



City of Sandy

Agenda

Planning Commission Meeting

Meeting Location: City Hall- Council Chambers, 39250 Pioneer Blvd., Sandy, Oregon 97055

Meeting Date: Monday, July 22, 2019

Meeting Time: 7:00 PM

Page

1. ROLL CALL

2. APPROVAL OF MINUTES

2.1. April 22, 2019 Planning Commission Meeting Draft Minutes.

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[Planning Commission - 22 Apr 2019 - Minutes - Pdf](#)

3. REQUESTS FROM THE FLOOR - CITIZEN COMMUNICATION ON NON- AGENDA ITEMS

4. OLD BUSINESS

4.1. 18-026 ANN - Bloom Annexation

10 - 77

Staff recommends the Planning Commission hold a public hearing to take testimony on the proposed annexation and forward a recommendation to City Council. If the Planning Commission recommends approval of the annexation request, we suggest adding the following conditions:

1. Prior to the future development of the subject property the standards and criteria of the Flood & Slope Hazard (FSH) Overlay District (Chapter 17.60) shall be applied to the subject property.
2. Prior to the future development of the subject property the Flood & Slope Hazard (FSH) Overlay District map shall be updated to include the subject property.
3. Prior to the future development of the subject property the development shall be limited to no more than 43 single family lots or 388 average daily trips.
4. Prior to the future development of the subject property an applicant, or representative, shall confirm the conditions associated with Case File No. Z0169-19-HL have been fulfilled (Exhibit Q).

[18-026 ANN - Bloom Annexation - Pdf](#)

Design Deviations:

1. **Approve** the requested Design Deviation from Subsection 17.90.130(C)(3).
2. **Approve** the requested Design Deviation from Subsection 17.90.130(E)(1) to allow the development to not include a primary entry facing a public street or designated pedestrian way.
3. **Approve** the requested Design Deviation from Subsection 17.90.130(E)(3) to not include an entrance connecting directly between the right-of-way and the building interior.
4. **Approve** the requested deviation to eliminate sheltered overhangs or porticos at pedestrian entrances for Units A, B and C
5. **N/A.** The applicant has indicated within the submitted narrative (Exhibit N) the criteria of Subsection 17.90.130(H) will be met. Condition 2 in this staff report requires the applicant to provide the materials needed to determine compliance which shall be completed prior to the issuance of the final Certificate of Occupancy.

Requested Special Variances:

1. **Approve** the requested special variance (referenced as Variance A within Staff Analysis) to reduce the front (west) yard setback for Unit B to 18-feet and **approve** Unit C to be setback 24-feet from the front (west) property line **with the condition** the applicant replaces the gravel located within the Restrictive Development Area (adjacent to Unit C) with native vegetation and erect a fence along the newly identified Restrictive Development Area setback (25 feet) to discourage future encroachment and bring the site closer into compliance.
2. Staff recommends the Planning Commission make one of the following conditions regarding Variance B:
 - A. **Deny** the request to eliminate the requirement of Subsection 17.90.130(D), or
 - B. **Approve** a special variance to reduce the required roof pitch **with the condition** the structures (Units A, B and C) incorporate sloped roofs with pitches equal to the existing structures on site (IE congruent with the existing Stow-A-Way Mini Storage structures).

Requested FSH Overlay Adjustment:

1. Staff recommends the Planning Commission **deny** the Type III FSH Overlay Adjustment request as criterion 1, 2 and 5 have not been met.

Should the Planning Commission choose to approve the request staff would recommend the approval be **conditioned** upon the applicant replacing the gravel located within the Restrictive Development Area with native vegetation and erect a fence along the newly identified Restrictive Development Area setback (25 foot) to discourage future

encroachment and bring the site closer into compliance.

Staff recommends approval be **conditioned** on the applicant completing option A or B below:

- A. Improve all driveways, aisles and turnarounds associated with onsite maneuvering for both the existing and proposed storage units/buildings located on the subject property, or
- B. Provide an improved aisle between the proposed pavement and existing pavement along with an internal circulation plan as to how the site will limit access to Buildings X-A, X-B and or X-C to the improved aisle(s).

[18-046 DR/VAR Stow-A-Way Mini Storage - Pdf](#)

5. NEW BUSINESS

6. ITEMS FROM COMMISSION AND STAFF

7. ADJOURN



MINUTES
Planning Commission Meeting
Monday, April 22, 2019 City Hall- Council
Chambers, 39250 Pioneer Blvd., Sandy,
Oregon 97055 7:00 PM

PLANNING COMMISSIONERS Don Carlton, Commissioner, Hollis MacLean-Wenzel, Commissioner, Jerry Crosby,
PRESENT: Commissioner, Ron Lesowski, Commissioner, John Logan, Commissioner, Chris
Mayton, Commissioner, and Todd Mobley, Commissioner

PLANNING COMMISSIONERS
ABSENT:

STAFF PRESENT: Kelly O'Neill, Planning Director and James Cramer, Associate Planner

MEDIA PRESENT:

1. Roll Call

2. Approval of February 25th 2019 PC Minutes

2.1. Feb 25 Draft Minutes for Planning Commission consideration.

Moved by Todd Mobley, seconded by Hollis MacLean-Wenzel

To approve the February 25, 2019 Planning Commission Meeting Minutes as presented.

CARRIED.

3. Requests From the Floor - Citizen Communication on Non- Agenda Items

None

4. NEW BUSINESS

4.1. Public Hearing - 18-057 DR/CUP Dutch Bros Design
Review/Variance/Conditional Use Permit

Commissioner Mobley recused himself as he is the owner of Lancaster
Engineering who conducted the traffic impact study for the applicant.

Ex parte were declared. Chairman Mayton said he had received communications from a friend expressing an opinion about the project.

City Attorney David Doughman told the Commission that Dale Hult sent City Council and the Planning Division emails on April 10th, asking that the hearing be postponed. Mr. Hult had expressed concern about the timing and the notification about the hearing. Copies of the email are available in the public record. Tracy Brown had sent emails about an hour before the meeting.

It was confirmed that the Planning Commission had not engaged or replied to any of the emails or phone calls.

City Attorney Doughman clarified what communications needs to be declared. It was noted that a continuance will be granted.

Staff Report:

Associate Planner James Cramer summarized the staff report and addressed the background, factual information, public comment, applicable criteria, and went over a slide show. Cramer finished his report with the summary and conclusion and staff's recommendation.

Commissioner Carlton requested clarification about recommendation #6 to include a pedestrian overhang. James Cramer confirmed that recommendation was eliminated.

Applicant Presentation:

Braden Bernards, 3519 NE 15th Avenue, Suite 251, Portland, OR

Introduced Cole Valley Partners.

They specialize in energy efficient, small, retail businesses. Purchased the subject site in October. Went over the history of the site. Talked about the design and the safety precautions they've incorporated. They have included "civic space" as a gesture to encourage community gathering.

Abe Menchenfriend, 13833 Clackamas River Drive, Oregon City, OR

Franchisee and has five Dutch Bros locations so far. He stated he has a long history with the company and trains franchise owners. Dutch Bros encourages growth and training. The company employs "runners" at their locations to take orders to cut down the wait time at the window.

Testimony

Proponent Testimony: None

Opponent Testimony:

Ray Moore, 39660 Pleasant Street, Sandy, OR

Representing Dale Hult, the owner of All County Surveyors & Planners, and tax lots 5401 and 5300 which are adjacent to the project site. Moore expressed concern about the discrepancies in the conditions of approval. He pointed out there are existing trees on the property and that an existing features plan was not included with the submittal. Moore shared a sketch of existing trees on the lot and suggested that an arborist report and a tree survey be conducted. Moore then went through a presentation he had prepared with the conditions in question. He stated he has concerns for water run off as it is not mentioned in the application.

Carrie Richter attorney at the law firm: Bateman Seidel, office address is 888 SW 5th Ave., Suite 1250, Portland, OR

Representing Dale Hult. Submitted a letter with concerns about the notice. Suggested a new notice be sent correcting some of the confusing or unclear aspects of the original notice. Outlined "fundamental flaws" with the application and noted the staff report and the applicant never mentioned the approval criteria. Richter suggested that the proposal for an eating and drinking establishment is not accurate and mentioned that intensive automobile usage was not intended for this zone. Mentioned the building being setback at 18 feet from the front lot line doesn't conform to the "village scale" and that the interruption of pedestrian circulation is incompatible to Sandy Style. The lot will be almost half paved, but Sandy Style suggests as little as possible surface area shall be paved.

Brenda Mills, 3967 Pleasant Street, Sandy, OR

Concerned about traffic and congestion, especially that close to the light/intersection at Ten Eyck Road and HWY 26.

Additional Comments:

Ray Moore made additional comments about utilities and stormwater plans not being included with the applicant submittal.

Staff Recap:

Kelly O'Neill Jr. (Planning & Building Director) noted that eating and drinking establishments are not defined within the development code. Stormwater analysis should be included in the plan. Noted that the applicant has been working with DEQ - pertaining to existing underground contaminants. Commented that any deficiencies will be clarified in the next notice. Noted

most drive-thru's have a pedestrian way crossing a drive-thru lane and the proposal at Dutch Bros. is not unique. Tree sketch and evaluation will be considered further, however the lot is under an acre so the tree retention standards in Chapter 17.102 will not apply.

Associate Planner James Cramer pointed out that the applicant has done many things to mitigate the auto use. Mentioned that the Planning Division has taken in to account the Development Code criteria in trying to figure out the best usage for a long-time vacant lot.

Commissioner Carlton noted that Mr. Cramer had summarized the staff report, so some concerns brought up by the opposition have been addressed.

It was clarified that the City of Sandy has to render a final decision by July 12, 2019, but there had been two requests from participants tonight to have the continuance which by State law has to be granted at the first evidentiary hearing.

Applicant rebuttal.

Braden Bernards

Talked about site visits with PGE.

Kelly O'Neill Jr. (Planning & Building Director)

A revised staff report will be created for the continuance hearing.

Discussion

Commissioner MacLean Wenzel noted that most developers interested in the site probably couldn't afford to deal with a problematic contaminated site. Dutch Bros. have the interest and ability to develop it.

Commissioner Carlton suggested the applicant address the variances in the staff report with a more substantial written narrative.

Commissioner Lesowski noted that Dutch Bros. may be an asset to our walkability goal.

Associate Planner James Cramer stated that regarding the access to the site ODOT will not approve a second entrance on the site. The site currently shares an existing ingress/ egress access easement with the 7/11. There were proposals including a second access, but that only one access was allowed by ODOT. Cramer expressed that he will consult with the Public Works Director

regarding the 8-foot utility easement as it seems in conflict with the building setback requirements.

Commissioner Carlton commented on the design of the queue and that it may alleviate the normal traffic that Dutch Bros. usually attracts.

Commissioner MacLean-Wenzel stated she is not crazy about that idea of having additional drive-thru's in the downtown but given the location close to 7/11 and the two gas stations it seems like a decent location for a drive-thru.

Commissioner Carlton pointed out that a drive-thru is not outright permitted, but is a conditional use.

The Commissioners expressed they would like to hear why the roof needs to be flat and expressed concern that any possible roof top equipment would be in line of sight.

Commissioner Lesowski asked if the drive-thru turning radius may be too tight for our plethora of larger trucks. Suggests the applicant shall incorporate an additional visual buffer between the queued cars and the sidewalk.

Recess for 10 minutes for staff to discuss continuance with applicant.

Applicant Braden Bernards stated they are willing to address the thoughtful points that the community and the Planning Commission brought up. Bernards also stated they are fine tolling the 120-day clock.

Moved by Ron Lesowski, seconded by Hollis MacLean-Wenzel

Moved to continue the hearing to the June 24, 2019 Planning Commission meeting.

CARRIED.

5. Items from Commission and Staff

Kelly O'Neill Jr. (Planning & Building Director)

Gave an overview on upcoming presentations and current permits.

Some of the items coming up in the May meeting included the SAM presentation and FunTime RV. The June 10 meeting will include Stowaway Self storage and June 24 the Dutch Bros. continuance.

6. Adjourn

Commissioner MacLean-Wenzel moved to adjourn
Commissioner Mobley Seconded

9:40 pm



Draft



Staff Report

Meeting Date: July 22, 2019
From: James Cramer, Associate Planner
SUBJECT: 18-026 ANN - Bloom Annexation

Background:

The applicant, William Bloom, requests a Type A Annexation for a parcel totaling approximately 12.84 acres into the City of Sandy. The current Clackamas County Comprehensive Plan Designation of this property is Rural (R) and the current zoning of the property is Rural Residential Farm Forest 5-Acre (RRFF-5) with a Historic District (HD) Overlay and Historic Landmark (HL) Overlay. The applicant proposes to zone the property as Single Family Residential (SFR) and designate the property as Low Density Residential (LDR) on the Sandy Comprehensive Plan Map.

This land use file (18-026 ANN) was continued at the August 27, 2018 Planning Commission hearing to an undisclosed date due to additional analysis (Transportation Planning Rule and Historic Landmark) being required prior to a recommendation being rendered.

Recommendation:

Staff recommends the Planning Commission hold a public hearing to take testimony on the proposed annexation and forward a recommendation to City Council. If the Planning Commission recommends approval of the annexation request, we suggest adding the following conditions:

1. Prior to the future development of the subject property the standards and criteria of the Flood & Slope Hazard (FSH) Overlay District (Chapter 17.60) shall be applied to the subject property.
2. Prior to the future development of the subject property the Flood & Slope Hazard (FSH) Overlay District map shall be updated to include the subject property.
3. Prior to the future development of the subject property the development shall be limited to no more than 43 single family lots or 388 average daily trips.
4. Prior to the future development of the subject property an applicant, or representative, shall confirm the conditions associated with Case File No. Z0169-19-HL have been fulfilled (Exhibit Q).

Code Analysis:

See Attached.

Budgetary Impact:

None.

**Planning Commission
REVISED STAFF REPORT**

~~Strikethrough~~ shall represent removed/updated text.
Red Text shall represent new text.

SUBJECT: File No. 18-026 ANN – Bloom Annexation

AGENDA DATE: ~~August 27, 2018~~ **July 22, 2019**

Application Complete: June 28, 2018
120-Day Deadline: ~~October 26, 2018~~ **April 5, 2019**
(additional details within I.G. of this report)

DEPARTMENT: Planning Division

STAFF CONTACT: James A. Cramer, Associate Planner

EXHIBITS:

Applicant's Submittals

- A. Land Use Application
- B. Supplemental Land Use Application No. 1 & 2
- C. Mailing Labels for Notifying Property Owners
- D. Notification Map
- E. Parcel 3 of Partition Plat No. 2018-045 (Sheet 1 and 2)
- F. Replat of Parcel 1 of Partition Plat 2015-029 and The Adjoining Tract of Land Described in Deed Document No. 2008-049728
- G. Z0023-17-PLA Site Plan
- H. Project Narrative
- I. Site Photos

Agency Comments

None

Public Comments

- J. Darcy and Dennis Jones (July 19, 2018)
- K. Doug Gabbert (August 21, 2018)**
- L. Darcy and Dennis Jones (June 1, 2019)**

Agency Comments

- M. Traffic Engineer (October 5, 2019)**
- N. ODOT (October 15, 2018)**

Supplemental Documents provided by Applicant

- O. Transportation Planning Rule Analysis (October 4, 2018)**

Supplemental Documents Provided by Staff

- P. Applicant's Extension Request Letter (August 27, 2018)**
- Q. Clackamas County Notice of Land Use Decision (May 20, 2019)**
- R. Notice of a Proposed Change to a Comprehensive Plan or Land Use Regulation**

S. Exhibit S - Fair Housing Council of Oregon (August 27, 2018)

I. BACKGROUND

A. APPLICABLE CRITERIA & REVIEW STANDARDS

Sandy Development Code: Chapter 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.22 Notices; **17.28 Appeals**; 17.34 Single Family Residential; 17.78 Annexations

Urban Growth Boundary Expansion Analysis: Chapter 4 Expansion Alternative Justification

B. PROCEEDING

In conformance with the standards of Chapter 17 of the Sandy Municipal Code (SMC) and the voter annexation requirements, this application is processed as a Type IV, Quasi-Judicial Land Use Decision.

C. FACTUAL INFORMATION

1. APPLICANT/PROPERTY OWNER: William Bloom
2. LEGAL DESCRIPTION: T2S R4E Section 24 C, Tax Lot 100
3. PROPOSAL: The applicant, William Bloom, requests a Type A Annexation for a parcel totaling approximately 12.84 acres into the City of Sandy. The current Clackamas County Comprehensive Plan Designation of this property is Rural (R) and the current zoning of the property is Rural Residential Farm Forest 5-Acre (RRFF-5) with a Historic District (HD) Overlay and Historic Landmark (HL) Overlay. The applicant proposes to zone the property as Single Family Residential (SFR) and designate the property as Low Density Residential (LDR) on the Sandy Comprehensive Plan Map.
4. SITE LOCATION: South adjacent to the Cascadia Village neighborhood. Fronting SE Bornstedt Road on the east side of the right-of-way.
5. SITE SIZE: property is 12.84 acres.
6. SITE DESCRIPTION: The site contains approximately 12.74 acres of land with approximately .10 acres of right-of-way for a total land area of 12.84 acres. The subject property is currently outside the city limits; however, the property is contiguous to city limits on its north and west property lines.
7. COUNTY COMPREHENSIVE PLAN/ZONING: The existing Clackamas County Comprehensive Plan Designation of the property is Rural (R) and the current zoning of

the property is Rural Residential Farm Forest 5-Acre (RRFF-5) with a Historic District (HD) Overlay ~~and Historic Landmark (HL) Overlay.~~

8. **PROPOSED CITY COMPREHENSIVE PLAN DESIGNATION/ZONING:** The applicant proposes to reclassify the property to Low Density Residential (LDR) on the Sandy Comprehensive Plan Map and zone the property to Single Family Residential (SFR) on the Sandy Zoning Map.
9. **VICINITY DESCRIPTION:**
North: Low Density Residential (R-1)
South: Rural Residential Farm Forest 5-Acre (RRFF-5)
East: Rural Residential Farm Forest 5-Acre (RRFF-5)
West: Single Family Residential (SFR)
10. **SERVICE CONSIDERATIONS:** The subject property has an existing 1,056 square foot historic barn and a well house. The site previously had a single-family residence which was demolished via a practice burn by the Sandy Fire Department on May 19, 2018. Future development of the property will require connection to city water and sewer service. Storm drainage, including retention, detention, and water quality treatment will also be required. Any future development will require conformance with storm detention and water quality requirements.
11. **RESPONSE FROM GOVERNMENTAL AGENCIES, UTILITY PROVIDERS, AND CITY DEPARTMENTS:** No comments received.
- ~~12. PUBLIC COMMENTS: No comments received.~~ See Section D below.

D. PUBLIC COMMENT

- Darcy and Dennis Jones of 38884 Jerger St. – were told when they purchased their home that the space behind their home would never be developed and do not want to see their views or the existing trees be removed. Suffer from migraines and nervous additional construction noise would “set them off.”
- Doug Gabbert of 19404 Oak Ave. – concerns regarding additional traffic on Bornstedt Rd. including the noise it may produce.
- Darcy and Dennis Jones of 38884 Jerger St. – would like the “greenspace” to remain.

- E. PREVIOUS LAND USE DECISIONS:** The site previously had a single-family residence which was demolished via a practice burn by the Sandy Fire Department on May 19, 2018. ~~Staff is not aware of any previous land use actions regarding the subject property and notes that the City of Sandy does not have a historic landmark overlay for properties within the City limits.~~ The subject property is currently under the jurisdiction of Clackamas County where a Historic Landmark (HL) Overlay was previously placed on the Fisher Root Cellar, (SHOP #1190) located upon the subject property. The land owner requested demolition (Case File No. Z0169-19-HL) of the root cellar and therefore removing the HL overlay

designation. The Clackamas County Historic Review Board (HRB) met on May 9, 2019 to consider the proposal. At this hearing the HRB determined the cellar to be deteriorated to the point of being unsafe and recommended approval of the demolition request to which the Clackamas County Planning Department approved with the conditions identified within Exhibit Q.

F. SENATE BILL 1573: Senate Bill 1573 was passed by the legislature and became effective on March 15, 2016 requiring city's whose charter requires annexation to be approved by voters to annex the property without submitting it to the voters if the proposal meets certain criteria:

(a) The territory is included within an urban growth boundary adopted by the city or Metro, as defined in ORS 197.015; **RESPONSE:** As shown on the attached Vicinity Map, the subject property is located within the city's Urban Growth Boundary (UGB).

(b) The territory is, or upon annexation of the territory into the city will be, subject to the acknowledged comprehensive plan of the city; **RESPONSE:** The subject property is identified to have a Low Density Residential designation as identified on the adopted Comprehensive Plan map.

(c) At least one lot or parcel within the territory is contiguous to the city limits or is separated from the city limits only by a public right of way or a body of water; **RESPONSE:** The subject parcel is contiguous to city limits along the north and west property lines.

(d) The proposal conforms to all other requirements of the city's ordinances. **RESPONSE:** An evaluation of each of the city criteria follows.

G. PROCEDURAL CONSIDERATIONS

This request is being processed as a Type A Annexation which is processed as a Type IV review. The proposal was initially scheduled to be heard by Planning Commission on August 27, 2018. Notifications were mailed to property owners within 300 feet of the subject property and to affected agencies on July 10, 2018 as well as a Notice of a Proposed Change to a Comprehensive Plan or Land Use Regulation (Exhibit R) was submitted to the Oregon Department of Land Conservation and Development on July 17, 2018.

This land use file (18-026 ANN) was continued at the August 27, 2018 Planning Commission hearing to an undisclosed date due to additional analysis (Transportation Planning Rule and Historic Landmark) being required prior to a recommendation being rendered. The applicant's representative, Kristina Molina, worked closely with staff to provide the materials needed with the understanding that the application would remain open until the documents were received and a hearing could be scheduled. As of May 20, 2019, the City has received the additional materials needed (Exhibits O and Q). The proposal was then scheduled to be heard by Planning Commission on July 22, 2019. Notifications were mailed to property owners within 300 feet of the subject property and to affected agencies on June 18, 2018, a legal notice was published on June 26, 2019 in the local newspaper (Sandy

Post) and the Notice of a Proposed Change to a Comprehensive Plan or Land Use Regulation was updated on the Oregon Department of Land Conservation and Development's website on June 10, 2019.

II. ANALYSIS OF CONFORMANCE

SANDY DEVELOPMENT CODE

1. Chapter 17.26 Zoning District Amendments

In association with the annexation request, the applicant requests Single Family Residential (SFR) zoning to apply the underlying conceptual zoning designation determined in the 2017 Urban Growth Boundary Expansion Analysis.

2. Zoning

The Zoning Map depicts a conceptual zoning designation for the property of SFR, Single Family Residential. Density will be evaluated during land use review (i.e. subdivision) of the subject property.

The applicant submitted a Trip Generation (TG) & Transportation Planning Rule (TPR) Analysis (Exhibit O), which analyzes a reasonable "worst-case" development scenario for the proposed zoning. The analysis determined the change in zoning from RRFF-5 (Clackamas County) to SFR (City of Sandy) will result in a potential increase of up to 31 trips during the morning peak hour, 41 trips during the evening peak hour and 388 daily trips. It was determined by the engineer completing this analysis that this traffic increase is insufficient to result in a significant effect as defined under Oregon's Transportation Planning Rule, therefore the TPR was satisfied and no mitigation is necessary or recommended.

Upon review of the submitted TG & TPR by the City's third-party reviewer, it was determined that the analysis completed by the applicant is sufficient to show compliance with TPR analysis and traffic impact analysis should be completed at time of a future development proposal (i.e. subdivision) to determine considerations as they apply to a specific proposal (Exhibit M). Upon review of the submitted TG & TPR by ODOT it was recommended the City include a condition to limit future development of the site to no more than 43 single family lots or 388 average daily trips (Exhibit N).

3. Chapter 17.78 Annexation

Section 17.78.20 requires that the following conditions must be met prior to beginning an annexation request:

- A. The requirements of Oregon Revised Statutes, Chapters 199 and 222, for initiation of the annexation process are met; and
- B. The site must be within the City of Sandy Urban Growth Boundary; and

- C. The site must be contiguous to the city or separated from it only by a public right of way or a stream, bay, lake or other body of water; and
- D. The site has not violated Section 17.78.25.

RESPONSE: *Oregon Revised Statute Section 199 pertains to Local Government Boundary Commissions and City-County Consolidation. Oregon Revised Statute Section 222 pertains to City Boundary Changes; Mergers; Consolidations and Withdrawals. The proposal complies with applicable requirements at this time and all notices were mailed as necessary.*

The site is located within the Urban Growth Boundary (UGB). The north property line is contiguous with city limits as well as the west property line provides an additional 417 feet of continuity along the SE Bornstedt Road right-of-way. The proposed annexation would not create an island, cherry stem, or shoestring annexation.

Section 17.78.25 requires review of tree retention requirements per SMC 17.102 and SMC 17.60 at the time of annexation to discourage property owners from removing trees prior to annexing as a way of avoiding Urban Forestry Ordinance provisions.

- A. Properties shall not be considered for annexation for a minimum of five (5) years if any of the following apply:
 - 1. Where any trees six (6) inches or greater diameter at breast height (DBH) have been removed within 25 feet of the high water level along a perennial stream in the five years prior to the annexation application.
 - 2. Where more than two (2) trees (six (6) inches or greater DBH) per 500 linear feet have been removed in the area between 25 feet and 80 feet of the high water level of Tickle Creek in the five years prior to the annexation application.
 - 3. Where more than two (2) trees (six (6) inches or greater DBH) per 500 linear feet have been removed in the area between 25 feet and 50 feet of the high water level along other perennial streams in the five years prior to the annexation application.
 - 4. Where any trees six (6) inches or greater DBH have been removed on 25 percent or greater slopes in the five years prior to the annexation application.
 - 5. Where more than ten (10) trees (11 inches or greater DBH) per gross acre have been removed in the five years prior to the annexation application, except as provided below:

- a. Sites under one (1) acre in area shall not remove more than five (5) trees in the five years prior to the annexation application.
- b. Sites where removal of ten (10) or fewer trees will result in fewer than three (3) trees per gross acre remaining on the site. Tree removal may not result in fewer than three (3) trees per gross acre remaining on the site. At least three (3) healthy, non-nuisance trees 11 inches DBH or greater must be retained for every one-acre of contiguous ownership.
- c. For properties in or adjacent to the Bornstedt Village Overlay (BVO), tree removal must not result in fewer than six (6) healthy 11 inch DBH or greater trees per acre. For properties in or adjacent to the BVO and within 300 feet of the FSH Overlay District, tree removal must not result in fewer than nine (9) healthy 11 inch DBH or greater trees per acre.

Rounding: Site area shall be rounded to the nearest half acre and allowed tree removal shall be calculated accordingly. For example, a 1.5 acre site will not be allowed to remove more than fifteen (15) trees in the five years prior to the annexation application. A calculation of 1.2 acres is rounded down to one (1) acre and a calculation of 1.8 is rounded up to two (2) acres.

Cumulative Calculation: Total gross acreage includes riparian areas and other sensitive habitat. Trees removed under SMC 17.78.25(A) 2. and 3. shall count towards tree removal under SMC 17.78.25(A) 5.

