All parking spaces are located a considerable distance from a public right-of-way and a landscape planter is included as shown on the Landscape Plan. The proposal complies with this standard.

- B. When parking in a commercial or industrial district adjoins a residential zoning district, a sight-obscuring screen that is at least 80% opaque when viewed horizontally from between 2 and 8 feet above the average ground level shall be required. The screening shall be composed of materials that are an adequate size so as to achieve the required degree of screening within 3 years after installation.

Response: No proposed parking adjoins a residential district.

- C. Except for a residential development which has landscaped yards, parking facilities shall include landscaping to cover not less than 10% of the area devoted to parking facilities. The landscaping shall be uniformly distributed throughout the parking area and may consist of trees, shrubs, and ground covers.

Response: The Landscape Plan shows landscaping within and along the edge of all paved areas.

- D. Parking areas shall be divided into bays of not more than 20 spaces in parking areas with 20 or more spaces. Between, and at the end of each parking bay, there shall be planters that have a minimum width of 5 feet and a minimum length of 17 feet for a single depth bay and 34 feet for a double bay. Each planter shall contain one major structural tree and ground cover. Truck parking and loading areas are exempt from this requirement.

Response: All parking areas are divided into bays containing fewer than 20 parking spaces. A planter in compliance with this section is proposed at each end of all parking bays.

- E. Parking area setbacks shall be landscaped with major trees, shrubs, and ground cover as specified in Chapter 17.92.

Response: As shown on the submitted Landscape Plan, all parking area setbacks will be landscaped in compliance with Chapter 17.92.

- F. Wheel stops, bumper guards, or other methods to protect landscaped areas shall be provided. No vehicle may project over a property line or a public right-of-way.

Parking may project over an internal sidewalk, but a minimum clearance of 5 feet for safe pedestrian circulation is required.

Response: As shown on the Site Plan, wheel stops are proposed in front of all parking spaces to prevent vehicles from encroaching on sidewalks and landscaping.

17.98.130 PAVING

- A. Parking areas, driveways, aisles and turnarounds shall be paved with concrete, asphalt or comparable surfacing, constructed to city standards for off-street vehicle areas.
- B. Gravel surfacing shall be permitted only for areas designated for non-motorized trailer or equipment storage, propane or electrically powered vehicles, or storage of tracked vehicles.

Response: As shown on submitted plans all driving surfaces will be paved with asphalt.

17.98.140 DRAINAGE

Parking areas, aisles and turnarounds shall have adequate provisions made for the on-site collection of drainage waters to eliminate sheet flow of such waters onto sidewalks, public rights-of-way and abutting private property.

Response: A preliminary stormwater management plan is provided as part of the application package. This plan has been designed in accordance with the City of Sandy Stormwater Management requirements. As shown on the submitted Utility Plan all roof and parking lot stormwater water will be routed to the proposed stormwater detention tank.

17.98.150 LIGHTING

Artificial lighting shall be provided in all required off-street parking areas. Lighting shall be directed into the site and shall be arranged to not produce direct glare on adjacent properties. Light elements shall be shielded and shall not be visible from abutting residential properties. Lighting shall be provided in all bicycle parking areas so that all facilities are thoroughly illuminated and visible from adjacent sidewalks or vehicle parking lots during all hours of use.

Response: Lighting is proposed to illuminate the site as required. All site lighting will be designed and installed in accordance with Chapter 15.30, Dark Sky Ordinance standards.

17.98.160 BICYCLE PARKING FACILITIES

Multi-family developments, industrial, commercial and community service uses, transit transfer stations, and park and ride lots shall meet the following standards for bicycle parking facilities. The intent of this section is to provide secure bicycle parking that is visible from a building's primary entrance and convenient to bicyclists.

A. Location.

1. Bicycle parking shall be located on-site, convenient to primary building entrances, and have direct access to both the public right-of-way and to the main entrance of the principal structure.

2. Bicycle parking areas shall be visible from building interiors where possible.
3. For facilities with multiple buildings or parking lots, bicycle parking shall be located in areas of greatest use and convenience to bicyclists.
4. If the bicycle parking area is located within the vehicle parking area, the bicycle facilities shall be separated from vehicular maneuvering areas by curbing or other barrier to prevent damage to parked bicycles.
5. Curb cuts shall be installed to provide safe, convenient access to bicycle parking areas.

