
June 24, 2021

Project Name: 35965 Industrial Way EV Chargers

Pre-application Conference Date: June 9, 2021

Applicant Name: SAI Group/Lorraine Spencer on behalf of Electrify America

Site Address: 35965 Industrial Way

Project Summary

Installation of 4 EV Charging units, 4 Signet Power Cabinets, Switchgear, one Transformer unit, one LED light fixture and landscaping.

The proposed EV chargers are an accessory use permitted outright and are classified as a “use customarily incidental and subordinate to a use permitted outright” per Section 17.48.10(B.1)

Section 17.48.30 (A) Development Standards

Setbacks Front 10 ft. minimum 50 ft. maximum. The location of our proposed facility is within the parking area and meets these standards including the 20-foot setback from Industrial Way per Section 17.80.20. Please see Page A-1 Overall Site Plan.

Structure Height

The proposed cabinets are 83.39” tall, approximately 6.94’ tall meeting the 45 ft. maximum height restriction for the zone.

Proposed colors

The mechanical equipment will be screened from view thus will not need to be painted. The charging dispensers cannot be painted.

Screening 17.90.120 (J.3)

The mechanical equipment will be screened by the proposed landscaping as shown on the attached plans. Planting meets the standards contained in Section 17.92.50. Seven Arborvitae trees are proposed, a minimum of one gallon in size at time of planting. See Page D-3 Landscaping detail 4 and Sheet A-3 Proposed Layout Page and Elevation Page A-5 showing landscaping screening. Existing hedge will be removed and replaced to ensure screening surrounding the proposed transformer. Mulch will be used in the surrounding area. Groundcover or shrubs cannot be used as it will obstruct utility/transformer clearance.

Parking Loading & Access (Chapter 17.98)

The proposed installation will utilize the area of 9 existing parking stalls. Four stalls will be designated for EV Charging resulting in a net loss of 5 parking spaces. According to the approval for the Tesla EV Charging application, the overall Fred Meyer site including the store and fuel center, requires

approximately 487 parking spaces. According to an inventory assessment during the remodel of the Fred Meyer Fuel Center, including the removal of three parking spaces to accommodate the fuel center expansion, the site has a total of 538 parking spaces, 23 of which are occupied for seasonal sales and 13 for storage area and cart corrals. With the removal of the one space for the Tesla installation, the site has 501 parking spaces to accommodate vehicles (537 total including seasonal sales and cart corrals). No existing ADA parking stalls will be impacted. Under this proposal, the removal of a total of 5 spaces brings the total number of spaces available to 496 spaces (532 total including seasonal sales and cart corrals). The current requirement for the property is overall 487 parking spaces must be provided. Under this proposal 496 spaces will remain. The proposed installation will not impact the current ADA parking provided on the site. Stall EV 1 will be 15 feet wide; Stalls EV2-4 will be 10 feet wide. All stalls will be 18 feet long meeting the requirements of section 17.98.20. and parking stall striping will match existing striping. The installation will not impact the minimum requirements for parking aisles.

Wheel stops are shown on the plans meeting the requirements for Section 17.98.120(F). See page D-4 Item 1 Wheel Stop Detail.

Dark Sky Ordinance (Chapter 15.30)

As part of our proposal, a single light pole is shown between EV Stalls 1 and 2. The light pole design specification are attached to this proposal. The pole will be painted black along with the 40Kw light fixture. The light fixture is a flat square design, matching the design of the current light poles on the property. The light fixture specification sheet is attached. The maximum light coverage from this light fixture is shown on the KAX LED specification sheet. The light will not extend beyond the property lines, or beyond the extent of the proposed project area.

Fire District

An on-going maintenance inspection and maintenance plan will be submitted.



LETTER OF AUTHORIZATION

APPLICATION FOR ZONING/USE/BUILDING PERMIT

The undersigned, FREN MEYER, owner of the below described Property ("Owner"), does hereby appoint Electrify America and/or SAI Group (SAI), and their respective employees, agents and contractors, as Owner's agent for the purpose of filing and completing any approval or application necessary to construct and use improvements to the Property for the purpose of installing an electric car charging facility and related equipment on the Property as Electrify America may require for its electric car charging system. I understand that the application may be denied, modified or approved with conditions and that those conditions or modifications must be complied with prior to issuance of building permits. Owner hereby authorizes the employees of the City with jurisdiction to enter upon the Property during normal business hours as necessary to inspect the Property for the purpose of processing this application.

Property Located at: 16625 SE 362nd Drive Sandy, OR 97055

Owner's Name (print): FREN MEYER by Don Forrest

Signature (and title, if applicable) of Property Owner:

By: Don Forrest

Title: VP.

Date Executed: 6/7/21