B. Exceptions. The City Council may grant exceptions to this section where:

1. The property owner can demonstrate that Douglas Fir, Western Red Cedar, or other appropriate native trees were planted at a ratio of at least two trees for every one tree removed no less than five years prior to the submission of the annexation application, and at least 50 percent of these trees have remained healthy; or
2. The Council finds that tree removal was necessary due to hazards, or utility easements or access; or
3. The trees were removed because they were dead, dying, or diseased and their condition as such resulted from an accident or non-human cause, as determined by a certified arborist or other qualified professional; or
4. The trees removed were nuisance trees; or
5. The trees were removed as part of a stream restoration and enhancement program approved by the Oregon Department of Fish and Wildlife as improving riparian function; or

6. The trees removed were orchard trees, Christmas trees, or commercial nursery trees grown for commercial purposes; or
7. The application of this section will create an island of unincorporated area.

RESPONSE: *The subject property is 12.74 acres with .10 acres of right-of-way. The applicant has not proposed any development at this time and therefore have not completed an arborist report; however, review of aerial photography reveals the property is heavily forested on the east half of the property with a cluster of trees in the northwest corner of the property. A review of historic aerial photos from 1995 to the present does not reveal any trees have been removed from the property.*

Section 17.78.50 contains required annexation criteria. Requests for annexation should not have an adverse impact on the citizens of Sandy, either financially or in relation to the livability of the city or any neighborhoods within the annexation area. Generally, it is desirable for the city to annex an area if the annexation meets **any** of the following criteria:

- A. A necessary control for development form and standards of an area adjacent to the city; or
- B. A needed solution for existing problems, resulting from insufficient sanitation, water service, or other urban service related problems; or
- C. Land for development to meet urban needs and that meets a logical growth pattern of the city and encourages orderly growth; or
- D. Needed routes for utility and transportation networks.

RESPONSE: *The applicant's narrative indicates they believe annexation of the subject property meets Criterion C and D above. Staff generally agrees with the applicant that the property provides a logical growth pattern for the city and encourages orderly growth. The site is bordered by city limits on the entire north property line and the property to the north has been developed into a single-family dwelling neighborhood known as Cascadia Village. Cascadia Village was designed to include a stubbed street, Averill Parkway, that intersects the subject site to allow for future connection between Cascadia Village and future development on the subject property. Property to the west of the subject site was approved by Planning Commission (File No. 17-066 SUB/VAR) on March 26, 2018. The approval granted the property to be subdivided into 37 residential lots for future development of single family homes as well as six variances to the Sandy Development Code. Currently there are utility connections available within Averill Parkway north of the subject property and in SE Bornstedt Road right-of-way to the west of the subject property. Annexation of the subject property will allow for future development which will in turn lead to extension of utility services providing needed utility infrastructure*

to serve future development within the city's urban growth boundary. Future development of the subject property and improvements to SE Bornstedt Road right-of-way will add to the existing and future transportation network within the urban grown boundary.

Per Section 17.78.60 (F)3. the applicant was supposed to map the location of areas subject to regulation under Chapter 17.60, Flood and Slope Hazard (FSH) Overlay District. Prior to future development of this property the City will require that the FSH Overlay is mapped and required setback areas per Section 17.60.30 are identified on the subject property.

4. Urban Growth Boundary Expansion Analysis

Chapter 4 Expansion Alternative Justification

Goal 12 – Transportation contains policies to ensure sufficient and adequate transportation facilities and services are available. This goal states that Oregon Administrative Rule (OAR) 660-024-0020(1)(d) does not require the City to conduct an analysis pursuant to the transportation planning rule (“TPR”) prior to adding lands to expand the UGB. This is because the lands that are being added to the UGB will retain their existing county zoning until the owners of the lands choose to annex into the City. At that time, the City will conduct a TPR analysis relative to those lands.

RESPONSE: *Upon receiving the application, staff did not require TPR findings to be submitted. After additional analysis of code requirements, conversations with the Oregon Department of Transportation (ODOT) and confirmation from the City's attorney, it has been determined that TPR findings shall be submitted for review prior to final approval of any proposed annexations of lands brought into the UGB with the 2017 UGB Expansion. All TPR analysis shall consider a 'reasonable worst case' development scenario consistent with the type of development allowable under the City of Sandy Development Code for the zoning district the conceptual zoning map defines for the subject property. The analysis shall be based on the trip rates presented in the Institute of Transportation Engineers' Trip Generation Manual – 10th Edition. The analysis conducted by the applicant shall also be reviewed by the City of Sandy transportation engineer consultant which requires the payment of a \$1,500 third-party review fee. Until TPR findings are complete and the analysis determines either an insignificant or significant affect on transportation facilities the City of Sandy staff cannot provide a recommendation on approval for this application.*

III. SUMMARY

The broad purpose of the City is to provide for the health, safety, and welfare of Sandy's residents. As a means of working to accomplish this purpose, the City regulates development to ensure it occurs in appropriate locations with access to services and is consistent with the values of the community. In addition, the City must ensure that an adequate level of urban

services, such as sanitary sewer, can be provided before permitting annexation and subsequent development.

The proposed annexation is located within the city's urban growth boundary with the anticipation of being included in city limits. As noted above, the subject property complies with the criteria contained in Chapter 17.78 of the Sandy Development Code and complies with the requirements found in Senate Bill 1573 passed by the Oregon Legislature in 2016.

Following annexation, the subject property would be zoned Single Family Residential (SFR) as shown on the conceptual zoning map with a comprehensive land designation of Low Density Residential.

IV. RECOMMENDATION

~~It is hereby recommended that the applicant submit TPR findings for the 'reasonable worst case' development scenario consistent with the proposed zoning for the subject property. Additionally, staff recommends the applicant pay a \$1,500 fee for the third party City of Sandy traffic engineer consultant, a continuance to the Planning Commission hearing until TPR findings are complete and that the applicant submit a waiver from the ORS 120-day final action rule. This will provide additional time for the applicant and staff to complete a comprehensive analysis of the required TPR findings. Staff also recommends this annexation be conditioned that prior to future development of this property the applicant map the FSH Overlay and required setbacks per Section 17.60.30.~~

Staff recommends the Planning Commission hold a public hearing to take testimony on the proposed annexation and forward a recommendation to City Council. If the Planning Commission recommends approval of the annexation request, we suggest adding the following conditions:

1. Prior to the future development of the subject property the standards and criteria of the Flood & Slope Hazard (FSH) Overlay District (Chapter 17.60) shall be applied to the subject property.
2. Prior to the future development of the subject property the Flood & Slope Hazard (FSH) Overlay District map shall be updated to include the subject property.
3. Prior to the future development of the subject property the development shall be limited to no more than 43 single family lots or 388 average daily trips.
4. Prior to the future development of the subject property an applicant, or representative, shall confirm the conditions associated with Case File No. Z0169-19-HL have been fulfilled (Exhibit Q).

Exhibit A

EXHIBIT A

LAND USE APPLICATION FORM

(Please print or type the information below)



CITY OF SANDY, OREGON

Planning Department
39250 Pioneer Blvd.
Sandy OR 97055
503-668-4886

Name of Project BLOOM ANNEXATION

Location or Address 19618 SE BORNSTEDT ROAD

Map & Tax Lot Number T 2S, R 4E, Section 24C; Tax Lot(s) 100

Plan Designation LDR Zoning Designation SFR Acres 12.74

Request:

Type A Annexation of one property containing 12.74 acres and public right-of-way for a total annexation area of 12.84 acres.

I am the (check one) [X] owner [] lessee of the property listed above and the statements and information contained herein are in all respects true, complete and correct to the best of my knowledge and belief.

Table with 2 columns: Applicant/Owner, Address, City/State/Zip, Phone, Email, Signature. Applicant: William Bloom, Owner: same as applicant, Address: P.O. Box 1283, City/State/Zip: Wrangell, Alaska 99929, Phone: 503-297-5067, Email: Info@av-blinds-shades.com.

If signed by Agent, owner's written authorization must be attached.

Table with 4 columns: File No. 18006MN, Date 6/22/18, Rec. No., Fee \$ 2136.00. Type of Review (circle one): Type I, Type II, Type III, Type IV (circled).

24E 24C 00100

Exhibit B



**SUPPLEMENTAL
LAND USE APPLICATION FORM (No. 1)**

(Please print or type the information below)

Planning Department
39250 Pioneer Blvd.
Sandy OR 97055
503-668-4886

ANNEXATION ZONE CHANGE COMPREHENSIVE PLAN AMENDMENT

Property Identification			
Tax Lot Number	Township	Range	Section
100	2S	4E	24C

Existing and Proposed Land Use Designations				
Tax Lot Number(s)	Comprehensive Plan		Zoning Map	
	Existing	Proposed	Existing	Proposed
100	Rural	LDR	RR-FF-5	SFR

IMPORTANT: Each section on this application must be fully completed or your application could be deemed incomplete.

Tax Lot Number	Clackamas County Recording Number	Assessed Land Value	Size in Acres or Sq. Ft.
100	Partition Plat 2018-045	\$326,237	12.74

LEGAL DESCRIPTION: Attach a separate page with the written metes and bounds legal description. Accuracy of the legal description(s) must be certified by a registered land surveyor for all annexation applications.

DESCRIBE EXISTING USES

Tax lot 100 includes a mix of pasture and woods and contains a 1,056 square foot historic barn and a well house. A residence previously located on the property line between Parcels 3 and 4 of the partition plat was demolished by a practice burn of the Sandy Fire Department on May 19, 2018.

DESCRIBE EXISTING BUILDINGS

How many buildings are located on the property? 2

Number of Total Dwelling Units :

0 - The former residence was demolished by a practice burn on May 19, 2018.

DESCRIBE EXISTING TOPOGRAPHY

Approximate acreage with slopes less than 14.9%	100%
Approximate acreage with slopes 15% to 24.9%	0
Approximately acreage with slope in excess of 25%	0
Any creeks, water sources, drainageways or wetlands within the property? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Any steep slopes, ravines, draws or bluffs within or abutting the property? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

DESCRIBE EXISTING ACCESS

Does the subject property abut a public right-of-way? Yes No

Name of public right-of-way: SE Bornstedt Road

Does the property abut a private road? Yes No

Name of abutting private road(s): none

Describe any unusual difficulties in accessing the property:

The property has 417 feet of frontage on SE Bornstedt Road. The location of an access to serve the property will need to consider sight distance due to topographic considerations.

DESCRIBE SURROUNDING USES ON ADJACENT PROPERTIES

Properties to the south, east, and west of the subject property are developed as rural residential/farm uses. The subject property abuts Cascadia Village for a portion of its northern border which is developed with medium density residential dwellings.

DESCRIBE PROPOSED USE OF THE PROPERTY OR LAND DIVISIONS

Include number of lots, densities, etc.

There is no development plan at this time. Development of the property will be completed in compliance with applicable City ordinances.



SUPPLEMENTAL ANNEXATION LAND USE APPLICATION FORM (No. 2)

List of all owners of property included in the application

Owner Information	Property Description TL, Section, Township, Range
Owner William Bloom	Parcel 3 of Partition Plat 2018-045 2S 4E 24C, tax lot 100 19618 SE Bornstedt Road
Address P.O. Box 1283	
City/State/Zip Wrangell, Alaska 99929	
Phone 503-297-5067	
Owner	
Address	
City/State/Zip	
Phone	
Owner	
Address	
City/State/Zip	
Phone	
Owner	
Address	
City/State/Zip	
Phone	
Owner	
Address	
City/State/Zip	
Phone	

24E24BD09700
Rh Adams
39084 Jerger St
Sandy, OR 97055

24E24BD12900
Emily & Ryan Alexander
19315 Averill Pkwy
Sandy, OR 97055

24E24BD09500
James Peterson Jr
39128 Jerger St
Sandy, OR 97055

24E24BD09000
William & Jennifer Anderson
19368 Averill Pkwy
Sandy, OR 97055

24E24BD03426
Ryan Baty
38838 Haskins St
Sandy, OR 97055

24E24BD04800
Linda Bay
38926 Haskins St
Sandy, OR 97055

24E24C 00100
William Bloom
Po Box 1283
Wrangell, AK 99929

24E24BD04700
Michael Bohrer
38904 Haskins St
Sandy, OR 97055

24E24BD11200
David Bressel
13420 SE Meadowpark Dr
Happy Valley, OR 97086

24E24BD09200
Susan Burdell
19402 Averill Pkwy
Sandy, OR 97055

24E24BD13200
Cascade Community Properties Llc
Po Box 87970
Vancouver, WA 98687

24E24BD09400
Brian & Mary Casey
39142 Jerger St
Sandy, OR 97055

~~24E24BC20300
City Of Sandy
39250 Pioneer Blvd
Sandy, OR 97055~~

~~24E24BC20400
City Of Sandy
39250 Pioneer Blvd
Sandy, OR 97055~~

~~24E24BD13100
City Of Sandy
39250 Pioneer Blvd
Sandy, OR 97055~~

24E24BD11500
Gannon Colbry
38893 Jerger St
Sandy, OR 97055

24E24BD11000
James Cusick
38806 Jerger St
Sandy, OR 97055

24E24BD13000
Kyle & Stefanee Danielle
19293 Averill Pkwy
Sandy, OR 97055

24E24AC10000
Daniel & Camille Eide
39186 Amherst St
Sandy, OR 97055

24E24BD03425
Lindsay & Jason Erceg
38844 Haskins St
Sandy, OR 97055

24E24BD09600
Charlene Fine
39106 Jerger St
Sandy, OR 97055

24E24BD03600
247 Pmb
38954 Proctor Blvd
Sandy, OR 97055

24E24BD10500
Vincent & Kate Finzer
38906 Jerger St
Sandy, OR 97055

24E24BD10400
Matthew & Miranda Franke
38928 Jerger St
Sandy, OR 97055

24E24BC17000
Douglas & Wendy Gabbert
19404 Oak Ave
Sandy, OR 97055

24E24BD12800
Rafael Garcia & Hernandez Maria
39113 Jerger St
Sandy, OR 97055

24E24BD12400
Kody Geertz
19320 Wellesley Ave
Sandy, OR 97055

24E24BD03424
Kara & Michael Gentry
38854 Haskins St
Sandy, OR 97055

24E24BD12500
Gooing & Pedraza-Gooing O
39057 Jerger St
Sandy, OR 97055

24E24BC16900
Wayt Investment Co Llc
9773 SE 302nd Ln
Boring, OR 97009



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24E24BC17100
Grey Properties Llc
1905 SW 257th Ave
Troutdale, OR 97060

~~24E24BC17300
Grey Properties Llc
1905 SW 257th Ave
Troutdale, OR 97060~~

24E24A 01800
Mitchell & Mallory Hamann
19420 SE Jacoby Rd
Sandy, OR 97055

24E24BD05100
Christy Hanna
38982 Haskins St
Sandy, OR 97055

24E24A 01700
Kenneth Harrison
Po Box 2020
Sandy, OR 97055

24E24BD12700
Larry Hedges
39091 Jerger St
Sandy, OR 97055

24E24BD11400
Brandon Height
38871 Jerger St
Sandy, OR 97055

24E24BD11100
Isaac & Jessica Hibbs
38815 Jerger St
Sandy, OR 97055

24E24BD10100
Irma Hickey
38984 Jerger St
Sandy, OR 97055

24E24BD04900
John & Megan Holder
38948 Haskins St
Sandy, OR 97055

24E24BD10600
Dennis Jones
38884 Jerger St
Sandy, OR 97055

24E24BD05400
John Barker Jr & Nicole Hypse
39028 Haskins St
Sandy, OR 97055

24E24BD12000
Adam Kennedy
39013 Jerger St
Sandy, OR 97055

24E24BD08300
Jillian Kinney
39120 Amherst St
Sandy, OR 97055

24E24BD11900
Michael Lawrence
38991 Jerger St
Sandy, OR 97055

24E24BD07600
James & Donna Lazenby
19271 Averill Pkwy
Sandy, OR 97055

24E24BD05000
Dylan Lerch & Alexandra Popescu
38960 Haskins St
Sandy, OR 97055

24E24BD07500
Richard Lilly
19286 Wellesley Ave
Sandy, OR 97055

24E24BD10800
Aleksandr Logvinenko
38840 Jerger St
Sandy, OR 97055

24E24C 01803
Douglas & Joni Lyver
19885 SE Bornstedt Rd
Sandy, OR 97055

24E24C 01900
Ernest & Mary Marshall
19737 SE Bornstedt Rd
Sandy, OR 97055

~~24E24C 02100
Ernest & Mary Marshall
19737 SE Bornstedt Rd
Sandy, OR 97055~~

24E24C 02200
Ernest & Mary Marshall
19737 SE Bornstedt Rd
Sandy, OR 97055

24E24C 02300
Richard Marshall
19545 SE Bornstedt Rd
Sandy, OR 97055

24E24BD09300
Mattes Gregory A (Trustee)
Po Box 6448
Santa Rosa, CA 95406

24E24BD12600
Jennifer Mccarthy
39079 Jerger St
Sandy, OR 97055

24E24D 01800
Timothy Mcdaniel
19619 SE Jacoby Rd
Sandy, OR 97055

24E24D 01700
Gary & Cindy Mcqueen
19705 SE Jacoby Rd
Sandy, OR 97055

24E24BD11300
Scott Mengis
38859 Jerger St
Sandy, OR 97055

24E24BD08400
Johannah & Greg Miller
39142 Amherst St
Sandy, OR 97055





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24E24D 01300
Robert Miller
19901 SE Jacoby Rd
Sandy, OR 97055

24E24D 02200
Melvin & Shirley Miller
19575 SE Jacoby Rd
Sandy, OR 97055

24E24BD12300
Jason Mitchell
19308 Wellesley Ave
Sandy, OR 97055

24E24A 01600
~~ERROR~~ - UNDETERMINED
19451 SE Jacoby Rd
Sandy, OR 97055

24E24BD08900
Breanne Morton
19346 Averill Pkwy
Sandy, OR 97055

24E24C 00200
Jeffrey & Barbara Moyer
19880 SE Bomstedt Rd
Sandy, OR 97055

24E24C 00201
Jeffrey & Barbara Moyer
19880 SE Bomstedt Rd
Sandy, OR 97055

24E24AC09900
Paul Mullins
39208 Amherst St
Sandy, OR 97055

24E24BD04600
Mathew & Sara Mullikin
38882 Haskins St
Sandy, OR 97055

24E24BD11600
Lisa Murphy
38935 Jerger St
Sandy, OR 97055

24E24BD12200
Kasey Myers
19313 Wellesley Ave
Sandy, OR 97055

24E24D 01400
Jeffrey Nicholson
19815 SE Jacoby Rd
Sandy, OR 97055

24E24BD10900
Lindsey Rask
38828 Jerger St
Sandy, OR 97055

24E24BC17200
Raze Custom Homes Inc
4020 NE 216th Ave
Fairview, OR 97024

24E24BD05300
Breckenridge Property Fund 2016 Llc
2015 Manhattan Beach Blvd
Redondo Beach, CA 90278

24E24BD12100
Jacqui Rodden-Gray
19335 Wellesley Ave
Sandy, OR 97055

24E24BD11800
Rpv Llc
Po Box 775
Boring, OR 97009

~~24E24BC03700
Sandy Meadows Homeowners Assn~~

24E24C 01800
Gary & Jerri Schwartz
19839 SE Bomstedt Rd
Sandy, OR 97055

24E24BD05200
Marcello Sifuentes & Haley Lawrence
38994 Haskins St
Sandy, OR 97055

24E24BD11700
Cathleen Johnson & John Myers Jr
35501 SE Gunderson Rd
Sandy, OR 97055

24E24BD09900
John Simonitch
39040 Jerger St
Sandy, OR 97055

24E24BD09800
Gary & Terry Smith
39062 Jerger St
Sandy, OR 97055

24E24BD08700
Clifford & Murlene Stanford
19302 Averill Pkwy
Sandy, OR 97055

24E24BD08500
Tawnya Stevens
39164 Amherst St
Sandy, OR 97055

24E24BD10700
Michael Sweeney
38862 Jerger St
Sandy, OR 97055

24E24BD09100
Tony Taylor
9032 Soquel Dr
Aptos, CA 95003

24E24BD10300
Paul Turner
38940 Jerger St
Sandy, OR 97055

24E24BD10000
Lori Vanduzer
39008 Jerger St
Sandy, OR 97055

24E24BD03500
Vantage Homes Llc
3416 Via Oporto
Newport Beach, CA 92663



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Richard West
19651 SE Bornstedt Rd
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24E24BD10200
Oksana & Samuel Woodford
38962 Jerger St
Sandy, OR 97055

24E24BD08800
Christopher & Kristina Zavolas
19324 Averill Pkwy
Sandy, OR 97055

24E24BC20100
Zion Meadows Home Owners
9550 SE Clackamas Rd
Clackamas, OR 97015

24E24AC09800
Zook Marion (Trustee)
39220 Amherst St
Sandy, OR 97055

18-026 ANN Bloom Annexation Vicinity Map

- Yellow - Property to be Annexed
- Blue - City Limits
- Pink - Urban Growth Boundary

Exhibit D

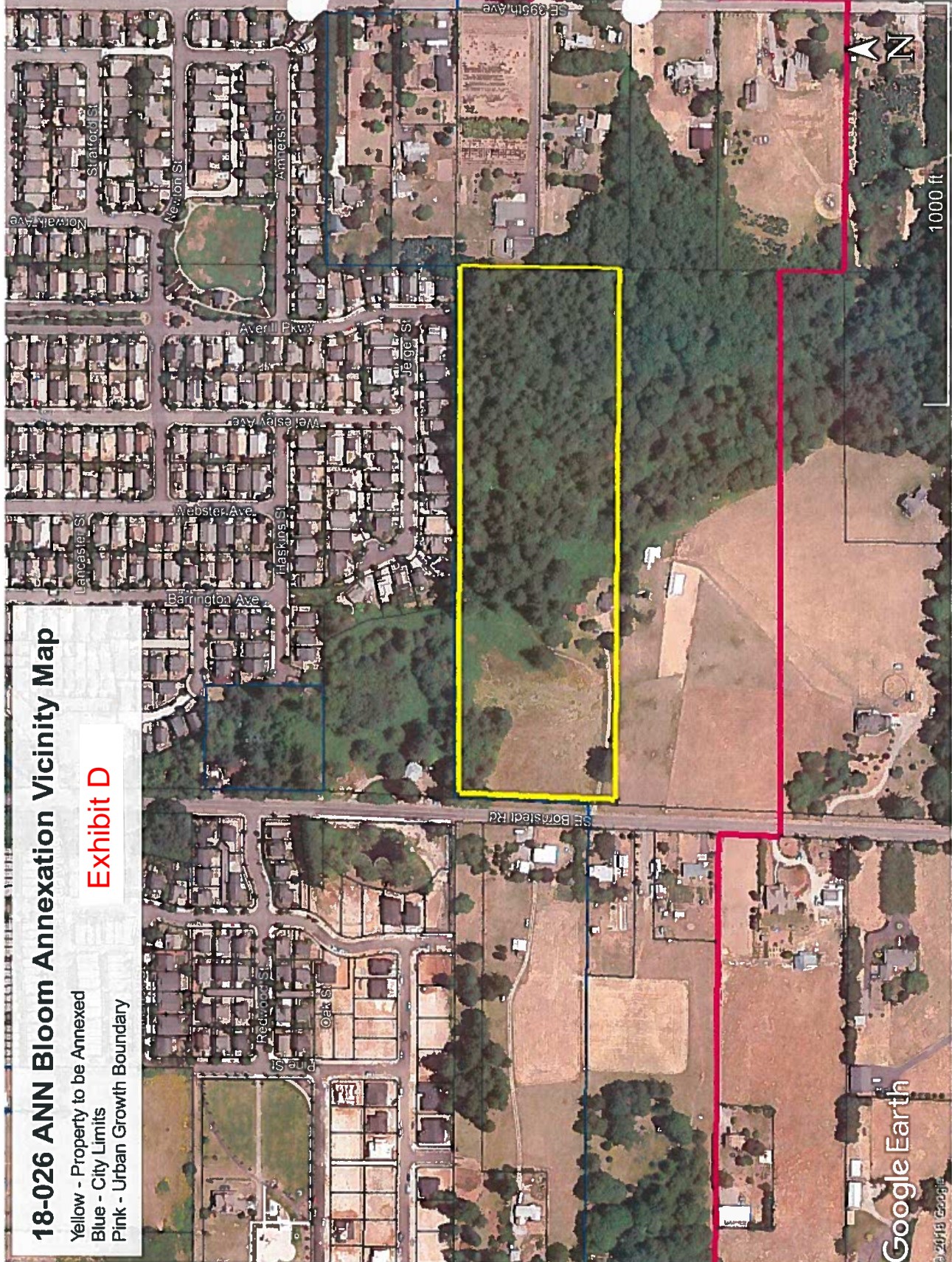


Exhibit E

Exhibit 'A'

Parcel 3 of Partition Plat 2018-045

A tract of land located in the Northeast 1/4 of the Southwest 1/4 of Section 24 Township 2 South, Range 4 East, Willamette Meridian, County of Clackamas, State of Oregon and being more particularly described as follows:

Beginning at the 2-inch Iron Pipe marking the center of said Section 24;

Thence South 01°21'13 West 415.49 Feet along the centerline of said Section 24 to an Iron Rod with Pink Plastic Cap "45th P.GEO PLS90079";

Thence leaving said center section line, North 89°02'23" West along the North line of Parcel 4 of Partition Plat 2018-045, Clackamas County Survey Records, and a Westerly extension of said line 1398.64 Feet to the Westerly Right of Way of Southeast Bornstedt Road (County Road No. 682);

Thence North 03°03'52" East along the Westerly Right of Way of said Road 75.94 Feet;

Thence leaving said Westerly Right of Way line South 89°02'26" East 60.01 Feet to a point on the Easterly Right of Way of said road;

Thence North 03°03'54" East along the Easterly Right of Way of said Road 341.59 Feet to an Iron Rod with Pink Plastic Cap "45th P.GEO PLS90079";

Thence leaving said Easterly Right of Way, South 88°57'48" East 1326.15 Feet along the North line of the Northwest 1/4 of the Southwest 1/4 of Section 24 to said Point of Beginning.