Response: *A rack to accommodate two bicycle parking spaces is provided in a visible location under the main building entrance. This proposal complies with this standard.*

B. Bicycle Parking Space Dimensions.

1. Each required bicycle parking space shall be at least 2 1/2 feet by 6 feet. If covered, vertical clearance of 7 feet must be provided.
2. An access aisle of at least 5 feet wide shall be provided and maintained beside or between each row of bicycle parking. Vertical or upright bicycle storage structures are exempted from the parking space length.

Response: *The two proposed bicycle parking spaces comply with the space dimension requirements of this section.*

C. Security.

1. Bicycle parking facilities shall offer security in the form of either a lockable enclosure in which the bicycle can be stored or a stationary object (i.e., a “rack”) upon which the bicycle can be located.
2. Racks requiring user-supplied locks shall accommodate both cable and U-shaped locks. Racks shall be designed and installed to permit the frame and both wheels to be secured, with removal of the front wheel, or the frame and one wheel to be secured, if both wheels remain on the bicycle.
3. Bicycle racks shall be securely anchored to the ground or a structure and shall be designed to hold bicycles securely by means of the bicycle frame.
4. All outdoor bicycle parking facilities shall provide adequate shelter from precipitation where possible.

Response: *Proposed bicycle parking includes an anchored rack so that bicycles can be securely locked. These spaces will be provided with weather protection by the entry overhang.*

17.98.190 OFF-STREET LOADING FACILITIES

A. The minimum area required for commercial and industrial loading spaces is as follows:

1. 250 square feet for buildings of 5,000 to 19,999 square feet of gross floor area.
2. 500 square feet for buildings of 20,000 to 49,999 square feet of gross floor area.
3. 750 square feet for buildings in excess of 50,000 square feet of gross floor area.

B. The required loading berth shall be not less than 10 feet in width by 35 feet in length and shall have an unobstructed height clearance of 14 feet.

- C. Loading areas shall be screened from public view from public streets and adjacent properties except in industrial districts and shall require the same screening as parking lots.
- D. Sufficient space for turning and maneuvering of vehicles shall be provided on the site in accordance with the standard specifications established by the City Engineer.
- E. Entrances and exits shall be provided at locations approved in accordance with applicable ordinances and statutes.
- F. No off-street loading facilities shall be required where buildings abut a public alley in such a manner that loading operations can be conducted from said alley in accordance with applicable traffic and parking ordinances.

Response: The proposed use does not warrant a separate designated loading area.

CHAPTER 17.102 - URBAN FORESTRY

17.102.20 - APPLICABILITY

This chapter applies only to properties within the Sandy Urban Growth Boundary that are greater than one acre including contiguous parcels under the same ownership.

Response: The subject property contains 0.48 and this section does not apply.

CHAPTER 15.30 - DARK SKY ORDINANCE

15.30.000 Purpose.

The purpose of the Sandy Dark Sky Ordinance is to regulate outdoor lighting in order to reduce or prevent light pollution. This means to the extent reasonably possible the reduction or prevention of glare and light trespass, the conservation of energy, and promotion of safety and security. (Ord. 2002-11)

Response: All new light fixtures will be designed and installed in accordance with these regulations. A photometric analysis and lighting fixture cut-sheets are included with the application package.

V. Conclusion

Barlow Trail requests land use approval to construct a new veterinary clinic. The subject property is located at 38922 Pioneer Blvd., Sandy, OR (24E13CA tax lots 5400, 5500, 5600, 5700). In addition, tax lot 7100 will be used to construct a stormwater facility. The subject property contains approximately 20,767 square feet (0.48 acres) after the required right of way dedication. The property previously contained single family residences that were removed several years ago. The site is zoned C-1, Central Business District and the proposed veterinary clinic is a permitted outright use in this zone. Development on the site includes construction of a 5,772 square foot building including 13 parking spaces, a garbage enclosure, site lighting, and landscaping. As shown in this narrative, the proposal complies with all standards and the applicant respectfully requests the application be approved.