Containing 12.84 Acres, more or less

Refer to Exhibit B for map of described tract

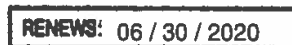
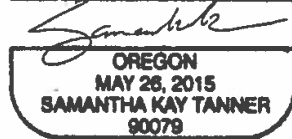
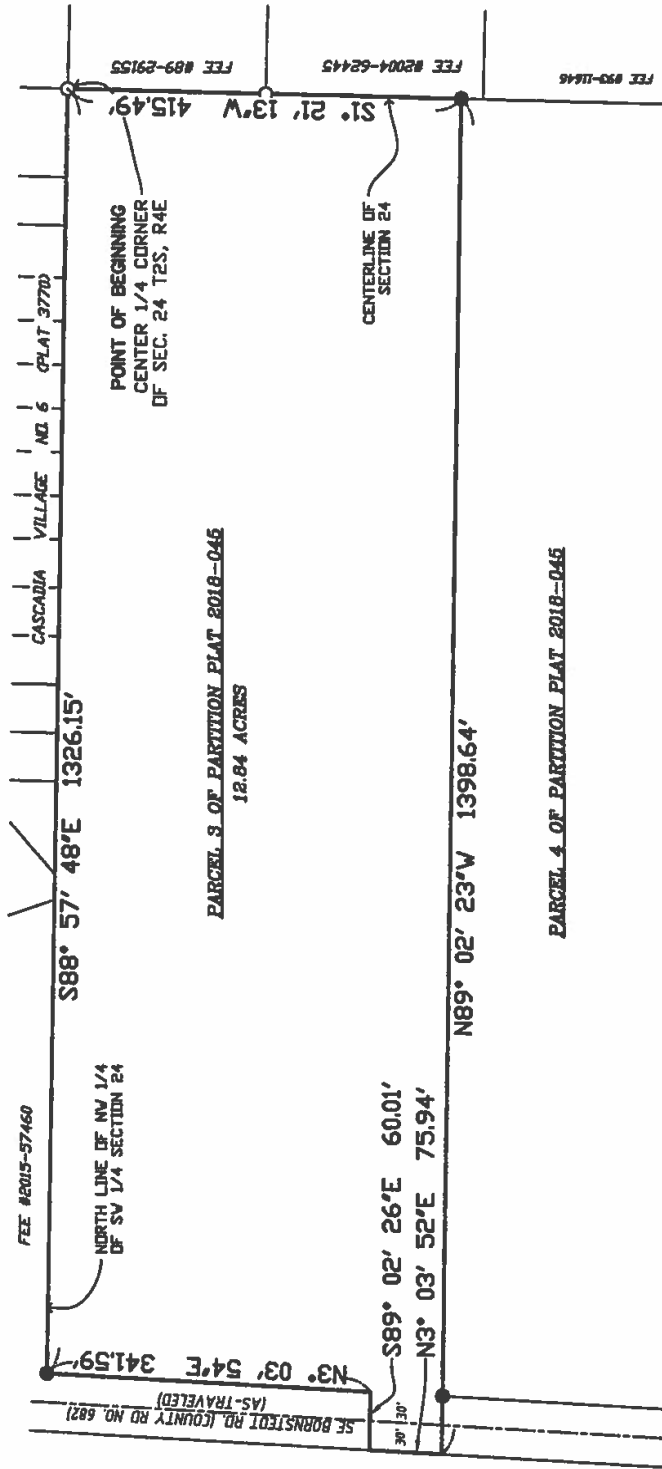
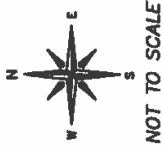


Exhibit A - PARCEL 3.docx PP 2018-045

EXHIBIT 'B'

PARCEL 3 OF PARTITION PLAT 2018-045 AND A PORTION OF SE BORNSTEDT ROAD LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24 TOWNSHIP 2 SOUTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, COUNTY OF CLACKAMAS, STATE OF OREGON
 JUNE 2018 CLIENT NAME: WILLIAM K. BLOOM



- 2-INCH IRON PIPE
- 5/8" BY 30" IRON ROD WITH PINK PLASTIC CAP MARKED "45TH P.GEO PLS90079"

THE PURPOSE OF THIS EXHIBIT IS TO SHOW THE BOUNDARY OF A TRACT OF LAND AND A PORTION OF SE BORNSTEDT ROAD TO BE ANNEXED INTO THE CITY OF SANDY

REGISTERED PROFESSIONAL LAND SURVEYOR

Samantha Plav Tanner

OREGON
 SAMANTHA PLAV TANNER
 50079
 LICENSE # 9780720

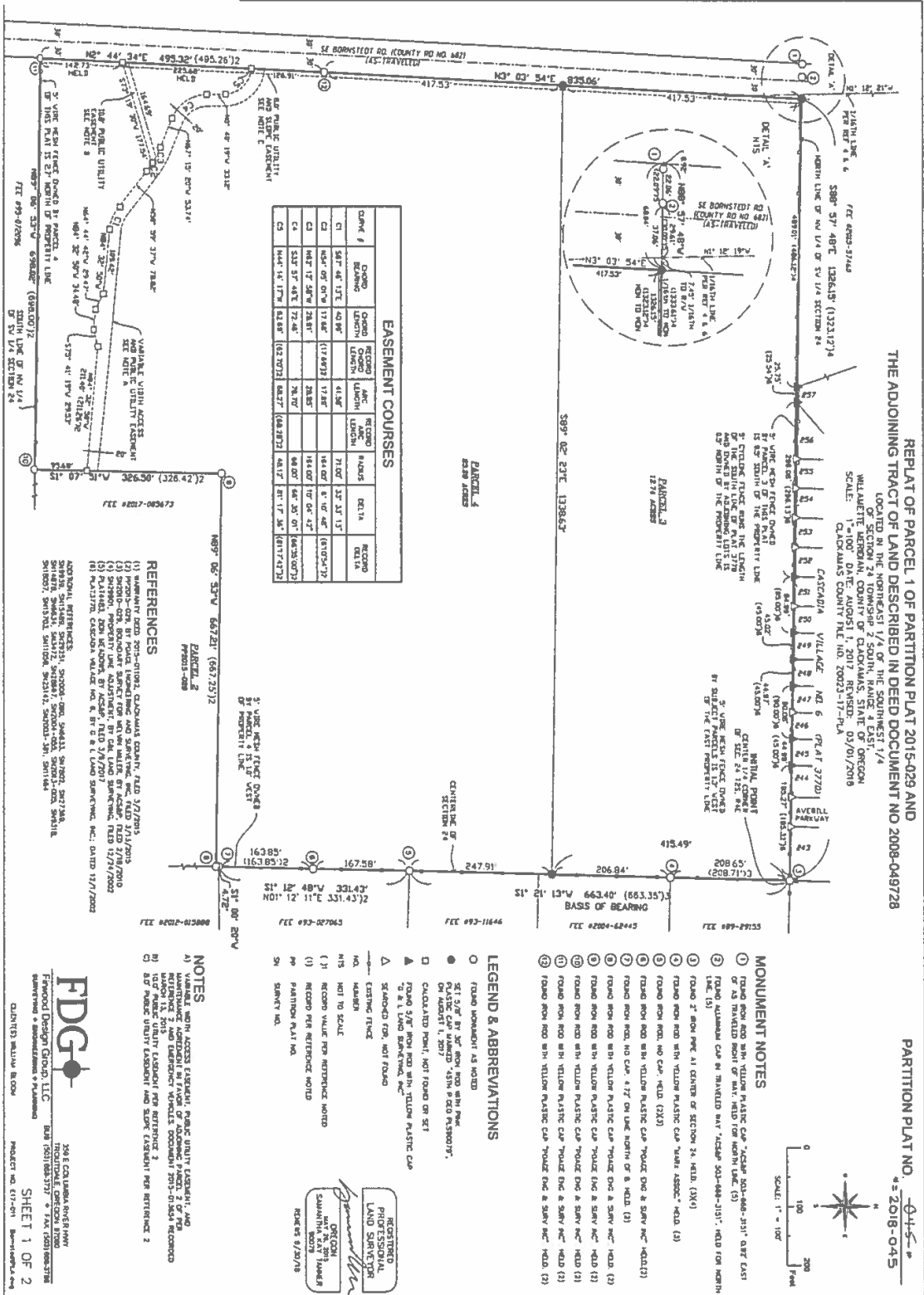
BornstedtPLA.dwg

359 E COLUMBIA RIVER HWY
 TROUTDALE, OREGON 97060

BUS: (503) 668-3737 ♦ FAX: (503) 668-3788



Firwood Design Group, LLC
 SURVEYING ♦ ENGINEERING ♦ PLANNING



EASEMENT COURSES					
COURSE #	ORDER	BEARING	LENGTH	RECORD	RECORD
C1	587° 48' 17.14"	49.88'	(1174912)	1174912	DELTA
C2	142° 07' 58.78"	28.81'	28.81'	184.00'	184.00'
C3	537° 57' 48.71"	72.48'	72.48'	148.00'	148.00'
C4	144° 16' 17.78"	82.89'	(231073)	82.87'	(483872)
				82.87'	82.87'

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REPLAT OF PARCEL 1 OF PARTITION PLAT 2015-029 AND THE ADJOINING TRACT OF LAND DESCRIBED IN DEED DOCUMENT NO 2008-049728

PARTITION PLAT NO. 2015-029

NARRATIVE

The parcel is a portion of Parcel 1 of Partition Plat 2015-029 as approved by the Clackamas County Board of Commissioners and Parcel 1 of Partition Plat 2015-029 as approved by the Clackamas County Board of Commissioners. The parcel is a portion of Parcel 1 of Partition Plat 2015-029 as approved by the Clackamas County Board of Commissioners and Parcel 1 of Partition Plat 2015-029 as approved by the Clackamas County Board of Commissioners.

CLACKAMAS COUNTY APPROVALS

APPROVED BY: CLACKAMAS COUNTY PLANNING DEPARTMENT
APPROVED BY: CLACKAMAS COUNTY ASSESSMENT AND OTHER DIVISIONS
APPROVED BY: CLACKAMAS COUNTY FIRE DEPARTMENT

ACKNOWLEDGMENTS

STATE OF OREGON
COUNTY OF CLACKAMAS
I, CLACKAMAS COUNTY ASSESSMENT AND OTHER DIVISIONS, do hereby certify that the attached Partition Plat was recorded for record on 11th day of August, 2015.



DECLARATION

I, the undersigned, being the owner of the land described herein, and being duly qualified to execute this declaration, do hereby certify that the land described herein and the interests therein are as shown on the attached plat and that the same are not subject to any liens, mortgages, or other claims of any kind.

SURVEYOR'S CERTIFICATE

I, the undersigned, being duly qualified to execute this certificate, do hereby certify that the land described herein and the interests therein are as shown on the attached plat and that the same are not subject to any liens, mortgages, or other claims of any kind.

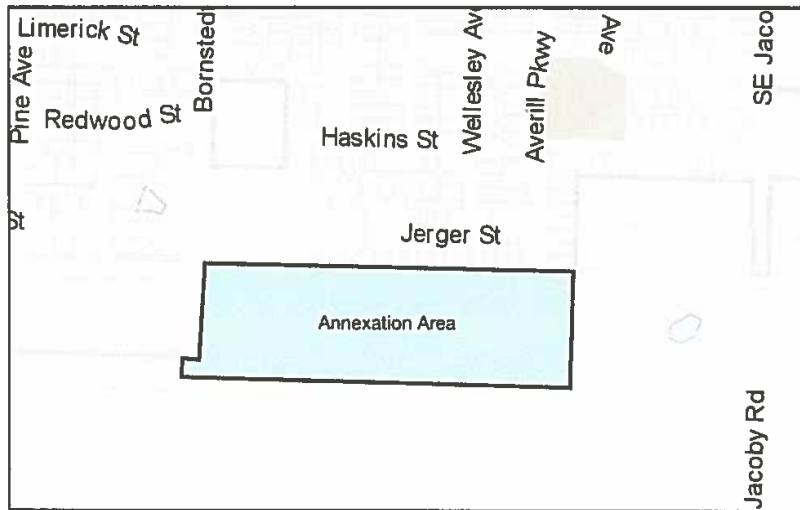


2015 E. COLUMBIA RIVER HWY
FINWOOD DESIGN GROUP, LLC
SHEETS 2 OF 2

Exhibit H

**PROJECT NARRATIVE
FOR**

**BLOOM ANNEXATION
19618 SE Bornstedt Road, Sandy, Oregon
(24E24C tax lot 100)**



JUNE 2018

I. PROJECT DESCRIPTION

William Bloom requests approval to annex the property he owns located at 19618 SE Bornstedt Road into the City of Sandy. The annexation area includes a single property known as 24E24C tax lot 100 that was partitioned earlier this year with Partition Plat 2018-045. The property has about 417 feet of frontage on SE Bornstedt Road and contains 12.74 acres. Because a portion of Bornstedt Road adjacent to the subject property is not within the city limits, the annexation area also includes a portion of this roadway. With the addition of this portion of SE Bornstedt Road the entire annexation area contains 12.84 acres.

The subject property is located in the newly expanded Urban Growth Boundary approved in 2017. The property carries a conceptual Comprehensive Plan Designation of Low Density Residential and a conceptual Zoning Designation of Single Family Residential (SFR). The property is currently zoned by Clackamas County as "RRFF-5" and has a "Rural" county Comprehensive Plan designation. The applicant requests a Type 'A' Annexation in conformance with the city's conceptual zoning and plan designations.

The proposed annexation area is located on the east side of SE Bornstedt Road directly south of the Cascadia Village Subdivision and across Bornstedt Road from the Marshall Ridge Subdivision and south of the Zion Meadows Subdivision. The proposed annexation area is contiguous to the city limits along its entire northern boundary and the majority of its western boundary. The property includes a mix of pasture and woods and contains a 1,056 square foot historic barn and a well house/root cellar (see attached photos). A residence previously located on the property line between Parcels 3 and 4 of the partition plat was demolished by a practice burn of the Sandy Fire Department on May 19, 2018. A tributary of Tickle Creek flows through the middle of the property in a northerly direction.

II. ITEMS SUBMITTED WITH THIS APPLICATION

- Land Use Application
- Supplemental Application No. 1
- Supplemental Application No. 2
- Notification List
- Notification Map
- Mailing Labels for Notifying Property Owners
- Partition Plat No. 2018-045 (Sheet 1 and 2)
- Partition Site Plan showing structures
- Legal Description and Sketch of Annexation Area
- Project Narrative
- Site Photos

III. CODE ANALYSIS

17.26.00 ZONING DISTRICT AMENDMENTS

Response: In association with the annexation request, the applicant requests SFR zoning applying the underlying conceptual zoning designation determined during the recent Urban Growth Boundary Analysis process.

To determine the net buildable area of the property, 35 percent (4.46 acres) of the property was assumed to be removed for roads and the unbuildable area associated with the protection of Tickle Creek located on the property. These reductions result in a net buildable area of 8.28 acres (12.74 - 4.46 = 8.28).

Based on the density range requirements of the SFR Zoning District (3 units/net acre minimum to 5.8 units/net acre maximum) the density range for the property would be a minimum of 25 dwelling units (8.28 x 3 units = 24.84 units min.) and a maximum of 48 units (8.28 x 5.8 units = 48.02 units max).

CHAPTER 17.78 ANNEXATION

Chapter 17.78 contains the procedures and standards for reviewing annexation requests.

SENATE BILL 1573: Senate Bill 1573 passed by the legislature, effective on March 15, 2016 requires city's whose charter requires annexations to be approved by voters (Sandy's Charter includes this provision) to annex the property without submitting it to the voters if the proposal meets the following criteria:

- (a) The territory is included within an urban growth boundary adopted by the city or Metro, as defined in ORS 197.015;

RESPONSE: *The subject property is located within the city's urban growth boundary effective June 2017. The proposal complies with this criterion.*

- (b) The territory is, or upon annexation of the territory into the city will be, subject to the acknowledged comprehensive plan of the city;

RESPONSE: *The subject property is identified on the City's adopted Comprehensive Plan map to have a Low Density Residential Comprehensive Plan designation. The proposal complies with this criterion.*

- (c) At least one lot or parcel within the territory is contiguous to the city limits or is separated from the city limits only by a public right of way or a body of water; and

RESPONSE: *The property is contiguous to the city limits along its entire northern boundary and the majority of its western boundary. The proposal complies with this criterion.*

- (d) The proposal conforms to all other requirements of the city's ordinances.

RESPONSE: *As reviewed below, the proposal complies with all requirements contained in the city's ordinance.*

17.78.00 INTENT

The procedures and standards established in this chapter are required for review of proposed annexations in order to:

- A. Maximize citizen involvement in the annexation review process by holding a public hearing;

- B. Establish a system for measuring the physical, environmental, fiscal and related social effects of proposed annexations; and,
- C. Where possible and practical, avoid the creation of irregular boundaries or annexations that create “island,” “cherry stem” or “shoestring” annexations.
RESPONSE: The City will process this application using a Type IV, public hearing review. This process requires notification of the proposal to property owners within 300 feet of the subject property. In addition, public hearings to review the proposal will be held before both the Planning Commission and City Council. The hearing bodies will consider the items contained in subsection B with review of the proposal. The subject property is contiguous to the city limits along its entire northern boundary and the majority of its western boundary and creates a logical expansion of the city boundaries and will not create an “island, cherry stem or shoestring”. The proposed annexation complies with the intent of this chapter.

17.78.10 PROCEDURAL CONSIDERATIONS

- A. The corporate limits of the City shall include all territory encompassed by its boundaries as they now exist or are modified as provided herein unless mandated by State Law.
- B. The City may annex an island if it is less than 100 acres and has at least 80 percent of its boundary contiguous to the City; or the land is of any size and has at least 80 percent of its boundary contiguous to the City if the area to be annexed existed as an island before October 20, 1997.
- C. The City may annex land for public facilities. Public facilities include but are not limited to schools, senior centers, roads, police and fire stations, parks or open space, and public water, sewer and storm drainage facilities.
RESPONSE: The procedural considerations in this section are not pertinent to the proposed annexation request.

17.78.15 TYPES OF ANNEXATION

- A. Type A: Annexation in conformance with conceptual zoning designation
- B. Type B: Annexation + zone change
- C. Type C: Annexation + plan map change + zone change
RESPONSE: The applicant requests a Type A annexation in conformance with the city's conceptual zoning (SFR) and plan designations (LDR).

17.78.20 CONDITIONS FOR ANNEXATION

The following conditions must be met prior to beginning an annexation request:

- A. The requirement of Oregon Revised Statutes, Chapters 199 and 222 for initiation of the annexation process are met;
- B. The site must be within the City of Sandy Urban Growth Boundary (UGB); and
- C. The site must be contiguous to the city or separated from it only by a public right of way or a stream, bay, lake or other body of water.

D. The site has not violated Section 17.78.25.

RESPONSE: *The proposed annexation complies with the requirements of Chapters 199 and 222 and the Oregon Revised Statutes as allowed by the provisions of Senate Bill 1573. The site is within the City of Sandy Urban Growth Boundary as approved by the Sandy City Council, Clackamas County Board of Commissioners, and the Department of Land Conservation and Development, effective June 2, 2017. The annexation area is contiguous to the existing city limits along its entire northern boundary and the majority of its western boundary. As discussed in detail below, tree retention requirements of Section 17.78.25 have not been violated. For these reasons, the proposal meets all of the conditions in this section required prior to beginning the annexation request.*

17.78.25 TREE RETENTION

The intent of this section is to treat property with annexation potential (in the UGB) as if it had been subject, prior to annexation, to the tree retention provisions of the City's Urban Forestry Ordinance (Chapter 17.102) and Flood and Slope Hazard (FSH) Overlay District (Chapter 17.60), to discourage property owners from removing trees prior to annexation as a way of avoiding Urban Forestry Ordinance provisions, and to prevent unnecessary tree removal for future subdivision layout. In accordance with ORS 527.722, the State Forester shall provide the City with a copy of the notice or written plan when a forest operation is proposed within the UGB. The City shall review and comment on an individual forest operation and inform the landowner or operator of all other regulations that apply but that do not pertain to activities regulated under the Oregon Forest Practices Act.

- A. Properties shall not be considered for annexation for a minimum of five (5) years if any of the following apply:
1. Where any trees six (6) inches or greater diameter at breast height (DBH) have been removed within 25 feet of the high water level along a perennial stream in the five years prior to the annexation application.
 2. Where more than two (2) trees (six (6) inches or greater DBH) per 500 linear feet have been removed in the area between 25 feet and 80 feet of the high water level of Tickle Creek in the five years prior to the annexation application.
 3. Where more than two (2) trees (six (6) inches or greater DBH) per 500 linear feet have been removed in the area between 25 feet and 50 feet of the high water level along other perennial streams in the five years prior to the annexation application.
 4. Where any trees six (6) inches or greater DBH have been removed on 25 percent or greater slopes in the five years prior to the annexation application.
 5. Where more than ten (10) trees (11 inches or greater DBH) per gross acre have been removed in the five years prior to the annexation application, except as provided below.

RESPONSE: *A review of historical aerial photos and a site visit reveal that no trees have been removed anywhere on the subject property within the last five years in*

the areas specified in this section. As such, none of the conditions contained in this section pertain to the proposed annexation.

17.78.30 ZONING OF ANNEXED AREAS

- A. All lands within the urban growth boundary of Sandy have been classified according to the appropriate city land use designation as noted on the comprehensive plan map (as per the city/county urban growth management area agreement). The zoning classification shall reflect the city land use classification as illustrated in Table 17.26.20.
- B. Where only a single city zoning designation corresponds to the comprehensive plan designation (Type A) and the rezoning decision does not require the exercise of legal or policy judgment on the part of the city council, amendment of the zoning map shall be a ministerial decision of the director made without notice or any opportunity for a hearing. *RESPONSE: The subject property is identified on the City's Comprehensive Plan Map to have a LDR, Low Density Residential designation and on the City's Zoning Map to be zoned SFR, Single Family Residential. The applicant requests these designations be applied with approval of this application.*

17.78.50 ANNEXATION CRITERIA

Requests for annexation should not have an adverse impact on the citizens of Sandy, either financially or in relation to the livability of the city or any neighborhoods within the annexation area. Generally, it is desirable for the city to annex an area if the annexation meets any of the following criteria:

- A. A necessary control for development form and standards of an area adjacent to the city; or
- B. A needed solution for existing problems, resulting from insufficient sanitation, water service, or other urban service related problems; or
- C. Land for development to meet urban needs and that meets a logical growth pattern of the city and encourages orderly growth; or
- D. Needed routes for utility and transportation networks.
RESPONSE: The proposed annexation area is located directly south of the Cascadia Village Subdivision and southeast across Bornstedt Road from the Marshall Ridge and Zion Meadows Subdivisions. It is bordered by the existing city limits along its entire northern boundary and the majority of its western boundary. Water and sanitary sewer service is available to serve the property by extending services from Averill Parkway in Cascadia Village to the north. Development of the annexation area is a logical growth pattern of the city and utilities are available to be extended to the south in this area of the UGB with development of the property. The proposed annexation area complies with both Annexation Criteria C and D. Annexation of the property is a logical growth pattern of the city and encourages orderly growth. In addition, expansion of the city limits in this area will facilitate the extension of a local street system and public utilities into this area of the UGB.

IV. CONCLUSION

William Bloom requests a Type 'A' Annexation to annex the property he owns located at 19618 SE Bornstedt in conformance with the city's conceptual Comprehensive Plan and Zoning Map. The annexation area consists of one parcel containing 12.74 acres and a portion of the Bornstedt Road right-of-way for a total annexation area of 12.84 acres. The property is located within the Urban Growth Boundary and is contiguous to the city limits along its entire northern boundary and a portion of its western boundary. The proposal complies with the city's conditions for annexation found in Section 17.78.20 and meets two of the annexation criteria contained in Section 17.78.50.

Exhibit I



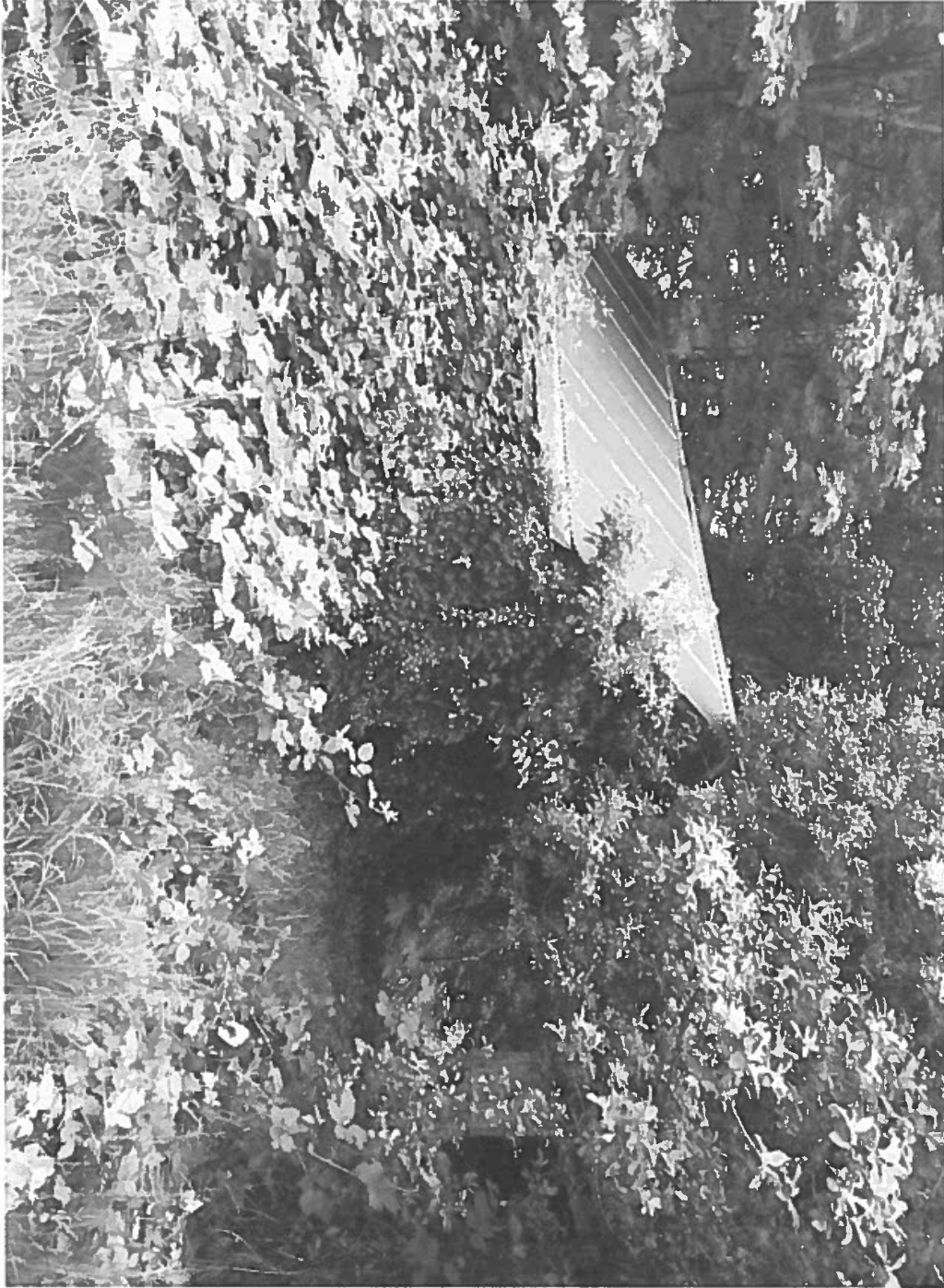
PROPERTY LINE LOOKING EAST FROM BORNSTEDT ROAD

FORMER RESIDENCE REMOVED BY PRACTICE BURR 5/19/18



HISTORIC BARN ON PROPERTY





HISTORIC WELL HOUSE/ROOT CELLAR

File # 18-026 ANN

Exhibit J

RECEIVED

JUL 19 2018

COMMENT SHEET for File No. 18-026 ANN:

CITY OF SANDY

We were told when we purchased our home that we packed to a green space that would never be developed. It was one of the main reasons we purchased our home. Now with the proposed development it feels as though we've been lied to. Our backyard is so peaceful & bird friendly. Taking out this greenspace would rip that away from us. The wildlife that lives in this greenspace will be forced to flee! This green space needs to stay untouched/undeveloped! Please leave our trees! No new neighborhood, maybe a couple 2 or 3 houses would be ok, leaving many of the trees & natural space as is. We do NOT like the thought of constant construction & noise. If this development were to happen. We suffer from migraines & noise tends to set them off. Plus the trees/green space are literally right against our fence, the thought of them chopping them down so close to our house is very nerve-racking. Leave our small town small. We feel this development is not a need. Our quiet neighborhood w/ the beautiful backyard views will be gone. We are not happy about that at

Jarcy & Dennis Jones (503) 989-10494 ^{lover}
 Your Name Phone Number
 38884 Jerger St. Sandy, OR 97055
 Address

APPLICABLE CRITERIA: Sandy Municipal Code: 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.22 Notices; 17.26 Zoning District Amendments; 17.34 Single Family Residential; 17.78 Annexation.

all. We do not want to see houses & people when we look out our back door! We love our current woodsy view! Please do not allow them to obscure it w/ more houses. Please leave it the way it is. We need the greenspace. We do not need yet another housing development!! PLEASE save our green space!?

Exhibit K

RECEIVED

AUG 21 2018

COMMENT SHEET for File No. 18-026 ANN:

CITY OF SANDY

My concerns with this neighborhood primarily relate to increased traffic flow on Barnstedt Rd. I would highly suggest that ingress/egress also promotes traffic to flow out of the Dubarko/395th street corridor, plus Averill Parkway

In addition, due to the curve and sight corridor on the corner of Barnstedt and Hwy 211, a traffic light should be installed or at minimum, a reduction of speed to 35 mph be posted along with a flashing light.

Also of concern, is the additional noise factor as automobiles from the neighborhood power up the hill heading south. There should be installed a 6 ft high concrete noise barrier fence to reduce additional noise on the east side of Barnstedt, along with barrier trees that are watered so they don't die each summer as is the case now!

Doug Gabbert

971-222-6153

Your Name

Phone Number

19404 Oak Ave Sandy

Address

APPLICABLE CRITERIA: Sandy Municipal Code: 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.22 Notices; 17.26 Zoning District Amendments; 17.34 Single Family Residential; 17.78 Annexation.

Exhibit L

COMMENT SHEET for File No. 18-026 ANN:

We bought our house backing to this "greenspace" area, that we were told would NEVER be developed. Now your saying it will be & we are not happy. There are so many new housing & apartments going up here close to the Cascadia Village neighborhood, we DO NOT need another one! We love all the trees birds & wildlife! Where will they go when their home is torn out? We are 100% against this land being built on!!! Its so beautiful to look out our back door & see such beautiful trees, I dont want to look out & see houses & have to keep my blinds pulled for privacy. LEAVE OUR GREENSPACE ALONE! PLEASE! We love our home & do not want to move, but this proposed development may leave us no choice. We want to see trees NOT more houses!! Please, I beg you, leave this land alone!

Darcy & Dennis Jones (503) 989-6494
Your Name Phone Number
38884 Jerger St. Sandy, OR 97055
Address

APPLICABLE CRITERIA: Sandy Municipal Code: 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.22 Notices; 17.26 Zoning District Amendments; 17.34 Single Family Residential; 17.78 Annexation.

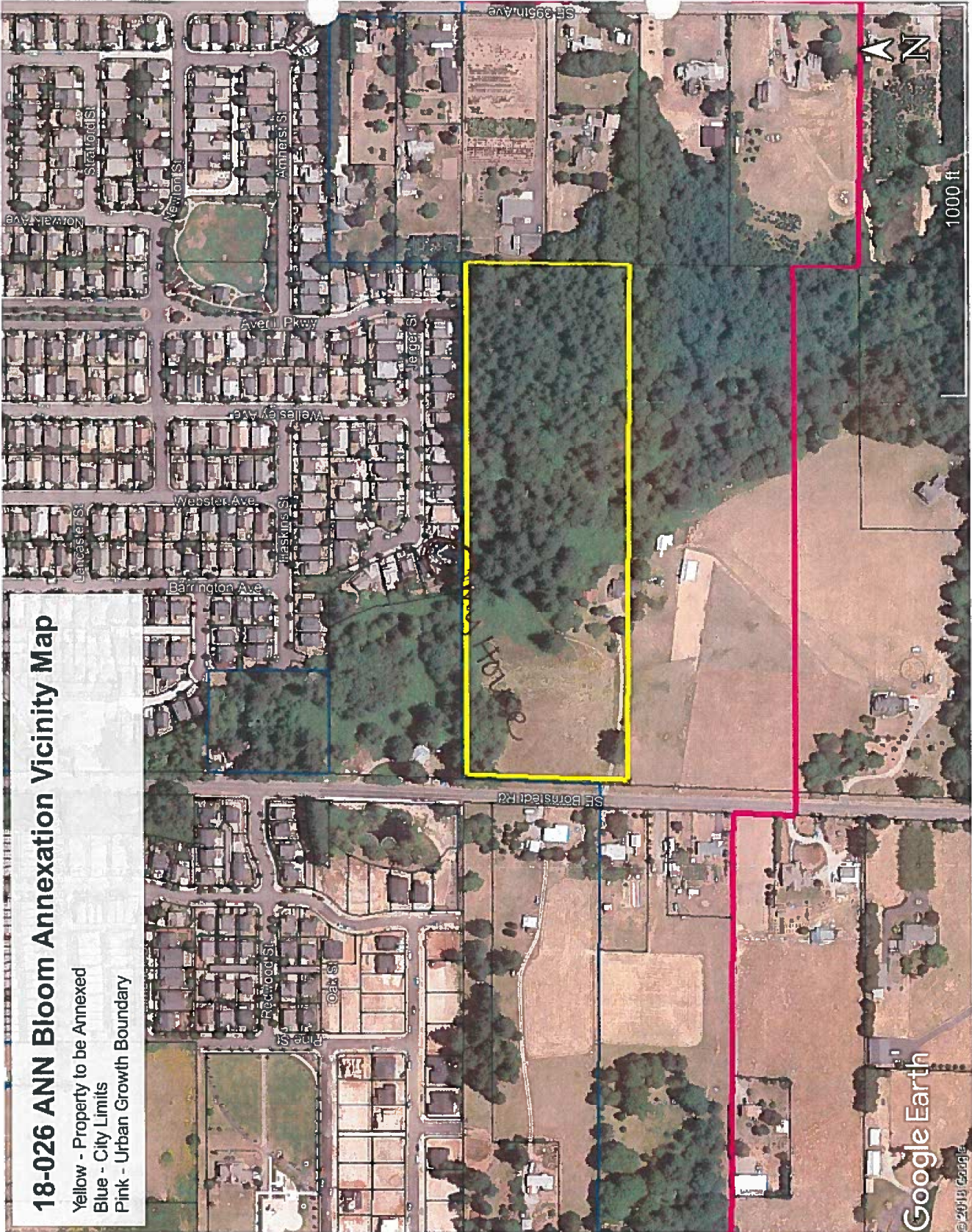
RECEIVED

JUL 01 2019

CITY OF SANDY

18-026 ANN Bloom Annexation Vicinity Map

- Yellow - Property to be Annexed
- Blue - City Limits
- Pink - Urban Growth Boundary



Google Earth
© 2019 Google



Exhibit M

James Cramer <jcramer@ci.sandy.or.us>

Fwd: Subdivision on Bornstedt

3 messages

Kelly O'Neill Jr. <koneill@ci.sandy.or.us>
To: James Cramer <jcramer@ci.sandy.or.us>

Mon, Oct 8, 2018 at 9:07 AM

FYI....from John Replinger

----- Forwarded message -----

From: John Replinger <replinger-associates@comcast.net>
Date: Fri, Oct 5, 2018 at 11:34 AM
Subject: Subdivision on Bornstedt
To: Kelly O'Neill Jr. <koneill@ci.sandy.or.us>

Kelly:

I think the applicant has done enough to show compliance with the TPR and that no further analysis is needed to satisfy city requirements at this stage of the process.

Analysis showing the traffic impacts from the development as I outlined previously will not be needed until the applicant comes forward with a specific development proposal that satisfies all the connectivity, block length, and related layout considerations.

Please let me know if you need anything more formal than this email for the files.

At this point I've spent 1.2 hours on the project and am quite willing to roll that into the next phase of the work on this development rather than sending such a small invoice.

Let me know the best way to help moving forward.

Thanks,

John

John Replinger, PE
Replinger & Associates LLC
Portland, OR
503-719-3383

--

Kelly O'Neill Jr.

Planning & Building Director
City of Sandy
39250 Pioneer Blvd
Sandy, OR 97055
(503) 489-2163
koneill@ci.sandy.or.us

James Cramer <jcramer@ci.sandy.or.us>
To: "Kelly O'Neill Jr." <koneill@ci.sandy.or.us>

Mon, Oct 8, 2018 at 11:11 AM

Kelly,

I'll include this in the "communications" section of the Bloom Annexation file. I know the applicant's rep already inquired about a reimbursement if any funds remained.... could be transfer the fee to the subdivision application since John is going to differ and consolidate this review with that one?

[Quoted text hidden]

--

James A. Cramer
Associate Planner
City of Sandy
39250 Pioneer Blvd
Sandy, OR 97055
phone (503) 783-2587
jcramer@ci.sandy.or.us
Office Hours 8am - 4pm

Kelly O'Neill Jr. <koneill@ci.sandy.or.us>
To: James Cramer <jcramer@ci.sandy.or.us>

Mon, Oct 8, 2018 at 11:32 AM

Yeah let's not issue a refund. John will continue to work with their engineer on the subdivision and we can apply this deposit to that work from John also.

[Quoted text hidden]



Oregon

Kate Brown, Governor

Department of Transportation

Region 1 Headquarters
123 NW Flanders Street
Portland, Oregon 97209
(503) 731.8200
FAX (503) 731.8259

Exhibit N

August 22nd, 2018

ODOT Case No: 8546

DRAFT

From: Marah Danielson, ODOT Planner

Subject: 18-026 ANN: Bloom Annexation

We have reviType A Annexation for a parcel of 12.84 acres into the City of Sandy. Current Plan/zone are RRF-5/HD & HL. New proposed Plan/zone is SFR within the City's Zone Map. The site is in the vicinity of the OR 211/Bornstedt Rd intersection. ODOT has permitting authority for this facility¹ and an interest in assuring that the proposed zone change/comprehensive plan amendment is consistent with the identified function, capacity and performance standard of this facility. According to the 1999 Oregon Highway Plan (OHP), this facility is classified a District highway and the performance standard is .90 volume to capacity (v/c) ratio.

For zone changes and comprehensive plan amendments, local governments must make a finding that the proposed amendment complies with the Transportation Planning Rule (TPR), OAR 660-012-0060. There must be substantial evidence in the record to either make a finding of "no significant effect" on the transportation system, or if there is a significant effect, require assurance that the land uses to be allowed are consistent with the identified function, capacity, and performance standard of the transportation facility.

In order to determine whether or not there will be a significant effect on the State transportation system, ODOT requests that (auto entry field) require the applicant to prepare a traffic impact study (TIS) prepared by a transportation engineer registered in Oregon. The analysis should address the following:

1. A comparison between the land use with the highest trip generation rate allowed outright under the proposed zoning/comp plan designation and the land use with the highest trip generation rate allowed outright under the existing zoning/comprehensive plan designation (this is commonly referred to as the "reasonable worst case" traffic analysis). The analysis should utilize the current edition of Institute of Transportation Engineers (ITE) *Trip Generation* manual, unless otherwise directed. To determine the maximum amount of building square footage that could be put on the site the analyst should look at the number of parking spaces, building height, and required landscaping in the local development code.

¹ OAR 734-051 website: http://arcweb.sos.state.or.us/rules/OARS_700/OAR_734/734_051.html

Note: It is important that the applicant's transportation engineer provide ODOT the opportunity to review and concur with the mix of land uses and square footage they propose to use for the "reasonable worst case" traffic analysis for both existing and proposed zoning prior to commencing the traffic analysis, particularly if the applicant chooses to perform their analysis using a trip generation rate determined by any means other than ITE *Trip Generation*.

2. Analysis may rely on existing and planned transportation improvements in which a funding mechanism is in place including but not limited to projects identified in:
 - State Transportation Improvement Program (STIP)
 - Local/County Capital Improvement Plans (CIP)
3. The analysis should apply the highway mobility standard (volume-to-capacity ratio) identified in the OHP over the planning horizon in the adopted local transportation system plan of the area or 15 years from the proposed date of amendment adoption, whichever is greater (OHP Action 1F2).
4. In situations where the highway facility is operating above the OHP mobility standard and transportation improvements are not anticipated within the planning horizon to bring performance to standard, the performance standard is to avoid further degradation. If the proposed zone change or comprehensive plan amendment increases the volume-to-capacity ratio further, it will significantly affect the facility (OHP Action 1F6).

Prior to commencing the TIS, the applicant should contact Avi Tayar, ODOT Region 1 Development Review Engineer Lead at 503.731.8221 to obtain ODOT concurrence with the scope of the study.

Thank you for providing ODOT the opportunity to participate in this land use review. If you have any questions regarding this matter, please contact me at 503.731.8258.

Exhibit O



21370 SW Langer Farms Pkwy
Suite 142, Sherwood, OR 97140

Technical Memorandum

To: William Bloom

From: Michael Ard, PE

Date: October 4, 2018

Re: 19618 SE Bornstedt Road Annexation and Zone Change - Sandy, OR

EXPIRES 12/31/19

This memorandum is written to provide information related to the proposed annexation and zone change of a 12.74-acre property located at 19618 SE Bornstedt Road in Sandy, Oregon. The subject property is currently zoned "RRFF-5" by Clackamas County, but is proposed to be annexed into the City of Sandy with "SFD" zoning. The following analysis addresses the potential transportation impacts that can be anticipated following the proposed zone change as well as the requirements of Oregon's Transportation Planning Rule.

TRIP GENERATION

In order to quantify the potential change in site traffic volumes associated with the proposed annexation and zone change, an estimate of trip generation for the "reasonable worst case development scenario" was developed for both the existing RRFF-5 zoning and the proposed SFD zoning. The comparison between these two development scenarios shows the maximum potential increase in traffic that could result from the proposed annexation and zone change.

Under existing conditions, the Clackamas County RRFF-5 zoning allows for residential development of the site with a minimum lot size of five acres. Since the property has a total area of 12.74 acres, this means that up to two single-family homes could be constructed within the property.

Under the proposed City of Sandy SFD zoning, the site can be developed with up to 5.8 dwellings per net acre. Since some of the property is encumbered by wetlands and required setbacks, the net acreage of the site is somewhat less than the full gross acreage of 12.74 acres. Specifically, the subject property has a wetland area that extends from northwest to southeast through the site, dividing the site into two properties. Development of the site will also require dedication of right-of-way for roadways that will facilitate access, circulation and cross-connections to adjacent properties. Based on the size of the site and these factors which limit the effective developable acreage, it is projected that no more than 43 lots can be constructed within the subject property, with each lot serving one single-family home.

The trip generation estimates for the existing and proposed zoning were prepared using data from the *Trip Generation Manual, 10th Edition*, published by the Institute of Transportation Engineers. Trip generation was calculated using the published trip rates for ITE land use code 210, *Single-Family Detached Housing*. The calculations are based on the number of dwelling units.



Based on the analysis, the proposed annexation and zone change could result in a net increase of up to 31 trips during the morning peak hour, 41 trips during the evening peak hour, and 388 daily trips as compared to the development potential under the existing zoning. A summary of the trip generation is provided in the table below. Detailed trip generation calculation worksheets are also included in the attached technical appendix.

	Morning Peak Hour			Evening Peak Hour			Daily
	In	Out	Total	In	Out	Total	Total
Proposed SFD Zoning (43 homes)	8	24	32	27	16	43	406
-Existing RRFD-5 Zoning (2 homes)	0	-1	-1	-1	-1	-2	-18
Net Increase in Site Trips	8	23	31	26	15	41	388

TRANSPORTATION PLANNING RULE ANALYSIS

In order to allow the proposed annexation and zone change, the City of Sandy must find that the requirements of Oregon's Transportation Planning Rule (OAR 660-012-0060) are met. This rule provides guidance regarding whether and how the potential transportation impacts of a plan amendment must be mitigated. The relevant portions of the Transportation Planning Rule are quoted below, along with responses specific to the proposed annexation and zone change.

660-012-0060

Plan and Land Use Regulation Amendments

(1) If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:

(a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);

No changes are proposed to the functional classification of existing or planned transportation facilities.



(b) Change standards implementing a functional classification system; or

No changes are proposed to the standards implementing the functional classification system.

(c) Result in any of the effects listed in paragraphs (A) through (C) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted TSP. As part of evaluating projected conditions, the amount of traffic projected to be generated within the area of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that would demonstrably limit traffic generation, including, but not limited to, transportation demand management. This reduction may diminish or completely eliminate the significant effect of the amendment.

(A) Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;

Nearly all trips added to the surrounding street network will be passenger vehicle trips, since the zoning allows only residential development. The volume of traffic generated as described in the Trip Generation section of this report is well within the level that can be safely supported on local streets, and the volume of traffic that will be added to nearby collector and arterial streets is too small to result in traffic volumes inconsistent with their respective functional classifications.

(B) Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or

(C) Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.

Under the reasonable worst case development scenario, the proposed annexation and zone change would result in a net addition of no more than 388 daily trips. According to Oregon Highway Plan policy 1F5:

"If an amendment subject to OAR 660-012-0060 increases the volume to capacity ratio further, or degrades the performance of a facility so that it does not meet an adopted mobility target at the planning horizon, it will significantly affect the facility unless it falls within the thresholds listed below for a small increase in traffic."

It further defines that:

"In applying "avoid further degradation" for state highway facilities already operating above the mobility targets in Table 6 or Table 7 or those otherwise approved by the Oregon Transportation Commission, or facilities projected to be above the mobility targets at the planning horizon, a small increase in traffic does not cause 'further degradation' of the facility."



19618 SE Bornstedt Road
October 4, 2018
Page 4 of 4

Finally, it states that:

The threshold for a small increase in traffic between the existing plan and the proposed amendment is defined in terms of the increase in total average daily trip volumes as follows:

- *Any proposed amendment that does not increase the average daily trips by more than 400.*

Since the proposed annexation and zone change would result in a net increase of fewer than 400 average daily trips, it is defined as a "small increase in traffic" and therefore as not degrading the performance of existing or planned transportation facilities.

Since the proposed land use action does not include changes to the functional classification system, change the standards of the functional classification system, result in types or levels of travel or access inconsistent with the functional classification of the surrounding street network or degrade the performance of existing or planned transportation facilities, the proposed annexation and zone change will not result in a significant effect as defined under Oregon's Transportation Planning Rule. Accordingly, no mitigation is necessary or recommended in conjunction with the proposed land use action.

CONCLUSIONS

Based on the analysis, the proposed annexation and zone change from Clackamas County "RRFF-5" to City of Sandy "SFD" zoning on the 12.74-acre property at 19618 SE Bornstedt Road will result in a potential net increase of up to 31 trips during the morning peak hour, 41 trips during the evening peak hour, and 388 daily trips. This traffic increase is insufficient to result in a significant effect as defined under Oregon's Transportation Planning Rule. Accordingly, the Transportation Planning Rule is satisfied and no mitigation is necessary or recommended.

If you have any questions regarding this analysis, please feel free to contact me via email at mike.ard@gmail.com or via phone at 503-537-8511.

Exhibit P

August 27, 2018

Re: Planning Commission Hearing
File # 18-026 ANN, Bloom Annexation

To Whom It May Concern:

I've just been advised that Oregon DOT is requiring additional analysis prior to the approval of the above-named proposed annexation and zoning. They have recommended the following to the Commission:

"It is hereby recommended that the applicant submit TPR findings for the 'reasonable worst case' development scenario consistent with the proposed zoning for the subject property. Additionally, staff recommends the applicant pay a \$1,500 fee for the third-party City of Sandy traffic engineer consultant, a continuance to the Planning Commission hearing until TPR findings are complete and that the applicant submit a waiver from the ORS 120-day final action rule. This will provide additional time for the applicant and staff to complete a comprehensive analysis of the required TPR findings. Staff also recommends this annexation be conditioned that prior to future development of this property the applicant map the FSH Overlay and required setbacks per Section 17.60.30."

I've been informed that this final recommendation does not affect the ability for the proposal to be approved at this time.

I'm writing to request a 120-day extension. I'm also requesting that the annexation be approved with the condition that, before development could occur, the appropriate mapping would be required, and pending the Planning Commission approval of that mapping.

Thank you for your consideration.

Sincerely,



William Bloom
P. O. Box 1283
Wrangell, AK 99929

Cc: Kristina Molina, broker/John L. Scott



RECEIVED
MAY 20 2019
CITY OF SANDY

Exhibit Q

PLANNING & ZONING DIVISION

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

NOTICE OF LAND USE DECISION

This document represents the Planning Director's Decision on a Land Use Application requesting approval for demolition of the Historic Landmark known as the Fischer Root Cellar, SHPO #1190.

SECTION 1 – SUMMARY

MEETING DATE: May 16, 2019

CASE FILE NO.: Z0169-19-HL

LAST DAY TO APPEAL: May 28, 2019

STAFF CONTACT: Clay Glasgow, (503)742-4520, clayg@clackamas.us

LOCATION: 19618 SE Bornstedt Road, Sandy

APPLICANT: William Bloom

OWNER: same

TOTAL AREA: 12.74 acres

ZONING: RRFF-5/HL, Rural Residential, Historic Landmark Overlay

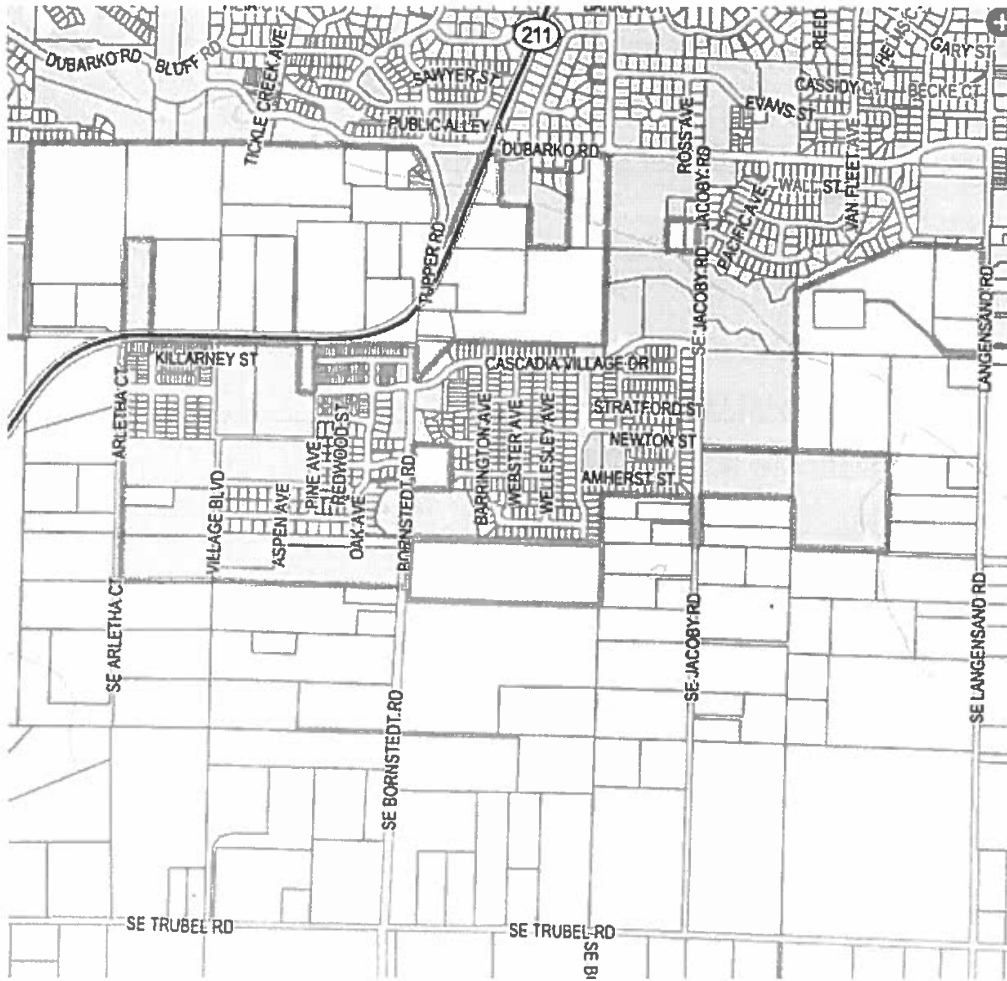
CITIZENS PLANNING ORGANIZATION: Sandy CPO

PROPOSAL: demolition of designated historic landmark – Fischer Root Cellar, SHPO #1190

APPLICABLE APPROVAL CRITERIA: This application is subject to Clackamas County Zoning and Development Ordinance (ZDO) Sections(s) 707.06D3.

PERMITS
FOR
IMPROVEMENTS

Location Map





2016





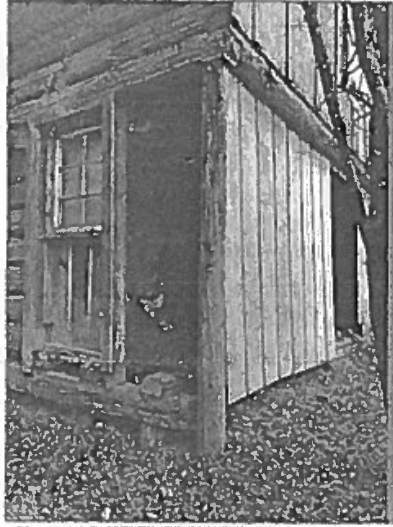


Figure 1 - West Facing Side of Structure



Figure 2 - South Facing Side of Structure



Figure 3 - South West Facing Side of Structure

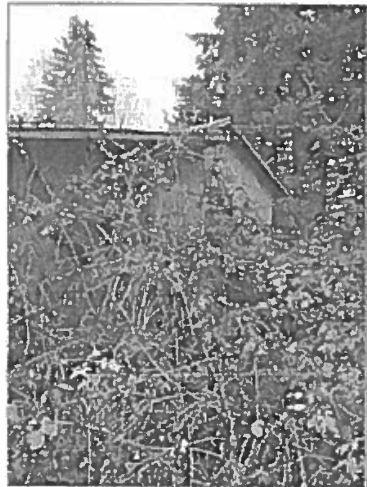


Figure 4 - East Facing Side of Structure

BACKGROUND:

Located at 19618 Bornstedt Road just south of Sandy, the Fischer root cellar was originally part of a farm complex homesteaded by Herman and Ernestine Pauline Fischer in 1876. The feature was designated a County Historic Landmark in 1995. Subject property is approximately 12.64 acres in size and zoned Rural Residential Farm Forest, RRFF-5 with an Historic Landmark overlay, HL.

The land owner has submitted an application proposing to demolish the root cellar. Historic Review Board met on May 9, 2019 to consider the proposal. At that meeting the HRB considered available information, including submittal from a structural engineer indicating the building has deteriorated to the point of being unsafe, and recommended approval of the request for demolition.

DECISION

Based on consideration of the proposal relative to applicable criteria, including discussion, consideration and recommendation from the HRB, it is the decision of the Clackamas County Planning Department to APPROVE this application to allow demolition of the Fischer Root Cellar, SHPO #1190, subject to conditions as noted.

APPLICABLE CRITERIA/FINDINGS: Section 707.06D3 details process when considering demolition of a designated landmark. Planning Department staff has reviewed these criteria and makes the following findings:

- A. *All plans, drawings, and photographs submitted by the application.*
Applicant has submitted drawings, photos, etc.

- B. *Information presented at the public hearing concerning the proposed work.*
Discussion ensued regarding information submitted in the original application, to include report from structure engineer regarding the deteriorated state of the building.

- C. *The Comprehensive Plan;*
Historic resources are addressed by the Plan at Chapter 9, Open Space, Parks and Historic Sites. Goals and policies here are directed towards preservation, rather than demolition. In this case, however, the structure has been deemed unsafe.

- D. *The purposes of Section 707 as set forth in Subsection 707.01;*
Purpose(s) of Section 707 is to preserve historic landmarks. Following extensive discussion at their public meeting, the Historic Review Board, if reluctantly, recommends the request for demolition be approved. The structure has deteriorated to the point it is now considered unsafe.

E. The criteria used in the original designation of the Historic Landmark;
Applicant contends the scoring used to arrive at designation originally would be different today due to decreased structural integrity. Based on information submitted by the applicant, particularly the report from a structural engineer, staff agrees. The structure is literally on the verge of collapse. The root cellar is considered unsafe.

F. The historical and architectural style, the general design, arrangement, materials of the structure in question, or its appurtenant fixtures; the relationship of such features to the other buildings within the district or corridor; and the position of the building in relation to public-rights-of-way and to other buildings and structures in the area;
Again, the structure has degraded to the point it is unsafe.

G. The effects of the proposed work upon the protection, enhancement, perpetuation, and use of the district or corridor which cause it to possess a special character or special historical or aesthetic interest or value;
Structure has been deemed unsafe.

H. Whether suspension of the proposed demolition will involve substantial hardship to the applicant, and whether approval of the request would act to the substantial detriment of the public welfare and would be contrary to the intent and purposes of Section 707; and.
It is not anticipated that this project will affect any archeological resources.

I. When applicable, the findings of the building official in determining the status of the subject building as a dangerous building under County code Chapter 9.01, Uniform Code for the Abatement of Dangerous Buildings, and the feasibility of correcting the deficiencies to meet the requirements of the building official rather than demolishing the building.
Applicant has submitted report from structural engineer indicating the structure is unsafe.

CONDITIONS OF APPROVAL:

Prior to demolition, the following documentation of the structure is required to be submitted to the County by the applicant:

- a. Floor plans to scale of the structure;
- b. Site plan to scale showing surrounding roadways, landscaping, natural features, and structures;
- c. Drawing to scale or photographs of all exterior elevations;
- d. Photographs of architectural detail not shown in elevation photographs; and
- e. The Historic Preservation League of Oregon or local preservation group to be given opportunity to salvage or record the resource.



Notice of Proposed Amendment

James Cramer <jcramer@ci.sandy.or.us>
To: "Macnab, Amanda L" <amanda.l.macnab@state.or.us>

Mon, Jun 10, 2019 at 8:55 AM

Thank you! I hope you had a great weekend.

On Mon, Jun 10, 2019 at 8:53 AM Macnab, Amanda L <amanda.l.macnab@state.or.us> wrote:

That is perfectly fine.

Amanda Macnab



Program Support / Coastal Rulemaking/Plan Amendment Specialist

Oregon Coastal Management Program

Oregon Department of Land Conservation and Development

635 Capitol Street NE, Suite 150 | Salem, OR 97301-2540

Direct: 503-934-0007 | Cell: 971-720-0365 | Main: 503-373-0050

amanda.l.macnab@state.or.us | www.oregon.gov/LCD

From: James Cramer [mailto:jcramer@ci.sandy.or.us]
Sent: Monday, June 10, 2019 8:50 AM
To: Macnab, Amanda L <amacnab@dlcd.state.or.us>
Subject: Re: Notice of Proposed Amendment

Amanda,

Thank you for the instructions. The original application was continued with no specific date in order for the applicant to conduct additional research needed for the governing body to make a decision which was the cause for my additional entry. I went ahead and updated the entry to include the new hearing dates. Is that sufficient for DLCD notification?

On Mon, Jun 10, 2019 at 8:03 AM Macnab, Amanda L <amanda.l.macnab@state.or.us> wrote:

James-

This proposal already exists within the PAPA Online Database with the same local file # and proposal summary. The proposal in the database was submitted on 07/17/2018. Please advise is this a revision to the proposed? You can sign into the PAPA Online Database using the information below:

You have been entered as a local contact in our system and a user name has been assigned to you. Below you will find your user name, a link to the online application, and a link to our website where you will find a user guide to help you navigate the application.

Your user name is jcramer

You can log in at https://db.lcd.state.or.us/PAPA_Online

You can find instructions at <https://www.oregon.gov/lcd/CPU/Pages/Plan-Amendments.aspx>

Because your contact information and user name is already saved in the application, you may need to reset your password to get started. From the home page of PAPA Online, click on "Forgot Password?". Then enter your user name and click on "Submit." You will receive an email that contains a temporary password, which will allow you to login and change the password to something you will remember.

If you have problems logging in to the PAPA Online application, please use the "Report A Problem" link on the application home page to email a DLCD representative.

Amanda Macnab

Program Support / Coastal Rulemaking/Plan Amendment Specialist



DLCD

Oregon Coastal Management Program

Oregon Department of Land Conservation and Development

635 Capitol Street NE, Suite 150 | Salem, OR 97301-2540

Direct: 503-934-0007 | Cell: 971-720-0365 | Main: 503-373-0050

amanda.l.macnab@state.or.us | www.oregon.gov/LCD

From: James Cramer [mailto:jcramer@ci.sandy.or.us]

Sent: Friday, June 7, 2019 4:32 PM

To: DLCD Plan Amendments <planamendments@dlcd.state.or.us>

Subject: Notice of Proposed Amendment

To Whom It May Concern:

Please find the following documentations being submitted on behalf of Sandy, Oregon:

- a completed Notice of Proposed Change to a Comprehensive Plan or Land Use Regulations form (DLCD Form 1);
- 4 maps identifying the affected area showing existing and proposed plan and zone designation;
- a copy of the public notice regarding the pending land use hearing.

A staff report has not been drafted at this time, however agendas are posted on the City's official website ahead of scheduled meetings at the following web address: <https://www.ci.sandy.or.us/city-council-planning-commission-meetings>.

Please provide a confirmation of the submission. I hope this message finds you well,

--

James A. Cramer
Associate Planner
City of Sandy

39250 Pioneer Blvd

Sandy, OR 97055

phone (503) 783-2587
jcramer@ci.sandy.or.us

Office Hours 8am - 4pm

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--

James A. Cramer
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--

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Sandy, OR 97055

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jcramer@ci.sandy.or.us
Office Hours 8am - 4pm



August 27, 2018

Exhibit S

City of Sandy Planning Commission
39250 Pioneer Blvd.
Sandy, OR 97055

Re: Bloom Annexation

Dear Commissioners:

This letter is submitted jointly by Housing Land Advocates (HLA) and the Fair Housing Council of Oregon (FHCO). Both HLA and FHCO are non-profit organizations that advocate for land use policies and practices that ensure an adequate and appropriate supply of affordable housing for all Oregonians. FHCO's interests relate to a jurisdiction's obligation to affirmatively further fair housing. Please include these comments in the record for the above-referenced proposed amendment.

As you may know, all amendments to the Comprehensive Plan Map and Zoning map must comply with the Statewide Planning Goals. ORS 197.175(2)(a). When a decision is made affecting the residential land supply, the City must refer to its Housing Needs Analysis (HNA) and Buildable Land Inventory (BLI) to show that an adequate number of needed housing units (both housing type and affordability level) will be supported by the residential land supply after enactment of the proposed change.

The staff report for the proposed amendment states that the property should be annexed and rezoned to Low Density Residential. However, the report does not include findings for Statewide Goal 10 describing the effect of expanding the City's boundary. Goal 10 findings must demonstrate that the amendment's effects do not leave the City with less than adequate residential land supplies in the types, locations, and affordability ranges affected. *See Mulford v. Town of Lakeview*, 36 Or LUBA 715, 731 (1999) (rezoning residential land for industrial uses); *Gresham v. Fairview*, 3 Or LUBA 219 (same); see also, *Home Builders Assn. of Lane County v. City of Eugene*, 41 Or LUBA 370, 422 (2002) (subjecting Goal 10 inventories to tree and



waterway protection zones of indefinite quantities and locations). Further, because the purpose of the proposal is to create additional single-family zoning, the report should reference the City's HNA to demonstrate a need for the added zone. For example, it is more than likely that analysis of the HNA and BLI would show a greater need for a higher density zone designation than proposed here. Only with a complete analysis showing any gain in needed housing as compared to the BLI can housing advocates and planners understand whether the County is achieving its goals through code amendments.

As such, HLA and FHCO urge the Commission to defer adoption of the proposed amendment until Goal 10 findings can be made and the proposal evaluated under the HNA. Thank you for your consideration. Please provide written notice of your decision to, FHCO, c/o Louise Dix, at 1221 SW Yamhill Street, #305, Portland, OR 97205 and HLA, c/o Jennifer Bragar, at 121 SW Morrison Street, Suite 1850, Portland, OR 97204. Please feel free to email Louise Dix at ldix@fhco.org.

Thank you for your consideration.

A handwritten signature in blue ink that reads "Louise Dix".

Louise Dix
AFFH Specialist
Fair Housing Council of Oregon

A handwritten signature in blue ink that reads "Jennifer Bragar".

Jennifer Bragar
President
Housing Land Advocates

cc: Kevin Young (kevin.young@state.or.us)



Staff Report

Meeting Date: July 22, 2019
From James Cramer, Associate Planner
SUBJECT: 18-046 DR/VAR Stow-A-Way Mini Storage

Background:

Christopher Warnock with C.W. Real Estate Co., Inc. submitted an application for a Type III Design Review that includes five (5) Design Deviations, two (2) Special Variances and one (1) Adjustment to the FSH Overlay District. The applicant's representative, Michael Robinson, submitted a letter requesting the June 10, 2019 Planning Commission hearing (Exhibit L) on this application (18-046 DR/VAR) be continued to the July 22, 2019 Planning Commission hearing. After hearing an abbreviated staff presentation, an applicant presentation and hearing public testimony the Planning Commission voted unanimously to keep the hearing open and continue it to the July 22, 2019 Planning Commission hearing.

Recommendation:

Design Deviations:

1. **Approve** the requested Design Deviation from Subsection 17.90.130(C)(3).
2. **Approve** the requested Design Deviation from Subsection 17.90.130(E)(1) to allow the development to not include a primary entry facing a public street or designated pedestrian way.
3. **Approve** the requested Design Deviation from Subsection 17.90.130(E)(3) to not include an entrance connecting directly between the right-of-way and the building interior.
4. **Approve** the requested deviation to eliminate sheltered overhangs or porticos at pedestrian entrances for Units A, B and C
5. **N/A.** The applicant has indicated within the submitted narrative (Exhibit N) the criteria of Subsection 17.90.130(H) will be met. Condition 2 in this staff report requires the applicant to provide the materials needed to determine compliance which shall be completed prior to the issuance of the final Certificate of Occupancy.

Requested Special Variances:

1. **Approve** the requested special variance (referenced as Variance A within Staff Analysis) to reduce the front (west) yard setback for Unit B to 18-feet and **approve** Unit C to be setback 24-feet from the front (west) property line **with the condition** the applicant replaces the gravel located within the Restrictive Development Area (adjacent to Unit C) with native vegetation and erect a fence along the newly identified Restrictive Development Area setback (25 feet) to discourage future encroachment and bring the site closer into compliance.

2. Staff recommends the Planning Commission make one of the following conditions regarding Variance B:
 - A. **Deny** the request to eliminate the requirement of Subsection 17.90.130(D), or
 - B. **Approve** a special variance to reduce the required roof pitch **with the condition** the structures (Units A, B and C) incorporate sloped roofs with pitches equal to the existing structures on site (IE congruent with the existing Stow-A-Way Mini Storage structures).

Requested FSH Overlay Adjustment:

1. Staff recommends the Planning Commission **deny** the Type III FSH Overlay Adjustment request as criterion 1, 2 and 5 have not been met.

Should the Planning Commission choose to approve the request staff would recommend the approval be **conditioned** upon the applicant replacing the gravel located within the Restrictive Development Area with native vegetation and erect a fence along the newly identified Restrictive Development Area setback (25 foot) to discourage future encroachment and bring the site closer into compliance.

Staff recommends approval be **conditioned** on the applicant completing option A or B below:

- A. Improve all driveways, aisles and turnarounds associated with onsite maneuvering for both the existing and proposed storage units/buildings located on the subject property, or
- B. Provide an improved aisle between the proposed pavement and existing pavement along with an internal circulation plan as to how the site will limit access to Buildings X-A, X-B and or X-C to the improved aisle(s).

Code Analysis:

See Attached.

Budgetary Impact:

None.

**Planning Commission
REVISED STAFF REPORT**

~~Strikethrough~~ shall represent removed/updated text.
Red Text shall represent new text.

SUBJECT: 18-046 DR/VAR Stow-A-Way Mini Storage

AGENDA DATE: ~~June 10, 2019~~ July 22, 2019

DEPARTMENT: Planning Division

STAFF CONTACT: James A. Cramer, Associate Planner

Application Submitted: September 27, 2018
Application Complete: March 21, 2019
Hearing Continued: June 10, 2019
120-Day Deadline: ~~July 19, 2019~~ August 30, 2019

EXHIBITS:

Applicant's Submittals

- A. Land Use Application
- B. Project Narrative
- C. Site Plans
- D. Supplemental Narrative
- E. Preliminary Stormwater Report
- F. Previous Application Narrative and In-Complete Letter

Agency Comments

- G. Hassan Ibrahim, P.E., City Contracted Engineer
- H. Kristine Hendrix, PGE

Supplemental Documents Provided By Staff

- I. Partition Plat No. 2011-034
- J. February 1, 2018 Pre-Application Notes
- K. March 4, 2019 Pre-Application Notes

Applicant's Submittals Continued

- L. Continuance Request Letter
- M. Chapter 17.60 Analysis (June 28, 2019)
- N. Applicant Response to Staff Report and Presented Testimony (July 3, 2019)

Supplemental Documents Provided By Staff Continued

- O. 120-Day Extension Authorization

Public Comment

- P. Mark Benson (June 10, 2019)

I. BACKGROUND

A. PROCEEDING

Type II Design Review with five Type III Design Deviations, ~~and two Type III Special Variance requests~~, and a Type III FSH Overlay District review for a requested adjustment.

The proposal includes the three application types identified above, which vary in review types (Type II and Type III) therefore the Planning & Building Director has elevated all applications to the highest number procedure for review (Type III) per the allowance of Subsection 17.18.00.

B. FACTUAL INFORMATION

1. OWNER/APPLICANT: C.W Realestate Co., Inc. / Christopher Warnock
2. ENGINEER: Firwood Design Group, LLC
3. PROJECT NAME: Stow-A-Way Mini Storage Design Review, Design Deviation and Special Variance Request
4. LEGAL DESCRIPTION: T2S R4E Section 14, Tax Lot 1500
5. PROPERTY LOCATION: The property is located within the Mt. Hood Industrial Park on the east side of Ruben Lane south of US HWY 26.
6. PROPERTY SIZE: Approximately 13.30 acres per plat (Exhibit I)
7. PROPOSAL: Christopher Warnock with C.W. Real Estate Co., Inc. submitted an application for a Type II Design Review that includes the following five (5) Design Deviations and two (2) Special Variances:

Requested Design Deviations:

1. To eliminate the siding material required per Subsection 17.90.130(C)(3).
2. To eliminate the requirement that primary entrances face a public street or pedestrian way per Subsection 17.90.130(E)(1).
3. To eliminate the required entrance connection between the right-of-way and the building interior per Subsection 17.90.130(E)(3).
4. To eliminate 4-foot deep entry shelters on the proposed structure required by Subsection 17.90.130(E)(5).
5. To eliminate having to incorporate the lighting standards required by Subsection 17.90.130(H)(1-4).

Requested Special Variances:

1. To leave two units on site that are setback 18-feet (Unit B) and 24-feet (Unit C) from the front (Ruben Lane) property line when Subsection 17.50.30 requires a 30-foot setback.
2. To incorporate a flat roof pitch with no stepped parapets or detailed brick coursing when Subsection 17.90.130(D)(1-4) requires such.

Requested FSH Overlay Adjustment:

1. To adjust the required 50-foot setback from top of bank along a perennial stream, “No Name Creek”, to 25 feet (17.60.30(A)(2)).

The existing use of the property is self-storage, Stow-A-Way Mini Storage, and the proposal is to leave three (3) nonpermitted structures (Units A, B & C) to be used as additional self-storage units in association with the existing business.

8. COMPREHENSIVE PLAN DESIGNATION: Light Industrial
9. ZONING DISTRICT DESIGNATION: I-2, Light Industrial
10. SERVICE CONSIDERATIONS: The proposed units (A, B and C) are pre-manufactured structures that do not requires utility connections. As explained in this staff report stormwater treatment and detention is needed to mitigate any new impervious surfaces.
11. RESPONSE FROM GOVERNMENTAL AGENCIES, UTILITY PROVIDERS, CITY DEPARTMENTS AND THE GENERAL PUBLIC:
 - a. Public Works – No comments received
 - b. Police Department – No comments received
 - c. Building Department – No comments received
 - d. City Engineer – Exhibit G
 - e. SandyNet – No comments received
 - f. NW Natural Gas – No comments received
 - g. Frontier – No comments received
 - h. PGE – No comments received
 - i. Wave Broadband – No comments received
 - j. Fire District No. 72 – No comments received
 - k. ODOT – No comments received

C. APPLICABLE CRITERIA: Sandy Development Code (SDC): 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.20 Public Hearings; 17.22 Notices; 17.28 Appeals; 17.30 Zone Districts; 17.50 Light Industrial (I-2), 17.60 Flood & Slope Hazard (FSH) Overlay District; 17.66 Adjustments and Variances; 17.84 Improvements with Development; 17.90 Design Standards; 17.92 Landscaping and Screening; 17.98 Parking, Loading, and Access Requirements; and Chapter 15.30 Dark Sky Ordinance.

D. BACKGROUND INFORMATION

The subject property is located within the Mt. Hood Industrial Park located off Ruben Lane just south of and approximately 50 feet in elevation below US HWY 26. The site is zoned Light Industrial (I-2) and has operated a self-storage facility by the name of Stow-A-Way Mini Storage. The site was historically developed to include a total of three, multi-unit storage buildings with a fourth building to be used as office space associated with managing the building.

In September of 2017 City staff observed the addition of three new nonpermitted structures (Units A, B and C) upon the subject property while completing review for an adjacent land use

review known as Advanced Plastics warehouse (File No. 17-045 DR). On September 14, 2017 the City Building Official visited 37320 Ruben Lane and observed 24 non-permitted mini storage units. During land use review of the Advanced Plastics warehouse (File No. 17-045 DR) the non-permitted mini storage units were noted and it was stated that the property owner must complete a pre-application meeting to discuss the mini-storage units.

On February 1, 2018 a pre-application meeting was held to discuss the requirements for permitting the nonpermitted mini-storage units. The pre-app notes referenced a building permit issuance for the non-permitted mini storage units would be required prior to issuance of a Certificate of Occupancy for the Advanced Plastics warehouse.

On August 31, 2018 the property owner received a letter sent by the City Planning and Building Director informing them that a design review application shall be submitted to the City by September 28, 2018 or the nonpermitted mini storage structures were to be removed in their entirety, or the property violation would be referred to Code Enforcement on October 1, 2018.

The applicant submitted a formal application for review on September 27, 2018. Since submission of the formal application an additional pre-application meeting to discuss incompleteness items was held on March 4, 2019.

The applicant's representative, Michael Robinson, submitted a letter requesting the June 10, 2019 Planning Commission hearing (Exhibit L) on this application (18-046 DR/VAR) be continued to the July 22, 2019 Planning Commission hearing. After hearing an abbreviated staff presentation, an applicant presentation and hearing public testimony the Planning Commission voted unanimously to keep the hearing open and continue it to the July 22, 2019 Planning Commission hearing.

E. PROCEDURAL CONSIDERATIONS

This request is being processed as a Type III Design Review because there are variances and deviations. Notification of the proposal was mailed to property owners within 300 feet of the subject property and to affected agencies on May 21, 2018 with an updated notice sent July 5, 2019. A legal notice was published in the Sandy Post on Wednesday, May 29, 2019.

II. ANALYSIS OF CODE COMPLIANCE

CHAPTER 17.50 – LIGHT INDUSTRIAL (I-2)

It is the intent of this district to provide locations in suitable areas for manufacturing and warehousing business, or other commercial uses that do not depend on high visibility. Commercial or retail uses must be compatible with an environment that includes heavy truck traffic and outdoor storage of industrial materials. Because building design standards are less restrictive in this zone than in other zones, buildings (regardless of use) shall be screened from view from arterial streets and highways.

The proposed buildings are designed for an industrial use. No residential dwelling units are proposed in conjunction with this development.

17.50.10 PERMITTED USES

RESPONSE: As described within the submitted narrative (Exhibit B), the primary use located on property is a mini self-storage business (Stow-A-Way Storage) and the proposed structure(s) are intended to be used as self-service storage facilities in association with the existing primary use. Subsection 17.50.10(A)(2)(g) identifies “self-service storage” as an approved use for the I-2 zone district.

Subsection 17.10.30 includes the following definitions:

Accessory Use: A use on the same lot with and of a nature customarily incidental and subordinate to the principal use.

Accessory Structure (Detached): A structure that is clearly incidental to and subordinate to the main use of property and located on the same lot as the main use; freestanding and structurally separated from the main use.

Based on the above definitions, staff has determined that the proposed use is not incidental or subordinate to the principal use and an extension of the primary use (self-service storage). In addition, the proposed structures do not meet the criteria of being “subordinate to the main use of the property” (self-service storage) therefore cannot be classified as an accessory structure and must adhere to the design regulations of Section 17.90.130 as a primary use.

The nonpermitted structures are currently occupied for the purpose of storing materials and belongings. Each unit (A, B and C) shall obtain appropriate building permits and Certificates of Occupancy prior to the units being occupied or otherwise used in association with the existing use of the property, self-storage. The structures which currently have nonpermitted occupancy shall be vacated by tenants until such time the structures can secure legal certificates of occupancy.

17.50.30 DEVELOPMENT STANDARDS

Type	Standard
Lot Area	No minimum
Lot Dimension	No minimum
E. Setbacks	
Front	30 ft. minimum; 70 ft. maximum from a transit street
Side or Rear	None, unless abutting a more restrictive district; if abutting, the minimum setback is 50 ft.
Corner	15 ft.
Outdoor Display/Sales Lot Area	40% maximum
Lot Coverage	80% maximum
Landscaping Requirement	15% minimum
Structure Height	45 ft. maximum
Transit Street Setback	See Chapter 17.82
Off-Street Parking	See Chapter 17.98

RESPONSE: When reviewing Partition Plat 2011-034 it can be observed that the subject property's west property line extends approximately 524.02 feet parallel with the Ruben Lane right-of-way. Of the 524.02 feet, approximately 50 feet fronts Ruben Lane identifying the west property line as the site's front property line.

The proposal will meet the required side and rear yard setbacks and the following are the proposed front setbacks of each building in relation to the property's west (front) property line:

Building A

- West: greater than 30 feet

Building B

- West: 18 feet

Building C

- West: 24 feet

Due to the setbacks of Buildings B and C the applicant has requested a Special Variance to allow both to remain at the existing setback distances (Unit B at 18 feet, Unit C at 24 feet). Further analysis of the requested variance can be found within Chapter 17.66 of this report.

The overall site's building coverage will not exceed the maximum 80 percent lot coverage that is allowed. As mentioned within the submitted narrative (Exhibit B), the structures are pre-manufactured and will be 8 feet-1 inch-tall (including a 4 inch slab). The site will include 16 percent landscaping with no proposed outdoor storage, with the exception of the storage of mechanical equipment. **The applicant shall pave all locations to be used as parking for any motorized vehicles/equipment and associated isles/turnarounds areas on site.** Staff finds that the proposal is in conformance with the standards set forth in Section 17.50.30 of the Sandy Development Code.

CHAPTER 17.60 - FLOOD & SLOPE HAZARD (FSH) OVERLAY DISTRICT

This chapter is intended to promote the public health, safety and general welfare by minimizing public and private adverse impacts from flooding, erosion, landslides or degradation of water quality consistent with Statewide Planning Goals 6 (Air, Land and Water Resources Quality) and 7 (Areas Subject to Natural Disasters and Hazards) and the Sandy Comprehensive Plan (SCP)

17.60.20 PERMITTED USES AND ACTIVITIES

This chapter lists permitted uses, or uses allowed under prescribed conditions, within the FSH overlay district. Where there are conflicts, this chapter supersedes the use provisions of the underlying district.

- A. Restricted Development Areas. Restricted development areas within the FSH overlay district as shown on the City of Sandy Zoning Map include:
1. Slopes of 25% or greater that (a) encompass at least 1,000 square feet and (b) have an elevation differential of at least 10 feet.
 2. Protected water features, including locally significant wetlands, wetland mitigation areas approved by the Division of State Lands, and perennial streams.
 3. Required setback areas as defined in section 17.60.30.

RESPONSE: ~~Staff observes that Units A, B and C are in close proximity to the FSH overlay which warrants further analysis to determine if the structures violate the required setbacks defined in Subsection 17.60.30. The submitted analysis (Exhibit M) confirms Units A, B and C (Identified as Buildings X-A, X-B and X-C within Exhibit M) are not located within the FSH Overlay. Staff believes the FSH Overlay was not mapped correctly on the subject lot. However, Unit C (IE X-C) does encroach into the required setback area as defined in Section 17.60.30 therefore is located within the Restricted Development Area and further analysis is required. Please see Section 17.60.30 of this report for additional analysis.~~

17.60.30 REQUIRED SETBACK AREAS

Setback areas shall be required to protect water quality and maintain slope stability near stream corridors and locally significant wetlands. Setbacks are measured horizontally from, parallel to and upland from the protected feature.

- A. Required Setbacks. The required special setback(s) shall be:
1. 70 feet from the top of bank of Tickle Creek;
 2. 50 feet from top of bank along other perennial streams, except for “No Name Creek” east of Towle Drive, as provided in Section 17.60.30.C.2 below.
 3. 25 feet around the edge of any mapped locally significant wetland; and
 4. 25 feet from the top of any 25% slope break where the slope break occurs within the FSH overlay district as mapped by the city.

RESPONSE: ~~Tickle Creek is located within close proximity to the subject property’s west property line and the proposed location of Units A, B and C. Due to the close proximity of Tickle Creek and the identification of the FSH overlay on the property, further analysis is required. The applicant shall complete analysis to confirm Units A, B and C are not located within 70 feet of the top bank of Tickle Creek. The submitted documentation (Exhibit M) confirms Units A, B and C (Identified as X-A, X-B and X-C within Exhibit M) are not located within the FSH Overlay. Staff believes the FSH Overlay was not mapped correctly on the subject lot. However, Unit C (IE X-C) does encroach into the required 50-foot setback from the top of “No Name Creek” embankment. The encroachment is approximately 25-feet; therefore the applicant has requested a Type III FSH Overlay review seeking an adjustment to the required setback which is subject to the criteria of Section 17.60.110. The applicant shall submit the Type III FSH Overlay Review fee of \$770 to the City of Sandy, OR Development Services Department.~~

17.60.50 SPECIAL REPORTS

Where development is proposed on restricted development areas within the FSH overlay district as defined in Section 17.60.20.A, the Director shall require submission of the following special reports. These reports shall be in addition to other information required for specific types of development, and shall be prepared by professionals in their respective fields.

The Director may require one of more of these reports where necessary to address potential adverse impacts from development on buildable land within the FSH overlay district. The Director may exempt Type II permit applications from one or more of these reports where impacts are minimal and the exemption is consistent with the purpose of the FSH overlay zone as stated in Section 17.60.00.

- A. **Hydrology and Soils Report.** This report shall include information on the hydrological conditions on the site, the effect of hydrologic conditions on the proposed development, the proposed development's impact on surface and groundwater flows to wetlands and streams, and any hydrological or erosion hazards. This report shall also include soils characteristics of the site, their suitability for development, carrying capacity, and erosion or slumping characteristics that might present a hazard to life and property, or adversely affect the use or stability of a public facility or utility. Finally, this report shall include information on the nature, distribution and strength of existing soils; the adequacy of the site for development purposes; and an assessment of grading procedures required to impose the minimum disturbance to the natural state. A licensed professional engineer registered in Oregon shall prepare the hydrology and soils report.
- B. **Grading Plan.** The grading plan shall be specific to a proposed physical structure or use and shall include information on terrain (two-foot intervals of property), drainage, direction of drainage flow, location of proposed structures and existing structures which may be affected by the proposed grading operations, water quality facilities, finished contours or elevations, including all cut and fill slopes and proposed drainage channels. Project designs including but not limited to locations of surface and subsurface devices, walls, dams, sediment basins, storage reservoirs, and other protective devices shall form part of the submission. The grading plan shall also include: 1) construction phase erosion control plan consistent with the 17.60 - 8 Revised by Ordinance No. 2019-01 effective 1/07/19 provisions of Chapter 15.44; and 2) schedule of operations. A licensed professional engineer registered in Oregon shall prepare the grading and erosion control plan.
- C. **Native Vegetation Report.** This report shall consist of a survey of existing vegetative cover, whether it is native or introduced, and how it will be altered by the proposed development. Measures for re-vegetation with native plant species will be clearly stated, as well as methods for immediate and long-term stabilization of slopes and control of soil erosion. A landscape architect, landscape designer, botanist or arborist with specific knowledge of native plant species, planting and maintenance methods, survival rates, and their ability to control erosion and sedimentation shall prepare the vegetation report. The applicant shall be responsible for replacing any native plant species that do not survive the first two years after planting, and for ensuring the survival of any replacement plants for an additional two years after their replacement.

RESPONSE: *The application did not include the three required special reports identified within Subsection 17.60.50 (Items A, B and C above), however the updated narrative submitted (Exhibit M) indicates the "criteria can be satisfied through a condition" therefore the applicant shall submit the required special reports (a Hydrology and Soils Report, a Grading Plan and a Native Vegetation Report) for review and approval prior to issuance of a final Certificate of Occupancy.*

17.60.60 APPROVAL STANDARDS AND CONDITIONS

The approval authority may approve, approve with conditions, or deny an application based on the provisions of this chapter. The approval authority may require conditions necessary to comply with the intent and provisions of this chapter.

- A. **Approval Standards.** The following approval standards apply to development proposed within restricted development areas of the FSH overlay district.

1. Cumulative Impacts. Limited development within the FSH overlay district, including planned vegetation removal, grading, construction, utilities, roads and the proposed use(s) of the site will not measurably decrease water quantity or quality in affected streams or wetlands below conditions existing at the time the development application was submitted.

RESPONSE: *The submitted analysis (Exhibit M) states “The subject area exhibits an existing condition that has been used in similar ways for the last 24 plus years. An existing fence delineates the area that contains the graveled surface.” Staff confirmed via aerial photography that the subject property was developed to include what appears to be a surface parking/maneuvering area void of vegetation within the areas proposed for Units A, B and C (Identified as X-A, X-B and X-C within Exhibit M). The applicant has gone onto explain that stormwater from the paved area and roof runoff from the portable units will be directed into a catch basin with a water quality filter that will treat the stormwater prior to discharging into the waterway. Staff does not believe the proposal presents cumulative impacts at this time.*

2. Impervious Surface Area. Impervious surface area within restricted development areas shall be the minimum necessary to achieve development objectives consistent with the purposes of this chapter.

RESPONSE: *The location of the storage units has historically been observed to have a graveled surface which has been described by the applicant’s representative to be “compacted and nearly an impervious surface in its current condition,” Additionally, the applicant will be required to improve parking and maneuvering areas per the requirements of Subsection 17.98.130, therefore staff believes the proposal will meet this criterion.*

3. Construction Materials and Methods. Construction materials and methods shall be consistent with the recommendations of special reports, or third-party review of special reports.

RESPONSE: *At this time, the proposal has not submitted the necessary analysis required by Subsection 17.60.50 for staff to determine compliance. The applicant’s submittal (Exhibit M) states, “The construction material and methods will be consistent with industry standard and all necessary measures will be implemented to prevent erosion and pollution during construction per City approved permit plans. This will include catch basin inserts, perimeter straw waddles, etc. This criterion can be met.” **The applicant shall submit a Hydrology and Soils Report, a Grading Plan and a Native Vegetation Report in conformance to the criteria established within Sections 17.60.50(A, B & C) for review and approval prior to issuance of a final Certificate of Occupancy***

4. Cuts and Fills. Cuts and fills shall be the minimum necessary to ensure slope stability, consistent with the recommendations of special reports, or third-party review of special reports.

RESPONSE: *The subject area is relatively flat with no significant cuts and/or fills required to pave the aisles and no grading is proposed at the locations of the proposed storage units, as these are already existing. Slope stability will be maintained and no impacts to the water resources will occur from grading. This criterion is met.*

5. Minimize Wetland and Stream Impacts. Development on the site shall maintain the quantity and quality of surface and groundwater flows to locally significant wetlands or streams regulated by the FSH Overlay District.

RESPONSE: *The existing stormwater conveyance system for this area directs flow to the wetland area. The proposed portable storage units and requisite improvements will maintain the quantity and quality of surface and groundwater flows to the wetland area as the treated stormwater from the new impervious areas will be connected into the existing point of discharge to maintain flows to the water resource.*

6. Minimize Loss of Native Vegetation. Development on the site shall minimize the loss of native vegetation. Where such vegetation is lost as a result of development within restricted development areas, it shall be replaced on-site on a 2:1 basis according to type and area. Two native trees of at least 1.5-inch caliper shall replace each tree removed. Disturbed understory and groundcover shall be replaced by native understory and groundcover species that effectively covers the disturbed area.

RESPONSE: *The subject area currently does not have any vegetation present and the proposed location of the storage units will not require removal of any additional vegetation.*

17.60.110 ADJUSTMENTS

Variances to Chapter 17.60 provisions are not permitted. In contrast, adjustments to dimensional standards of the underlying zoning district may be approved when necessary to further the intent of this overlay district.

- A. Adjustment Option. One or more adjustments to the setback, height or lot area standards of the underlying zoning district may be approved to allow development consistent with the intent of the FSH overlay district. The intent of the adjustment process is to reduce adverse impacts on water quantity and quality, locally significant wetlands and perennial streams, and on the potential for slope or flood hazards.

RESPONSE: *The applicant requests an adjustment to the setback. The adjustment would allow for a reduction of 25 feet to the required 50-foot setback from the top of the "No Name Creek" embankment.*

- B. Adjustment Criteria. A special FSH adjustment may be requested when development is proposed within the FSH overlay district. Adjustments are reviewed under the procedure type applicable to the primary application. The applicant shall demonstrate that the following criteria are fully satisfied:

1. The adjustment is the minimum necessary to allow a permitted use, while at the same time minimizing disturbance to restricted development areas.

RESPONSE: *Staff acknowledges only one of the three units (Unit C or X-C) is located within the Restrictive Development Area. Additionally, the applicant has indicated that “stormwater from the paved area and roof runoff from the portable units will be directed into a catch basin with a water quality filter that will treat the stormwater prior to discharging into the waterway which has the ability to reduce the effects of the addition of the building.”*

The submitted analysis (Exhibit M) indicates the Restricted Development Area has been impacted through historical use as a gravel storage area and the adjustment will not create or allow additional disturbance. Staff disagrees with this statement and believes the addition of a building upon a non-conforming surface can create or allow additional disturbance. Additionally, the west side of the subject property where the storage unit is located is within the Restrictive Development Area. The subject site has plenty of area to move a portion of Unit X-C outside of the restricted area therefore staff does not believe the request is the minimum necessary to allow the permitted use. Criterion #1 is not met.

2. Explicit consideration has been given to maximizing vegetative cover, minimizing excavation and minimizing impervious surface area on restricted development areas.

RESPONSE: *The area located within the Restricted Development Area has historically lacked vegetation and has had a compacted gravel surface. The area is flat and minimal grading and/or excavation will occur during the paving within this area. The proposal does not include the planting of vegetation within the Restrictive Development Area or the gravel areas proposed to remain on site. Criterion #2 is not met.*

3. Design options have been considered to reduce the impacts of development, including but not limited to multi-story construction, siting of residences close to streets to reduce driveway distance, maximizing the use of native landscaping materials, minimizing parking area and garage space.

RESPONSE: *The site has historically been developed with gravel and the proposal includes replacing a total of 8,177 square-feet of gravel with asphalt to provide access to the existing units (A, B, C or X-A, X-B, X-C) with the remainder of the gravel to be retained (See Exhibit M). The proposal includes a design to channel stormwater from the paved area and roof runoff from the portable units to be directed into a catch basin with a water quality filter that will treat the stormwater prior to discharging into the waterway. Criterion #3 is met.*

4. In no case shall the impervious surface area (including the building footprint, parking areas, accessory structures, swimming pools and patios) exceed 2,500 square feet of restricted development area except for a private drive that reduces the disturbance to restricted development areas.

RESPONSE: The area of paving and roof top impervious area within the restricted development area is 1,032 square feet which is less than the maximum 2,500 square feet allowed. Criterion #4 is met.

5. Assurances are in place to guarantee that future development will not encroach further onto restricted development areas under the same ownership.

RESPONSE: The applicant's submittal (Exhibit M) states, "The area is presently fenced and this restricts further encroachment into the Restricted Development Area beyond the existing conditions. This criteria is satisfied." After review of the site plan staff concludes that the proposal includes retaining the existing gravel within the Restrictive Development Area (with the exception of the area to be occupied by Building X-C and asphalt for access). It can be observed through aerial photography that the onsite graveled area has historically been used for vehicular access and/or parking therefore staff concludes the proposal has not made assurances to guarantee no future encroachments will occur within the Restrictive Development Area. Criterion #5 is not met.

6. The Planning Commission or Director may impose any reasonable condition necessary to mitigate identified impacts resulting from development on otherwise restricted development areas.

RESPONSE: Staff recommends the Planning Commission deny the Type III FSH Overlay Adjustment request as criterion 1, 2 and 5 have not been met. Should the Planning Commission choose to approve the request staff recommends the approval be conditioned upon the applicant replacing gravel located within the Restrictive Development Area with native vegetation and erect a fence along the newly identified Restrictive Development Area setback (25 feet) to discourage future encroachment and bring the site closer into compliance. Staff concludes by approving the request as staff has presented, the criteria of Subsections 17.60.110(B)(1, 2 & 5) will be met, warranting approval.

CHAPTER 17.66 – ADJUSTMENTS AND VARIANCES

17.66.60 VARIANCES

Variations are a means of requesting a complete waiver or major adjustment to certain development standards. They may be requested for a specific lot or as part of a land division application. The Type II variance process is generally reserved for major adjustments on individual lots, while variations to development standards proposed as part of a land division are processed as a Type III application (requiring a public hearing).

RESPONSE: The applicant proposes the following Type III Special Variations:

Variance A: To leave two units on site that are setback 18-feet (Unit B) and 24-feet (Unit C) from the front (Ruben Lane) property line when Subsection 17.50.30 requires a 30-foot setback.

Variance B: To incorporate a flat roof pitch with no stepped parapets or detailed brick coursing when Subsection 17.90.130(D)(1-4) requires a 3:12 roof pitch and various stepped parapet details.

17.66.80 TYPE III SPECIAL VARIANCES

The Planning Commission may grant a special variance waiving a specified provision for under the Type III procedure if it finds that the provision is unreasonable and unwarranted due to the specific nature of the proposed development. In submitting an application for a Type III Special Variance, the proposed development explanation shall provide facts and evidence sufficient to enable the Planning Commission to make findings in compliance with the criteria set forth in this section while avoiding conflict with the Comprehensive Plan.

One of the following sets of criteria shall be applied as appropriate.

- A. The unique nature of the proposed development is such that:
 - 1. The intent and purpose of the regulations and of the provisions to be waived will not be violated; and
 - 2. Authorization of the special variance will not be materially detrimental to the public welfare and will not be injurious to other property in the area when compared with the effects of development otherwise permitted.
- B. The variance approved is the minimum variance needed to permit practical compliance with a requirement of another law or regulation.
- C. When restoration or replacement of a nonconforming development is necessary due to damage by fire, flood, or other casual or natural disaster, the restoration or replacement will decrease the degree of the previous noncompliance to the greatest extent possible.

Variance A

Per Section 17.50.30 all primary structures require a 30-foot front setback. As detailed within Chapter 17.50.30 of this report, Ruben Lane has been identified as the site's front property line.

Request: The applicant requests a Type III Variance to reduce the required front setback to 18-feet (Unit B) and 24-feet (Unit C) when Subsection 17.50.30 requires a 30-foot setback. Should the request be granted Units B and C, which had been previously added to the subject property, albeit nonpermitted, will be compliant with setback requirements and be permitted to stay at the existing setbacks to the property line.

- A. The unique nature of the proposed development is such that:
 - 1. The intent and purpose of the regulations and of the provisions to be waived will not be violated; and
 - 2. Authorization of the special variance will not be materially detrimental to the public welfare and will not be injurious to other property in the area when compared with the effects of development otherwise permitted.

RESPONSE: *The intent of setbacks for structures is to provide development predictability based on zone districts for property owners and citizens. While required setbacks result in the separation of primary structures to preserve open space the front setback associated with the I-2 zone district is intended to create additional separation between the pedestrian environment (right-of-way) and more restrictive uses that are typically found within industrial zoned districts.*

When reviewing Partition Plat 2011-034 (EXHIBIT I) it can be observed that the subject property's west property line extends approximately 524.02 feet parallel with the Ruben Lane right-of-way. Of the 524.02 feet, approximately 50 feet fronts the Ruben Lane right-of-way identifying the west property line as the site's front property line. With the exception of the 50 feet fronting Ruben Lane, the remainder of the subject property's west property line is adjacent to a 10-acre, undeveloped parcel. This parcel separates 474.02 feet of the subject property's west (front) property line from the Ruben Lane right-of-way. The separation between the Ruben Lane right-of-way and the subject property's west property line, adjacent to the location of Units B and C, is measured at approximately 380 linear feet.

In addition, the plat identifies a recorded access easement at 50-feet wide extending into the subject property from the Ruben Lane right-of-way. The easement extends the length of the subject parcel's north property line and is to benefit the adjacent property to the east which is part of the overall Mt. Hood Industrial Park. It is observed that site planning within the Mt. Hood Industrial Park has been designed to utilize the platted access easement as the primary access from Ruben Lane to the building entrances being oriented to this easement. The existing business, Stow-A-Way Mini Storage, previously designed their overall site to include an office and primary entrance facing east toward the recorded easements within the Mt. Hood Industrial Park. By definition, Ruben Lane has been identified along the west property line as the site's front property line; however, the unique orientation and access easements associated with the property and development of the Mt. Hood Industrial Park would suggest that the west property line acts as a rear property line. Traditionally the opposite side of an entrance is considered to be the rear of a property and as described above, this site includes a traditional entrance/frontage to the self-storage facility on the east side of the development with an office building and gated entrance which supports staff's interpretation of the site's orientation.

The use of the property is not intended for public use as well as the front (west) property line is buffered from right-of-way by another property therefore it is unlikely the approval of the requested special variance will be materially detrimental to the public welfare or be injurious to other property in the area.

- B. The variance approved is the minimum variance needed to permit practical compliance with a requirement of another law or regulation.

RESPONSE: *The proposed locations of Units B and C allow adequate maneuvering area to the east of the proposed structures while accommodating an increased setback from the identified front property line. In addition, the increased separation between the Ruben Lane right-of-way and the property line adjacent to Units B and C allows for a greater separation than the required setback is intended to create therefore staff finds the requested setback to be minimal in nature.*

RECOMENDATION: *The Special Variance is being requested as the proposed units are not adjacent to a public right-of-way and are significantly setback from Ruben Lane. Using definitions*

within the code, the west property line is identified as the subject property's front property line. When observing the site planning of the subject property and the increased setback associated with the west property line from Ruben Lane, it can be interpreted that the west property line acts as a rear property line. Due to the site planning and increased separation of the subject property from Ruben Lane staff believes the intent of this code section will not be violated nor be materially detrimental to the public welfare or be injurious to other property in the area should the request be approved. ~~Staff recommends the Planning Commission approve the requested special variance to reduce the front (west) yard setbacks for Units B and C to 18-feet (Unit B) and 24-feet (Unit C) with the condition the FSH analysis determines the units are not located within the restrictive setback requirement, 70 feet of the top bank of Tickle Creek.~~ **Staff recommends the Planning Commission approve the requested special variance to reduce the front (west) yard setback for Unit B to 18-feet and approve Unit C to be setback 24-feet from the front (west) property line with the condition the applicant replaces gravel located within the Restrictive Development Area (adjacent to Unit C) with native vegetation and erect a fence along the newly identified Restrictive Development Area setback (25 feet) to discourage future encroachment and bring the site closer into compliance.**

Variance B

Subsection 17.90.130(D) identifies required roof pitch, materials and parapets required for new construction within the I-2 zone district. This section requires the following:

1.

Zoning District	Pitch
I-2	3:12

2. Flat roofs (with minimum pitch for drainage) are permitted with detailed stepped parapets or detailed brick coursing.
3. Parapet corners must be stepped or the parapet must be designed to emphasize the center or primary entrance(s), unless the primary entrance is at the corner of the building. 17.90- 42 Revised by Ordinance 2013-04 effective 07/03/13
4. Visible roof materials must be wood or architectural grade composition shingle, slate, tile or sheet metal with standing or batten seam.
5. All roof and wall-mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, must be screened from public view by parapets, walls or by other approved means.

Request: The applicant requests a Type III Variance to incorporate a flat roof pitch with no stepped parapets or detailed brick coursing when Subsection 17.90.130(D)(1-4) requires a 3:12 roof pitch and various stepped parapet details. The variance will apply to all three existing storage units (A, B and C).

- A. The unique nature of the proposed development is such that:
 1. The intent and purpose of the regulations and of the provisions to be waived will not be violated; and

2. Authorization of the special variance will not be materially detrimental to the public welfare and will not be injurious to other property in the area when compared with the effects of development otherwise permitted.

RESPONSE: *It is staff's interpretation that the intention of this code requirement is to express elements that reflect Cascadian architecture using sloped roofs, provide visual interest and achieve consistent architectural design for buildings within Sandy. Subsection 17.90.00(D) identifies elements incompatible with the Sandy Style and permits a reviewing body to deny, or require modifications to a project when any of the items (1-11) identified within this subsection are found in a proposal. Item No. 6 identifies "box-like structures" as incompatible while Item No. 9 identifies "strongly thematic architectural styles, forms, colors, materials, and/or detailing, that do not conform to the Sandy Style" as incompatible.*

The proposed structures are 12 feet wide, 19 feet long and 8 feet-1 inch-tall (including a 4 inch slab). Per the submitted narrative (Exhibit D), the roof will have a minimal pitch for drainage which meets the requirements of 17.90.130(D)(2) above. Staff observed that the neighboring structures associated with Stow-A-Way Mini Storage and neighboring Mt. Hood Industrial Park businesses have incorporated pitched roofs (pitch dimensions unknown to staff at this time).

In the applicant's updated narrative (Exhibit N) the proximity to HWY 26 and limited visibility of the building from public right-of-way is discussed along with the notion that the existing roof pitch is not detrimental to the public welfare. Staff confirms the proposed units are not adjacent to a public right-of-way and are significantly setback from both Ruben Lane and HWY 26 with limited visibility.

RECOMENDATION: *The intention of this code requirement is to construct building elements that reflect Cascadian architecture, provide visual interest and help achieve consistent architectural design amongst buildings within Sandy. This is supported by Design Review Objective B within Subsection 17.90.00 which states, "Encourage functional, safe, and aesthetically pleasing development, while maintaining compatibility with the surrounding built and natural environment." As discussed within Chapter 17.50.10 of this report, the use of the structures seeking the variance is an extension of the primary use (self-service storage). Staff believes to meet the intent of Subsection 17.90.130(D) and the compatibility requirements of 17.90.00(D)(6 & 9) the storage units (Units A, B and C) should have roof pitches that match the existing structures on site.*

Staff recommends the Planning Commission make one of the following conditions:

- A. Deny the request to eliminate the requirement of Subsection 17.90.130(D), or**
- B. Approve a special variance to reduce the required roof pitch with the condition the structures (Units A, B and C) incorporate sloped roofs with pitches equal to the existing structures on site (IE congruent with the existing Stow-A-Way Mini Storage structures).**

Staff believes this condition is the minimum variance needed to include Cascadian architectural elements, provide visual interest and a consistent aesthetic amongst buildings located on the same lot of record therefore supports Design Review Objective B within Subsection 17.90.00.

CHAPTER 17.84 - IMPROVEMENTS REQUIRED WITH DEVELOPMENT

This chapter provides general information regarding improvements required in association with development, and it clarifies the timing, extent, and standards for public and private improvements.

17.84.60 PUBLIC FACILITY EXTENSIONS

- A. All development sites shall be provided with public water, sanitary sewer, broadband (fiber), and storm drainage.
- B. Where necessary to serve property as specified in “A” above, required public facility installations shall be constructed concurrent with development.
- C. Off-site public facility extensions necessary to fully serve a development site and adjacent properties shall be constructed concurrent with development.
- 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).
- E. All public facility installations required with development shall conform to the City’s facilities master plans.
- 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: *The applicant submitted a Preliminary Stormwater Report which has been determined to meet the City requirements for water quality and quantity per the City Engineer (Exhibit G). All stormwater runoff shall be treated, detained and discharged in conformance with Section 13.18 and Section 13.20 of the Sandy Municipal Code (SMC) and the latest edition of the City of Portland Stormwater Management Manual (including Section 1.10 of the Source Control Manual).*

Prior to submittal of a final drainage report the applicant shall update the site description to include the site area as it is currently shown as “X” as well as provide a map delineating the different basins on the subject property.

Stormwater detention shall be updated and submitted for final review once the applicant has identified the additional impervious coverage associated with driveways, aisles and turnaround.

CHAPTER 17.90 – DESIGN STANDARDS

17.90.130 LIGHT INDUSTRIAL (I-2) DESIGN STANDARDS

A. ACCESS

- 1. All lots shall abut or have access to a dedicated public street.
- 2. All lots which have access to a public alley shall provide for all personal and service access for vehicles from that alley.

3. Parking lots may include public alley accessed garages at the rear property line.
4. Joint use of access points and interconnections shall be required, where deemed needed by the Director and City Engineer.
5. Each lot shall be permitted one access point, except lots with street frontage of one hundred fifty feet or more may be permitted one or more additional access point, if approved by the City Engineer.
6. Connection to Adjacent Properties: The location of any real improvements to the property must provide for a future street and pedestrian network to adjacent properties.

RESPONSE: *The proposal included the addition of three units to the subject property located within the established Mt. Hood Industrial Park which has established access to the site. Specifically, the subject property's west property line extends approximately 524.02 feet parallel with the Ruben Lane right-of-way. Of the 524.02 feet, approximately 50 feet abuts Ruben Lane providing direct access to the site from a dedicated public street. The recorded plat (Exhibit I) identifies a recorded access easement at 50-feet wide extending east into the subject property from the Ruben Lane right-of-way. The easement extends the length of the subject parcel's north property line and is to benefit the adjacent property to the east of the subject property which is part of the overall Mt. Hood Industrial Park.*

B. PEDESTRIAN ACCESSIBILITY

1. Special attention shall be given to designing a primary building entrance, which is both attractive and functional.
2. Building entries must comply with the accessibility requirements of the Oregon State Structural Specialty Code.
3. Buildings located at the intersection of two streets shall consider the use of a corner entrance to the building.
4. Pedestrian environment may be enhanced by street furniture, landscaping, awnings, and movable planters of seasonal flowers.

RESPONSE: *The existing use of the property, as well as the proposed use of Units A, B and C, is self-storage. It is reasonable to conclude that the facility is not intended for pedestrian use but rather for individual patrons who have rented a storage unit utilizing the facility. The applicant has requested a Design Deviation from Subsection 17.90.130(E)(1) which requires primary entrances face a public street or designated pedestrian pathway. The applicant has cited the units are to be used as self-storage with each unit providing its own individual overhead door entrance.*

C. BUILDING FACADES, MATERIALS AND COLORS

1. Facades. Facades shall be varied and articulated to provide visual interest to pedestrians. Within larger projects, variations in facades, floor levels, architectural features, and exterior finishes shall create the appearance of several smaller buildings.

RESPONSE: *The proposed units are 12 feet wide by 19 feet long and do not provide articulation along any exterior façades. Unit A is separated from Units B and C which are setback from one another. This placement provides articulation in depth as it relates to façade variation creating visual interest.*

2. Building Materials. Exterior building materials shall convey an impression of durability. Materials such as masonry, stone, stucco, and wood are encouraged. Metal is not allowed as the

primary exterior building material except in the I-2 and I-3 districts, but it may be used for accents including awnings.

RESPONSE: *The proposed structures are pre-manufactured and been constructed with metal siding. The I-2 zone district permits metal as a primary exterior building material.*

3. **Siding.** Lap or horizontal siding or walls of brick, masonry or stone shall be required. Vertical grooved (i.e., T1-11) sheet siding is prohibited.

RESPONSE: *The metal proposed to be used is sheet metal which does not include lap or horizontal siding therefore the applicant has requested a Design Deviation from Subsection 17.90.130(C)(3) to eliminate the required lap or horizontal siding. The submitted narrative states, "The pre-manufactured storage containers are constructed with metal siding and horizontal siding is not a fabrication option for these container."*

While pre-manufactured structures are not exempt from the design standards of Chapter 17.90 and Subsection 17.90.00(D)(7) identifies that not incorporating required materials is incompatible with the Sandy Style, staff believes the intent of these siding requirements are most applicable to structures not utilizing metal as a primary exterior material.

Staff recommends the Planning Commission approve the requested Design Deviation from Subsection 17.90.130(C)(3) with the condition Units A, B and C incorporate siding consistent with the primary structures located on the subject property (i.e. the existing Stow A-Way structures).

4. **Masonry Finishes.** Where masonry is used for exterior finish, decorative patterns must be incorporated. Examples of these 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.

RESPONSE: *No masonry is proposed with this application as the I-2 zone permits metal to be used as the primary exterior material therefore this subsection is not applicable to this proposal.*

5. **Change in Relief.** Buildings must include changes in relief on 10% of the facades facing public streets or residential development. Relief changes include cornices, bases, fenestration, fluted masonry or other treatments for pedestrian interest and scale.

RESPONSE: *While the subject property's west property line is identified as the front property line the proposed units do not face a public street or residential development and are approximately 300 feet south of the portion of the property that fronts Ruben Lane therefore a change in relief is not applicable to this proposal.*

6. **Colors.** Preferred colors for exterior building finishes are earth tones, creams, and pastels of earth tones. High-intensity primary colors, metallic colors, and black may be utilized as trim and detail colors but shall not be used as primary wall colors.

RESPONSE: *The proposed structures are pre-manufactured and painted. The structure's exterior has been painted white (base) and black (trim). As the submitted narrative (Exhibit B)*

indicates, the manufacture has limited color options and the color preference is a “non-mandatory” standard therefore staff acknowledges the applicant’s choice to retain the existing color theme as opposed to the preferred colors identified within Appendix C – Building Color Palette.

7. **Ornamental Devices.** Ornamental devices, such as molding, entablature and friezes, are encouraged at the roofline. Where such ornamentation is present in the form of a linear molding or board, the band must be at least 8 inches wide.

RESPONSE: *No ornamental devices are proposed by the applicant. Staff acknowledges the implementation of ornamental devices is encouraged and the applicant’s choice not to incorporate such features.*

8. **Alcoves, Porches, Arcades, etc.** Buildings must incorporate features such as arcades, awnings, roofs, porches, alcoves, and porticoes to protect pedestrians from the rain and sun. Awnings and entrances may be designed to be shared between two structures.

RESPONSE: *The proposal includes a Design Deviation from Subsection 17.90.130(E)(1 and 5) to eliminate primary entrances and required 4 foot deep entry shelters. Further analysis can be found within Subsections 17.90.130(E)(1) and 17.90.130(E)(5) of this report.*

9. **Continuous Outdoor Arcades.** Continuous outdoor arcades are strongly encouraged.

RESPONSE: *No continuous outdoor arcades are proposed by the applicant. Staff acknowledges the implementation of a continuous outdoor arcade is encouraged and the applicant’s choice not to incorporate such features.*

10. **Traditional Storefront Elements.** For buildings designed to house retail, service, or office businesses, traditional storefront elements are required. These elements include:
 - a. Clearly delineated upper and lower facades;
 - b. A lower facade dominated by large display windows and a recessed entry or entries;
 - c. Smaller, regularly spaced windows in the upper floor;
 - d. Decorative trim, such as window hoods, surrounding upper floor windows;
 - e. A decorative cornice near the top of the facade.

RESPONSE: *The existing use of the property, as well as the proposed use of Units A, B and C, is self-storage therefore this design element is not applicable to the proposal.*

D. ROOF PITCH, MATERIALS, AND PARAPETS

- 1.

Zoning District	Pitch
I-2	3:12

2. Flat roofs (with minimum pitch for drainage) are permitted with detailed stepped parapets or detailed brick coursing.
3. Parapet corners must be stepped or the parapet must be designed to emphasize the center or primary entrance(s), unless the primary entrance is at the corner of the building.
4. Visible roof materials must be wood or architectural grade composition shingle, slate, tile or

sheet metal with standing or batten seam.

5. All roof and wall-mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, must be screened from public view by parapets, walls or by other approved means.

RESPONSE: *The applicant has requested a Type III Variance to incorporate a flat roof pitch with no stepped parapets or detailed brick coursing to be applied to all three units (Units A, B and C). See Variance B within Section 17.66.80 of this report for additional analysis.*

E. BUILDING ORIENTATION AND ENTRANCE STANDARDS

1. Primary entries shall face a public street or designated pedestrian way.

RESPONSE: *The applicant has requested a Design Deviation to eliminate the required primary entrance facing a public street or designated pedestrian way (17.90.130(E)(1)). The pre-manufactured units are to be used as self-storage with each unit providing its own individual entrance to allow for intermittent access to individual units therefore the use is not intended for public use and a primary entrance is not appropriate for the development. The intention of this design requirement is to emphasize the pedestrian entrance from a public right-of-way to assist in identifying a structure's intended point of entry. The nature of the use, self-storage, would not warrant such an amenity as each unit will provide an individual point of access. Additionally, the existing business, Stow-A-Way Mini Storage, includes a separate building onsite providing office space for employees and customers which includes features such as windows and a pedestrian shelter to emphasize the main entrance for the site.*

*While the subject property's west property line is identified as the front property line the proposed units do not face a public street and are approximately 300 feet south of the portion of the property that fronts Ruben Lane. Additionally, the use is not intended for social public use and congregation such as a restaurant or retail establishment, but instead simply for individual storage needs, therefore the applicant has requested a Design Deviation from 17.90.130(E)(3) to eliminate a required pedestrian connection between the right-of-way and building interior. **Staff recommends the Planning Commission approve the requested Design Deviation from Subsection 17.90.130(E)(1) to allow the development to not include a primary entry facing a public street or designated pedestrian way.***

2. Primary entrances must be architecturally emphasized and visible from the public right-of-way.

RESPONSE: *As described within this report the subject property's west property line is identified as the front property line, but the proposed units do not face a public street and are approximately 300 feet south of the portion of the property that fronts Ruben Lane therefore it is reasonable to conclude entrances will not be visible from neighboring right-of-way. Therefore, this design element is not applicable to the proposal.*

3. Buildings must have an entrance connecting directly between the right-of-way and the building interior.

RESPONSE: *The proposed buildings are not meant for public access. The intention of this code requirement is to provide a functional and inviting entrance for pedestrians. The circuitous route a pedestrian would have to take from the right-of-way or access easement to get to Units A, B,*

and C will discourage pedestrians from walking to Units A, B, and C. Also, pedestrians using the storage units will most likely not be walking their belongings to the facility, but instead bringing their belongings to the facility by vehicle. Since the building is not being used by the public to congregate or socialize and the existing buildings related to Stow-A-Way storage already include internal circulation for employees and visitors staff believes the intent of this code section has been met. **Staff recommends the Planning Commission approve the requested deviation to not include an entrance connecting directly between the right-of-way and the building interior.**

4. Secondary entries may face parking lots or loading areas. Buildings must have an entrance connecting directly between the street and the building interior.

RESPONSE: *The proposed structures do not provide secondary entrances, therefore this design element is not applicable to the proposal.*

5. Entries shall be sheltered with an overhang or portico with a depth of at least 4 feet.

RESPONSE: *The applicant has requested a Design Deviation from Subsection 17.90.130(E)(5) to eliminate having to incorporate entry shelters with an overhang or portico depth of at least 4 feet. The applicant has cited in their narrative (Exhibit D) that “a sheltered overhang does not lend any benefit to the function of the units” and “the intent of the code is not specified”.*

Objective B within Subsection 17.90.00 states, “Encourage functional, safe, and aesthetically pleasing development” while the design requirement of Subsection 17.90.130(C)(8) states a “building must incorporate features such as arcades, awnings, roofs, porches, alcoves, and porticoes to protect pedestrians from the rain and sun.” ~~The stated objective and intent associated with the required overhang support staff’s recommendation that Planning Commission deny the requested Design Deviation to Subsection 17.90.130(E)(5). Should the request be denied the applicant shall redesign Units A, B and C to incorporate pedestrian shelters with a minimum depth of 4 feet at each pedestrian entrance.~~ Upon further analysis of the intended use and review of the submitted narrative (Exhibit N) it can be concluded that the overall units (A, B, C or X-A, X-B, X-C) are to house individual storage units to be independently accessed by customers. As described within the narrative (Exhibit N) and observed by staff, individual units within storage facilities, such as Stow-A-Way Mini Storage, are accessed by personal vehicles therefore staff concludes that to incorporate the required shelters would reduce the functionality of the storage facility and are not common and customary to the proposed use.

Staff recommends the Planning Commission approve the requested deviation to eliminate sheltered overhangs or porticos at pedestrian entrances for Units A, B and C.

6. Multiple units: Ground floor units shall face a public street or designated pedestrian way and be visible from the street whenever feasible and shall avoid out-of-direction travel.

RESPONSE: *The proposed buildings are not multiple unit structures therefore this section is not applicable.*

F. WINDOWS

1. Windows, which allow views to the interior activity or display areas, are encouraged. Windows shall include sills at bottom and pediments at the top. Glass curtain walls, reflective glass, and painted or darkly tinted glass shall not be used.
2. Ground Floor Windows. All new buildings must provide ground floor windows along street frontages.
 - a. Required window areas must be either windows that allow views into working areas or lobbies, pedestrian entrances, or display windows.
 - b. Required windows must have a sill no more than 4 feet above grade. Where interior floor levels prohibit such placement, the sill must be raised to allow it to be no more than 2 feet above the finished floor level, up to a maximum sill height of 6 feet above grade.
 - c. Darkly tinted windows and mirrored windows that block two way visibility are prohibited for ground floor windows along street facades.
 - d. Any wall that faces a public right-of-way must contain at least 10% of the ground floor wall area in display areas, windows, and doorways. Blank walls facing a public right-of-way are prohibited.
 - e. Glass curtain windows are not permitted fronting public right-of-ways.
3. Upper Floor Window Standards.
 - a. Glass area dimensions shall not exceed 5 feet by 7 feet. (The longest dimension may be taken either horizontally or vertically.)
 - b. Windows must have trim or molding at least two inches wide around their perimeters.
 - c. At least half of all the window area in upper floors must be made up of glass panes with dimensions no greater than 2 feet by 3 feet. Windows that have 1 foot by 1 foot grid inside double pane glass are appropriate and are encouraged.

***RESPONSE:** The proposed buildings are not located along a street frontage nor have an upper floor therefore this design element is not applicable to the proposal.*

G. LANDSCAPING/STREETSCAPE

1. Benches, outdoor seating, and trash receptacles must complement the existing ornamental street lighting and be in keeping with the overall architectural character of the area.
2. Benches and other streetscape items may be placed within the public right-of-way but must not block free movement of pedestrians. A minimum pedestrian walkway width of 5 feet must be maintained at all times.

***RESPONSE:** The nonpermitted pre-manufactured structures are not along a street frontage and are not intended for public use, therefore streetscaping is not required.*

H. LIGHTING

1. All building entrances and exits must be well lighted.
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.
3. Lighting must be adequate for safety purposes.
4. Lighting must be of a pedestrian scale and the source light must be shielded to reduce glare.

***RESPONSE:** The applicant has requested a Design Deviation from Subsection 17.90.130(H)(1-*

4) to eliminate having to incorporate the lighting requirements associated with the I-2 zone district. The site currently does not appear to provide any ornamental or pedestrian scaled lighting on site. Staff observes the site currently has existing overhead light near Units A, B and C; however, does not have any information that proves the existing lighting provides a reduced glare, pedestrian scale lighting system. *The submitted narrative (Exhibit N) indicates the applicant will provide a pedestrian scaled light fixture cut sheet and photometric plan with an updated site plan identifying the locations of proposed lighting, therefore Deviation 5 is no longer required. Staff recommends the Planning Commission deny the request to not modify the existing lighting to conform to the standards of Subsection 17.90.130(H). Should the request be denied. The applicant shall submit light fixture cut sheets and a photometric plan detailing a pedestrian scaled lighting system using reduced glare fixtures for Units A, B and C to be reviewed and approved by City Staff.*

I. SAFETY AND SECURITY

1. Locate windows in a manner, which enables tenants, employees and police to watch over pedestrian, parking and loading areas.
2. In commercial, public and semipublic development and where possible in industrial development, locate windows in a manner which enables surveillance of interior activity from the public right-of-way.
3. Provide an identification system, which clearly locates buildings and their entries for patrons and emergency services.
4. Locate, orient and select on-site lighting to facilitate surveillance of on-site activities from the public right-of-way or other public areas.

RESPONSE: *The proposal does not include incorporating windows on any proposed unit. The additional units are an expansion to the existing use, Stow-A-Way Mini Storage, therefore the applicant shall provide an identification system for each additional unit (A, B and C) for the benefit of patrons. The site currently has overhead lighting and provides a secured gate to enhance on-site safety. As recommended within 17.90.130(H) the applicant shall submit a pedestrian scaled lighting system using reduced glare fixtures for Units A, B and C to be reviewed and approved by City Staff for additional security.*

J. EXTERNAL STORAGE

1. The exterior storage of merchandise and/or materials, except as specifically authorized as a permitted accessory use, is prohibited.

RESPONSE: *The applicant has indicated that “no exterior storage of materials outside of those authorized as a permitted use are proposed” within their narrative (Exhibit B) therefore staff finds the intention is not to violate the allowed uses of the I-2 zone district with regards to outdoor storage. If exterior storage is proposed in the future the applicant shall seek approval from the City of Sandy Planning Division.*

K. TRASH COLLECTION / RECYCLING AREAS.

1. All trash collection areas must be located within the structure or behind the building in an enclosure in accordance with the provisions of the City of Sandy Design Standards, Appendix A.

RESPONSE: *The site has existing trash collection/recycling facilities to be utilized by the proposed addition of Units A, B and C.*

CHAPTER 17.92 – LANDSCAPING AND SCREENING

17.92.20 MINIMUM IMPROVEMENTS – LANDSCAPING AND SCREENING

The minimum landscaping area of a site to be retained in landscaping shall be as follows:

ZONING DISTRICT OR USE	PERCENTAGE
I-2 Light Industrial	15 percent

RESPONSE: Incorporating Units A, B and C within the site does not affect the existing landscaping on the subject property in that the proposed location was not previously landscaped. The site has a total of 18 percent landscaping which exceeds the minimum 15 percent.

17.92.40 IRRIGATION

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

RESPONSE: The applicant is responsible for appropriate maintenance of existing and future landscaping on site.

CHAPTER 17.98 – PARKING, LOADING, AND ACCESS REQUIREMENTS

17.98.20 OFF-STREET PARKING REQUIREMENTS

A. All square footage measurements are gross square feet of total floor area.

9.

Industrial Uses	Number of Parking Spaces	Number of Bicycle Spaces
Sales, Storage, Rental, Services and Repairs of: Agricultural and Animals Automotive/Equipment Fleet Storage Light Equipment Non-operating vehicles, boats and recreational vehicles Building Equipment	1 per 400 sq. ft., plus 1 per 2 employees	5% or 2 whichever is greater
Sales, Storage, Rental, and Repairs of: Heavy Equipment, Farm Equipment	1 per 800 sq. ft., plus 1 per 2 employees	5% or 2 whichever is greater
Storage, distribution, warehousing, or manufacturing establishment; air, rail, trucking freight terminal	1 per employee on the largest shift, plus 1 per 2 employees	5% or 2 whichever is greater

RESPONSE: For the purpose of determining parking requirements, the addition of Units A, B and C has no bearing on required parking in that it is determined by the number of employees associated with the primary use, self-storage. Per the applicant, the number of employees during the largest

shift will be 3 employees and the total number of employees for this location include 2-fulltime and 1-parttime employee. Based on these statistics the site is required to provide a total of 4 parking spaces on site. The applicant has identified a total of 9 parking spaces available to the overall site associated with Stow-A-Way Mini Storage which is the existing business associated with Units A, B and C being analyzed within this report.

The bike parking requirement is 5 percent of the number of parking spaces or 2 whichever is greater, therefore the site shall provide 2 bicycle spaces. The applicant has expressed the intention of incorporating 2 bicycle spaces at the entrance of the office associated with Stow-A-Way Mini Storage. **The applicant shall update the submitted site plan identifying 2 bicycle spaces at the entrance of the business's main office.**

17.98.130 PAVING

1. Parking areas, driveways, aisles and turnarounds shall be paved with concrete, asphalt or comparable surfacing, constructed to city standards for off-street vehicle areas.
2. 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: *The applicant has indicated in the submitted narrative (Exhibit B) the intention on retaining the existing gravel surface without improving the surface to asphalt, concrete, or a comparable surface is because the existing gravel surface is consistent with Subsection 17.98.130(B). Staff has determined that in order to access Units A, B and/or C it requires traversing across the existing gravel ground covering. People leasing storage units will need to use the gravel area for vehicular movement to load and unload belongings from the storage units. The site plan (Exhibit I) provided within the applicant's updated narrative (Exhibit N) identifies a total of 8,177 square feet of asphalt to provide access and maneuvering for Buildings X-A, X-B and X-C (Units A, B and C). The narrative states the "existing gravel areas will not be paved because they are non-conforming development and need not be paved." Upon review of the submitted site plan and aerial photography staff observes a noncompliant gravel area between the proposed and existing asphalt that will be used for vehicular movements, therefore staff has concluded there is not an adequately paved aisle providing access to Buildings X-A, X-B and or X-C. The site will have to connect the proposed pavement area to an existing paved portion of the overall site to provide an adequately paved aisle access for Buildings X-A, X-B and or X-C.*

~~**The applicant shall update the submitted site plan identifying driveways, aisles and turnarounds associated with onsite maneuvering for both the existing and proposed storage units located on the subject property. In addition, all driveways, aisles, turnarounds and locations proposed for motorized vehicle parking shall be paved with concrete, asphalt or comparable surfacing, constructed to city standards for off-street vehicle areas.**~~

Staff recommends the Planning Commission condition that the applicant confirm all driveways, aisles, turnarounds and locations proposed for vehicular movement/parking/turnarounds shall be paved with concrete, asphalt or comparable surfacing, constructed to city standards for off-street vehicle areas. In addition, staff recommends approval be conditioned on the applicant completing option A or B below:

- A. Improve all driveways, aisles and turnarounds associated with onsite maneuvering for both the existing and proposed storage units/buildings located on the subject property, or**

- B. Provide an improved aisle between the proposed pavement and existing pavement along with an internal circulation plan as to how the site will limit access to Buildings X-A, X-B and or X-C to the improved aisle(s).***

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: See the analysis and recommended conditions in Chapter 17.84 of this staff report.

III. RECOMMENDATION

Staff recommends the Planning Commission hold a public hearing to take public testimony regarding the proposal. In addition, staff recommends the Planning Commission **make the following motions:**

Design Deviations:

1. **Approve** the requested Design Deviation from Subsection 17.90.130(C)(3) ~~with the condition Units A, B and C incorporate siding consistent with the primary structures located on the subject property (i.e. the existing Stow-A-Way structures).~~
2. **Approve** the requested Design Deviation from Subsection 17.90.130(E)(1) to allow the development to not include a primary entry facing a public street or designated pedestrian way.
3. **Approve** the requested Design Deviation from Subsection 17.90.130(E)(3) to not include an entrance connecting directly between the right-of-way and the building interior.
4. ~~Deny the requested Design Deviation to Subsection 17.90.130(E)(5). Should the request be denied the applicant shall redesign Units A, B and C to incorporate pedestrian shelters with a minimum depth of 4 feet at each pedestrian entrance.~~ **Approve the requested deviation to eliminate sheltered overhangs or porticos at pedestrian entrances for Units A, B and C**
5. ~~Deny the request to not modify the existing lighting to conform to the standards of Subsection 17.90.130(H). Should the request be denied the applicant shall submit light fixture cut sheets and a photometric plan detailing a pedestrian sealed lighting system using reduced glare fixtures for Units A, B and C to be reviewed and approved by City Staff. The applicant has indicated within the submitted narrative (Exhibit N) the criteria of Subsection 17.90.130(H) will be met. Condition 2 in this staff report requires the applicant to provide the materials needed to determine compliance which shall be completed prior to the issuance of the final Certificate of Occupancy.~~

Requested Special Variances:

1. ~~Staff recommends the Planning Commission approve the requested special variance to reduce the front (west) yard setbacks for Units B and C to 18 feet (Unit B) and 24 feet (Unit C) with the condition the FSH analysis determines the units are not located within the restrictive setback requirement, 70 feet of the top bank of Tickle Creek.~~ **Staff recommends the Planning Commission approve the requested special variance to reduce the front (west) yard setback for Unit B to 18-feet and approve Unit C to be setback 24-feet from the front (west) property line with the condition the applicant replaces the gravel located within the Restrictive Development Area (adjacent to Unit C) with native vegetation and erect a fence**

along the newly identified Restrictive Development Area setback (25 feet) to discourage future encroachment and bring the site closer into compliance.

2. *Staff recommends the Planning Commission make one of the following conditions:*
 - A. **Deny** the request to eliminate the requirement of Subsection 17.90.130(D), or
 - B. **Approve** a special variance to reduce the required roof pitch **with the condition** the structures (Units A, B and C) incorporate sloped roofs with pitches equal to the existing structures on site (IE congruent with the existing Stow-A-Way Mini Storage structures).

Requested FSH Overlay Adjustment:

1. *Staff recommends the Planning Commission **deny** the Type III FSH Overlay Adjustment request as criterion 1, 2 and 5 have not been met.*

Should the Planning Commission choose to approve the request staff would recommend the approval be conditioned upon the applicant replacing gravel located within the Restrictive Development Area with native vegetation and erect a fence along the newly identified Restrictive Development Area setback (25 foot) to discourage future encroachment and bring the site closer into compliance.

*In addition, staff recommends the Planning Commission's final approval of File No. 18-046 DR be **conditioned upon** the applicant confirming all driveways, aisles, turnarounds and locations proposed for vehicular movement/parking/turnarounds shall be paved with concrete, asphalt or comparable surfacing, constructed to city standards for off-street vehicle areas. In addition, staff recommends approval be conditioned on the applicant completing option A or B below:*

- A. *Improve all driveways, aisles and turnarounds associated with onsite maneuvering for both the existing and proposed storage units/buildings located on the subject property, or*
- B. *Provide an improved aisle between the proposed pavement and existing pavement along with an internal circulation plan as to how the site will limit access to Buildings X-A, X-B and or X-C to the improved aisle(s).*

OCCUPANCY CONDITION

~~The nonpermitted structures are not compliant with code and have been in operation without approval/occupancy permits since at least September 2017. To solve the deficiencies identified within this staff report and in order to bring the nonpermitted structures and site into compliance the structures shall be vacated by tenants until such time the structures can secure legal certificates of occupancy. The owner of the Stow A Way storage facility shall have all storage units in the nonpermitted Units A, B, and C vacated within sixty (60) days of issuance of the findings of fact and final order. The nonpermitted storage units shall remain unoccupied until certificates of occupancy are issued for the structures.~~

After further discussions with the applicant and the city attorney staff is recommending the following modification to the suggested occupancy condition. The nonpermitted structures are not compliant with City Code and have been in operation without approval/occupancy permits since at least September 2017. To solve the deficiencies identified within this staff report and in order to bring the nonpermitted structures and site into compliance, the owner of the Stow-A-Way storage facility shall have all storage units in the nonpermitted Buildings X-A, X-B and X-C vacated within sixty (60) days of issuance of a written order from the City if the City determines that the owner is not making reasonable progress to implement the final decision in City of Sandy File No. 18-046

DR. For the purposes of these requirements, “final decision” shall mean the final resolution of all appeal periods for the decision. After the expiration of the 60-day period, the nonpermitted storage buildings shall remain unoccupied until certificates of occupancy are issued for the structures.

CONDITIONS

Based on code review of the proposal, staff has identified several items requiring additional information or modification, and staff review. Prior to submittal of a Building Permit the applicant shall complete the following:

1. ~~Submit an analysis confirming Units A, B and C are not located within 70 feet of the top bank of Tickle Creek. Submit an analysis confirming Units A, B and C are not located within 70 feet of the top bank of Tickle Creek.~~ **The applicant shall submit the required special reports (a Hydrology and Soils Report, a Grading Plan and a Native Vegetation Report) for review and approval prior to issuance of a final Certificate of Occupancy.**
2. Submit light fixture cut sheets and a photometric plan detailing a pedestrian scaled lighting system using reduced glare fixtures for Units A, B and C to be reviewed and approved by City Staff. ~~for additional security.~~
3. Submit revised elevations for Units A, B and C with the following modifications:
 - a) ~~Detail pedestrian shelters with a minimum depth of 4 feet at each pedestrian entrance.~~
 - b) ~~Detail siding consistent with the primary structures located on the subject property (i.e. the existing Stow-A-Way structures).~~
 - c) **Detail the required roof modifications as specified by Planning Commission.**
4. Provide an identification system for each additional unit (A, B and C) for the benefit of patrons.
5. Submit a revised site plan identifying two bicycle spaces at the Stow-A-Way office.
6. Submit stormwater analysis ensuring all stormwater runoff shall be treated, detained and discharged in conformance with Section 13.18 and 13.20 of the Sandy Municipal Code (SMC) and the latest edition of the City of Portland Stormwater Management Manual (including Section 1.10 of the Source Control Manual).
7. Submit a final drainage report with an updated site description to include the site area as it is currently shown as “X” as well as provide a map delineating the different basins on the subject property.
8. Submit revised stormwater detention analysis accommodating the additional impervious cover (i.e. asphalt or concrete) associated with driveways, aisles and turnarounds.
9. **The applicant shall submit the Type III FSH Overlay Review fee of \$770 to the City of Sandy Development Services Department.**
10. **The applicant shall confirm all driveways, aisles, turnarounds and locations proposed for vehicular movement/parking/turnarounds shall be paved with concrete, asphalt or comparable surfacing, constructed to city standards for off-street vehicle areas.**
11. **The applicant completing option A or B below:**
 - A. **Improve all driveways, aisles and turnarounds associated with onsite maneuvering for both the existing and proposed storage units/buildings located on the subject property; or,**
 - B. **Provide an improved aisle between the proposed pavement and existing pavement along with an internal circulation plan as to how the site will limit access to Buildings X-A, X-B and or X-C to the improved aisle.**

Exhibit A



LAND USE APPLICATION FORM

(Please print or type the information below)

Planning Department
39250 Pioneer Blvd.
Sandy OR 97055
503-668-4886

Name of Project Stowaway Mini Storage Premium Storage Vaults

Location or Address 37330 Ruben Lane, Sandy, OR 97055

Map & Tax Lot Number T 24, R E, Section 14; Tax Lot(s) 24E14 01500

Plan Designation I-1 Zoning Designation Industrial Acres 10.66

Request:

Asking that 24 container storage units be allowed and permitted for use within our established self storage facility.

I am the (check one) [X] owner [] lessee of the property listed above and the statements and information contained herein are in all respects true, complete and correct to the best of my knowledge and belief.

Table with 2 columns: Applicant/Owner, Address, City/State/Zip, Phone, Email, Signature. Applicant: C.W. Real Estate Co., Inc. Owner: Craig W. Warnock. Address: 37330 Ruben Lane vs 38150 SE Burgs Lane. Phone: 503-668-5351 vs 503-260-0101. Email: cwrecoinc@yahoo.com. Signatures: Craig W. Warnock.

If signed by Agent, owner's written authorization must be attached.

File No. 18-016 DR Date 9/24/18 Rec. No. Fee \$ 3845.00
Type of Review (circle one): Type I Type II Type III Type IV

24E14 01500



Exhibit B

Firwood Design Group, LLC
SURVEYING ♦ ENGINEERING ♦ PLANNING

March 21, 2019

Mr. James Cramer
Associate Planner
City of Sandy
39250 Pioneer Blvd
Sandy, OR 97055

RE: File Number 18-046DR, Warnock Storage Containers Incompleteness Items

Dear Mr. Cramer,

The following items are submitted to satisfy the missing information as identified in the In-completeness letter dated 10-25-19.

- A scaled site plan including the entire parcel and the Stow-A-Way storage area subject of the application, see Exhibit B enclosed.
- A revised narrative addressing the required parking spaces, additional information on the model and dimensions of the Z-Box portable units, clarifying the lighting for the area. The narrative modifies and clarifies the requested design deviations that were on the original narrative reducing the deviations from five deviation requests to two and two special variance requests are added to the application.

Special Variance requests:

Special Variance to deviate from 17.90.130 D1-4 requirement for a 3:12 roof pitch and allow a flat roof.

Special Variance to 17.50.30 (A) the front yard setback of 30 feet, to allow for the placement of the storage containers within the setback area. This is justified in that the neighboring property that abuts this side of the subject parcel is not buildable due to the presence of wetlands and the area is not visible from the adjoining properties.

Design Deviations from:

17.90.130.C.3 to deviate from the requirement for lap or horizontal siding and allow for flat metal siding.

17.90.130.E.1 To deviate from primary entry facing public street.

17.90.130.E.3 Entrance connecting directly between entry and public right-of-way.

17.90.130.E.5 to deviate from the requirement for an overhang or portico with a minimum depth of 4ft depth. The deviation request is for no overhang feature at the entry of the storage unit(s).

17.90.130(H)(1-4) – Lighting

The narrative provides additional detail and justification for the aforementioned requests.

- Exhibit C, a supplemental Narrative.
- Stormwater management report and supporting documentation, see Exhibit D enclosed.
- Exhibit E, copies of previous narrative submitted and the incompleteness letter.

A payment for the amount of \$865 will be submitted to the City by the owner.

Type III Design Review (\$25,001 - \$100k)	\$1,710
Special Variance (17.50.30(A))	\$1,070
Special Variance (17.90.130(D)(1-4))	\$1,070
Design Deviation (17.90.130(C)(3))	\$430
Design Deviation (17.90.130(E)(1,3&5))	\$430
<i>Total Due</i>	<i>\$4,710</i>
<i>Total Paid</i>	<i>\$3,845</i>
<i>OUTSTANDING BALANCE</i>	<i>\$865</i>

Feel free to contact me with any questions or requests for additional information.

Best Regards,



Kelli A. Grover, P.E.
Firwood Design Group

**Project Narrative
for
Stow-A-Way Storage
37330 Ruben Lane, Sandy, Oregon**



Aerial of Stow-A-Way Storage

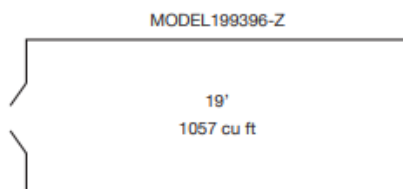
**Owner Originally Submitted: 9/27/18
Deemed Incomplete: 10/23/18
Completeness Items Submitted: 3/21/19
180-Day date for completeness 3/26/19**

I. Property and Project Description

The project site is located within a portion of the property located at 37330 Ruben Lane. (Township 2 South, Range 4 East, Section 14, tax lot 1500 of the Willamette Meridian). The site is zoned I-2, Light Industrial District which allows self-storage as a permitted outright use (17.50.10.2g). The project site is operated as a mini self-storage business and is situated within a portion of the Mt. Hood Industrial Park that occupies the entire tax lot 1500. The Industrial Park is located in a lower topographical bowl situated approximately 50 feet below Highway 26 and the subject storage site that is located within the Industrial Park is not visible from a public right of way including Highway 26. Access into the self-storage facility is through the private access within the Industrial Park. The topography of the lower area is generally flat and the north, easterly and westerly perimeters of the storage area are naturally screened with native vegetation, the southerly perimeter abuts the Industrial Park. The office for the storage area is located outside to the south of the gated area. The aerial image below provide an outline of the area occupied within the industrial park that is operated as Stow-A-Way storage.



The applicant proposes to add new pre-manufactured portable storage units that are 19ft long by 8ft wide each, as illustrated below. No site built buildings are proposed on the site.



The portable storage units are proposed to be located within the gated interior of the existing Stow-A-Way storage area near the westerly end which is not visible from any adjacent properties or roadways. The storage units are on gated private property and not open for public access and can only be accessed by the parties whom have contracted to temporarily rent a unit for storage, therefore general pedestrian access in not relevant.



II. Application Approval Requests

Consistent with SDC 17.50.00, "Intent" of the I-2 zone which acknowledges that the I-2 zone does not depend on high-visibility uses and where the Design Standards are less restrictive than those applied to other zones. Therefore, the applicant has requested Design Deviations to those mandatory Design Standards that are inapplicable to the proposed use and because of its location at the rear of the property.

The applicant requests the following approvals with this application:

- Type II Design Review to add portable storage units
- 2- Special Variance Requests
- 5-Design Deviation Request

III. Items Submitted With This Application

- Exhibit A - Project Narrative
- Exhibit B - Site Plans
- Exhibit C - Supplemental Narrative
- Exhibit D- Preliminary Stormwater Report
- Exhibit E - Previous Application Narrative and In-Completeness Letter

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 either complies with this standard, or finds the standard does not apply, in *italics*.

CHAPTER 17.50 - LIGHT INDUSTRIAL DISTRICT (I-2)

17.50.00 INTENT

It is the intent of this district to provide locations in suitable areas for manufacturing and warehousing business, or other commercial uses that do not depend on high visibility. Commercial or retail uses must be compatible with an environment that includes heavy truck traffic and outdoor storage of industrial materials. Because building design standards are less restrictive in this zone than in other zones, buildings (regardless of use) shall be screened from view from arterial streets and highways.

17.50.10 PERMITTED USES

2. Service and professional businesses and organizations, including but not limited to: a. Automotive repair and service; b. Commercial day care facility in conjunction with a permitted use; c. Community services; d. Indoor recreation/sports arena, excluding athletic club/gym; e. Laboratory; f. Professional or general business office; g. **Self-service storage**; h. Social organization;

Response: The proposed use is a permitted use in the I-2 zoning district.

17.50.30 DEVELOPMENT STANDARDS

A.

Lot Area	No minimum
Lot Dimension	No minimum
Setbacks	
Front	30 ft. minimum; 70 ft. maximum from a transit street
Side or Rear	None, unless abutting a more restrictive district; if abutting, the minimum setback is 50 ft.
Corner	15 ft.
Outdoor Display/Sales Lot Area	40% maximum
Lot Coverage	80% maximum
Landscaping Requirement	15% minimum
Structure Height	45 ft. maximum
Transit Street Setback	See Chapter 17.82
Off-Street Parking	See Chapter 17.98

Response: The proposed portable units are situated along the lot line that abuts the terminus of Ruben Lane a public street, see Exhibit "B". Therefore the abutting lot line to Ruben Lane is considered the front of the lot and as such the front yard setback is 30feet. The applicant requests a Special Variance to this set back requirement as a portion of the proposed storage facilities is situated within this setback dimension. Unit B is situated 12 feet into the set back area, and unit C is situated 6 feet into the set back area. See Exhibit C for further discussion regarding the special variance.

The landscape and the Off-Street Parking requirements are discussed below.

17.50.40 ADDITIONAL REQUIREMENTS

A. Design review is required for all buildings and external building modifications.

Response: *The applicant submits the enclosed Design Review application responses to the code as it applies to the proposed use.*

B. All processes and storage shall be entirely enclosed within a building. However, outdoor storage of materials may be approved by the Director upon a finding that the proposed storage is screened from view from public rights-of-way by buildings, landscaping, fences, etc. All manufacturing operations shall be conducted wholly within an enclosed building.

Response: *No outdoor storage of materials beyond the portable storage containers is proposed.*

C. Reasonable provisions for pedestrian and vehicular off-street access to adjoining properties shall be considered through the design review process.

Response: *The current industrial park site configuration and existing improvements provide reasonable provisions for pedestrian and vehicular off-street access to adjoining properties, see Exhibit "B". This criterion is satisfied.*

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 placing pre-manufactured storage structures within the area currently used and operated as a self-storage facility.*

17.90.130 LIGHT INDUSTRIAL (I-2) DESIGN STANDARDS

A. ACCESS

1. All lots shall abut or have access to a dedicated public street.

Response: *The industrial park lot abuts Ruben Lane and has access to a public street, this criteria is satisfied.*

2. All lots which have access to a public alley shall provide for all personal and service access for vehicles from that alley.

Response: *This criteria is not applicable, no access to a public alley is proposed.*

3. Parking lots may include public alley accessed garages at the rear property line.

Response: *This criteria is not applicable, no parking lot is proposed.*

4. Joint use of access points and interconnections shall be required, where deemed needed by the Director and City Engineer.

Response: *This criteria is not applicable, no joint use access changes are proposed.*

5. Each lot shall be permitted one access point, except lots with street frontage of one hundred fifty feet or more may be permitted one or more additional access point, if approved by the City Engineer.

Response: *One access point to the property exists, this criteria is met.*

6. Connection to Adjacent Properties: The location of any real improvements to the property must provide for a future street and pedestrian network to adjacent properties.

Response: *The industrial park provides a public access easement and improvements that provides through access for pedestrians and vehicular traffic to Towle Drive, a public street located at the southerly end of the project site, see Exhibit "B"*

B. PEDESTRIAN ACCESSIBILITY

1. Special attention shall be given to designing a primary building entrance, which is both attractive and functional.

Response: *The proposed storage containers are not intended to have a primary entrance, these are an extension to an established storage business with an existing office building that serves as the primary entrance for the business. The applicant submits that there is an existing primary building entrance, a new primary entrance is not proposed, therefore this criterion is not applicable.*

2. Building entries must comply with the accessibility requirements of the Oregon State Structural Specialty Code.

Response: *The proposed storage containers are situated on the ground and are either at grade or can be outfitted with a ramp into the container to meet this criteria. This criteria can be satisfied through condition of approval.*

3. Buildings located at the intersection of two streets shall consider the use of a corner entrance to the building.

Response: *The proposed storage containers are not located at the intersection of two streets, therefore this criterion is not applicable.*

4. Pedestrian environment may be enhanced by street furniture, landscaping, awnings, and movable planters of seasonal flowers.

Response: *The proposed storage containers do not include street furniture, landscaping, awnings, and movable planters - this is a non-mandatory requirement.*

C. BUILDING FACADES, MATERIALS AND COLORS

1. Facades. Facades shall be varied and articulated to provide visual interest to pedestrians. Within larger projects, variations in facades, floor levels, architectural features, and exterior finishes shall create the appearance of several smaller buildings.

Response: *The proposed pre-manufactured storage containers can be varied in placement and articulated in depth from each other to create visual interest. The applicant proposes that this criterion can be met by off-setting each unit in relation to each other, and satisfied through condition of approval.*

2. Building Materials. Exterior building materials shall convey an impression of durability. Materials such as masonry, stone, stucco, and wood are encouraged. Metal is not allowed as the primary exterior building material except in the I-2 and I-3 districts, but it may be used for accents including awnings.

Response: *The proposed pre-manufactured storage containers are made with metal siding which is allowed in the I-2 district and conveys the impression of durability, therefore this criterion is satisfied.*

3. Siding. Lap or horizontal siding or walls of brick, masonry or stone shall be required. Vertical grooved (i.e., T1-11) sheet siding is prohibited.

Response: *The proposed pre-manufactured storage containers are constructed with metal siding and horizontal siding is not a fabrication option for these containers. The applicant requests for a design deviation from this standard to allow for the metal sheet siding with no horizontal siding. Metal buildings are a permitted use in the I-2 District. See Exhibit C for further discussion regarding the design deviation.*

4. Masonry Finishes. Where masonry is used for exterior finish, decorative patterns must be incorporated. Examples of these 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.

Response: *The proposed pre-manufactured storage containers are made with metal and do not have masonry finishes. This criterion is not applicable.*

5. Change in Relief. Buildings must include changes in relief on 10% of the facades facing public streets or residential development. Relief changes include cornices, bases, fenestration, fluted masonry or other treatments for pedestrian interest and scale.

Response: *The proposed pre-manufactured storage containers are not located near a residential development and do not face public streets and/or are not visible from a public street, this criterion is not applicable.*

6. Colors. Preferred colors for exterior building finishes are earth tones, creams, and pastels of earth tones. High-intensity primary colors, metallic colors, and black may be utilized as trim and detail colors but shall not be used as primary wall colors.

Response: *The proposed pre-manufactured storage containers are made with metal that is pre-painted and the supplier offers limited color options. The applicant submits that this in a non-mandatory standard and the proposed colors of white and black are acceptable.*

7. Ornamental Devices. Ornamental devices, such as molding, entablature and friezes, are encouraged at the roofline. Where such ornamentation is present in the form of a linear molding or board, the band must be at least 8 inches wide

Response: *No ornamental devices are proposed for the pre-manufactured storage containers, this criteria is not applicable.*

8. Alcoves, Porches, Arcades, etc. Building must incorporate features such as arcades, awnings, roofs, porches, alcoves, and porticoes to protect pedestrians from the rain and sun. Awnings and entrances may be designed to be shared between two structures.

Response: *The proposed pre-manufactured storage containers are an extension to an established storage business and located within a gated locked area that is not accessible to the general public or pedestrians. Therefore no feature to protect pedestrians from rain and sun is proposed. This criteria is not applicable.*

9. Continuous Outdoor Arcades. Continuous outdoor arcades are strongly encouraged.

Response: *No outdoor arcades are proposed.*

10. Traditional Storefront Elements. For buildings designed to house retail, service, or office businesses, traditional storefront elements are required. These elements include:

- a. Clearly delineated upper and lower facades;
- b. A lower facade dominated by large display windows and a recessed entry or entries;
- c. Smaller, regularly spaced windows in the upper floor;
- d. Decorative trim, such as window hoods, surrounding upper floor windows;
- e. A decorative cornice near the top of the facade.

Response: *The proposed pre-manufactured storage containers are an industrial use, not a storefront and are not designed to house retail, service, or office businesses. This criteria is not applicable.*

D. ROOF PITCH, MATERIALS, AND PARAPETS

1. Zoning District Pitch I-2 3:12

Response: *The roof pitch is proposed to conform to D.2. of this section, this criterion is not applicable.*

2. Flat roofs (with minimum pitch for drainage) are permitted with detailed stepped parapets or detailed brick coursing.

Response: *The roof pitch is proposed to be flat with a minimum pitch for drainage, which is permitted. The applicant requests a special variance to not construct the roof with detailed stepped parapets or detailed brick coursing as this architectural feature is not a practical application for portable storage containers. See Exhibit C for further discussion regarding the special variance.*

3. Parapet corners must be stepped or the parapet must be designed to emphasize the center or primary entrance(s), unless the primary entrance is at the corner of the building.

Response: *Parapet corners are not proposed as the applicant is requesting a special variance from 17.90.130.D1-4, this criterion is not applicable.*

4. Visible roof materials must be wood or architectural grade composition shingle, slate, tile or sheet metal with standing or batten seam.

Response: *Roof materials are proposed to be smooth metal and the applicant is requesting a special variance from 17.90.130.D1-4 to allow for this in lieu of standing or batten seam metal.*

5. All roof and wall-mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, must be screened from public view by parapets, walls or by other approved means.

Response: *No roof and/or wall mounted mechanical, electrical or communications and service equipment is proposed. This criterion is not applicable.*

E. BUILDING ORIENTATION AND ENTRANCE STANDARDS

1. Primary entries shall face a public street or designated pedestrian way

Response: *The proposed pre-manufactured storage containers are an extension to the established self-storage container business and do not serve as a primary entry. The applicant requests for a design deviation from this standard. The justification for this is further discussed in Exhibit C enclosed with this application.*

2. Primary entrances must be architecturally emphasized and visible from the public right-of-way.

Response: *The applicant submits that this criteria is not applicable as the proposed pre-manufactured storage containers are an extension to the established self-storage container business and do not serve as a primary entry as requested in the design deviation of 17.90.130.E.1, See Exhibit C.*

3. Buildings must have an entrance connecting directly between the right-of-way and the building interior.

Response: *The proposed pre-manufactured storage containers are situated on the interior of a private industrial park and they are not located in close proximity to a public right-of-way to allow for a direct connection. The applicant requests for a design deviation from this standard. See Exhibit C for further discussion regarding the deviation request.*

4. Secondary entries may face parking lots or loading areas. Buildings must have an entrance connecting directly between the street and the building interior.

Response: *This criteria is not applicable as the proposed pre-manufactured storage containers do not have secondary entries and the units are situated on the interior of a private industrial park and they are not located in close proximity to a public right-of-way to allow for a direct connection.*

5. Entries shall be sheltered with an overhang or portico with a depth of at least 4 feet.

Response: *The entry to the portable storage unit is a solid metal latched swing door. The applicant requests a design deviation request to not construct an overhang or portico with a depth of at least 4 feet. See Exhibit C for further discussion regarding the design deviation request.*

6. Multiple units: Ground floor units shall face a public street or designated pedestrian way and be visible from the street whenever feasible and shall avoid out-of-direction travel.

Response: *This criteria is not applicable as the proposed pre-manufactured storage containers are an extension to the established self-storage container business and are not visible from a street, and a gated so a designated pedestrian way is not applicable.*

F. WINDOWS

1. Windows, which allow views to the interior activity or display areas, are encouraged. Windows shall include sills at bottom and pediments at the top. Glass curtain walls, reflective glass, and painted or darkly tinted glass shall not be used.

2. Ground Floor Windows. All new buildings must provide ground floor windows along street frontages.

- a. Required window areas must be either windows that allow views into working areas or lobbies, pedestrian entrances, or display windows.
 - b. Required windows must have a sill no more than 4 feet above grade. Where interior floor levels prohibit such placement, the sill must be raised to allow it to be no more than 2 feet above the finished floor level, up to a maximum sill height of 6 feet above grade.
 - c. Darkly tinted windows and mirrored windows that block two way visibility are prohibited for ground floor windows along street facades.
 - d. Any wall that faces a public right-of-way must contain at least 10% of the ground floor wall area in display areas, windows, and doorways. Blank walls facing a public right-of-way are prohibited.
 - e. Glass curtain windows are not permitted fronting public right-of-ways.
3. Upper Floor Window Standards.
- a. Glass area dimensions shall not exceed 5 feet by 7 feet. (The longest dimension maybe taken either horizontally or vertically.)
 - b. Windows must have trim or molding at least two inches wide around their perimeters.
 - c. At least half of all the window area in upper floors must be made up of glass panes with dimensions no greater than 2 feet by 3 feet. Windows that have 1 foot by 1 foot grid inside double pane glass are appropriate and are encouraged.

Response: *No windows are proposed on the pre-manufactured storage containers, this criteria is not applicable.*

G. LANDSCAPING/STREETSCAPE

1. Benches, outdoor seating, and trash receptacles must complement the existing ornamental street lighting and be in keeping with the overall architectural character of the area.

Response: *No benches, outdoor seating or trash receptacles are proposed and no existing ornamental street lighting exists on the subject parcel. This criterion is not applicable.*

2. Benches and other streetscape items may be placed within the public right-of-way but must not block free movement of pedestrians. A minimum pedestrian walkway width of 5 feet must be maintained at all times.

Response: *The applicant proposes that this criteria is not applicable as the proposed pre-manufactured storage containers are an extension to the established self-storage container business and are not situated near a public street. This criterion is not a mandatory standard and no benches or streetscape items are proposed.*

H. LIGHTING

1. All building entrances and exits must be well lighted.

Response: *The subject site has existing light fixtures that provide a well lighted condition, this criterion is satisfied,*

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.

Response: *The subject site has existing light fixtures that are proposed to remain, no new exterior lighting is proposed. This criterion is not applicable.*

3. Lighting must be adequate for safety purposes.

Response: *The subject site has existing light fixtures that provide a well lighted condition that provides a safe environment, this criterion is satisfied,*

4. Lighting must be of a pedestrian scale and the source light must be shielded to reduce glare.

Response: *No new lighting is proposed, the applicant requests for a design deviation to this standard. The justification for this is further discussed in Exhibit C.*

I. SAFETY AND SECURITY

1. Locate windows in a manner, which enables tenants, employees and police to watch over pedestrian, parking and loading areas.

Response: *No windows are proposed, this criterion is not applicable.*

2. In commercial, public and semipublic development and where possible in industrial development, locate windows in a manner which enables surveillance of interior activity from the public right-of-way.

Response: *No windows are proposed, this criterion is not applicable.*

3. Provide an identification system, which clearly locates buildings and their entries for patrons and emergency services.

Response: *The applicant proposes to provide an identification system for each container that will clearly locate each unit. This criterion is satisfied.*

4. Locate, orient and select on-site lighting to facilitate surveillance of on-site activities from the public right-of-way or other public areas.

Response: *The existing storage area currently has on-site lighting and the site is fully gated and secured. This criteria is met.*

J. EXTERNAL STORAGE

1. The exterior storage of merchandise and/or materials, except as specifically authorized as a permitted use, is prohibited.

Response: *No exterior storage of materials outside of those authorized as a permitted use are proposed. This criteria is met.*

K. TRASH COLLECTION / RECYCLING AREAS.

1. All trash collection areas must be located within the structure or behind the building in an enclosure in accordance with the provisions of the City of Sandy Design Standards, Appendix A.

Response: The proposed pre-manufactured storage containers are an extension to the established self-storage container business and all existing trash and recycling areas will be used to serve the containers. This criterion is satisfied.

CHAPTER 17.92 LANDSCAPING AND SCREENING GENERAL STANDARDS - ALL ZONES

17.92.20 MINIMUM IMPROVEMENTS - LANDSCAPING AND SCREENING The minimum landscaping area of a site to be retained in landscaping shall be 15%.

Response: The existing landscaping of the area within the parcel on which the storage site is located exceeds the 15% landscaping standard. Please see the enclosed site plan of the parcel with the landscaped areas designated and quantified. No vegetation removal is proposed this criterion

CHAPTER 17.98 PARKING, LOADING, AND ACCESS REQUIREMENTS

17.98.20 OFF-STREET PARKING REQUIREMENTS

Industrial Uses

Number of Parking Spaces

Storage, distribution, warehousing, or manufacturing establishment; air, rail, trucking freight terminal
1 parking space per employee on the largest shift, plus 1 per 2 employees.

Number of Bicycle Spaces: 5% or 2 whichever is greater.

Response: The number of employees during the largest shift is 2.5 employees, requiring 3 spaces. The existing business provides 9 parking spaces in the front are of the storage office building. The applicant proposes to add 2 bicycle spaces near the office building in order to satisfy this criteria.

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 the Site Plan, the applicant proposes to retain the gravel surface which is consistent with the 17.98.130 (B), permitted for designated equipment storage areas.

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.

V. Conclusion

The applicant requests design review approval to allow for the placement of pre-fabricated storage containers within existing self-storage site operated and occupied by Stow-A-Way storage.

Due to the location on the private property and the nature of the use and intent of storage containers the application submits that while several of the criteria do not apply, the following variances and design deviations are requested.

Special Variance to deviate from 17.90.130 D1-4 requirement for parapets or brick coursing on a flat roof and allow only a flat roof without the aesthetic components.

Special Variance to 17.50.30 (A) the front yard setback of 30 feet, to allow for the placement of the storage containers within the setback area. This is justified in that the neighboring property that abuts this side of the subject parcel is not buildable due to the presence of wetlands and the area is not visible from the adjoining properties.

Design Deviations from:

17.90.130.C.3 to deviate from the requirement for lap or horizontal siding and allow for flat metal siding.

17.90.130.E.1 to deviate from the requirement that primary entries shall face a public street or designated pedestrian way.

17.90.130.E.3 to deviate from the requirement for entrances to connect directly between the right-of-way and the building interior.

17.90.130.E.5 to deviate from the requirement for an overhang or portico with a minimum depth of 4ft depth. The deviation request is for no overhang feature at the entry of the storage unit(s).

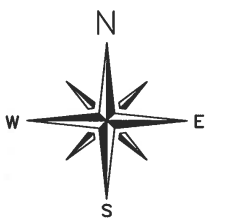
17.90.130.H 1-4 to deviate from lighting requirement. No new lighting is proposed the facility is currently operating with existing lighting that is adequate.

Exhibit C

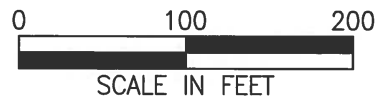
SITE PLAN

MT. HOOD INDUSTRIAL PARK

PARCEL 5, PARTITION PLAT NO. 2000-037
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 14
 TOWNSHIP 2 SOUTH, RANGE 4 EAST, WILLAMETTE MERIDIAN
 CITY OF SANDY, CLACKAMAS COUNTY, OREGON

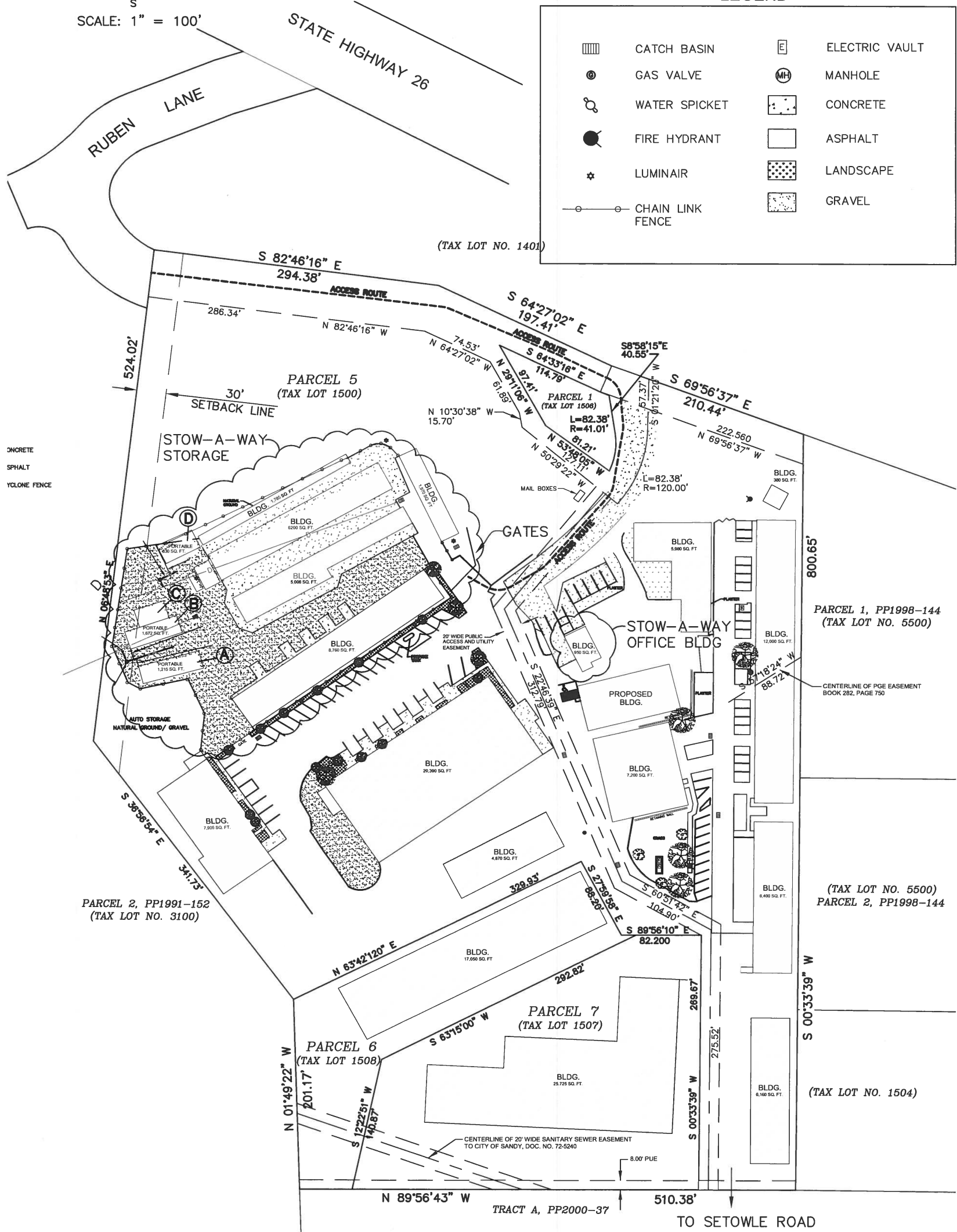


SCALE: 1" = 100'



LEGEND

	CATCH BASIN		ELECTRIC VAULT
	GAS VALVE		MANHOLE
	WATER SPICKET		CONCRETE
	FIRE HYDRANT		ASPHALT
	LUMINAIR		LANDSCAPE
	CHAIN LINK FENCE		GRAVEL



359 E HISTORIC COLUMBIA HIGHWAY
 TROUTDALE, OREGON 97060

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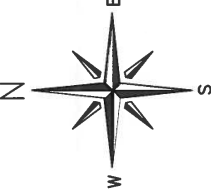
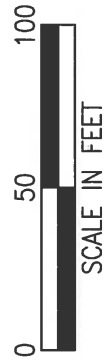
NOVEMBER 28, 2017

SHEET 1 OF 2

E17-008 Warnock site plan.dwg

STORM PLAN

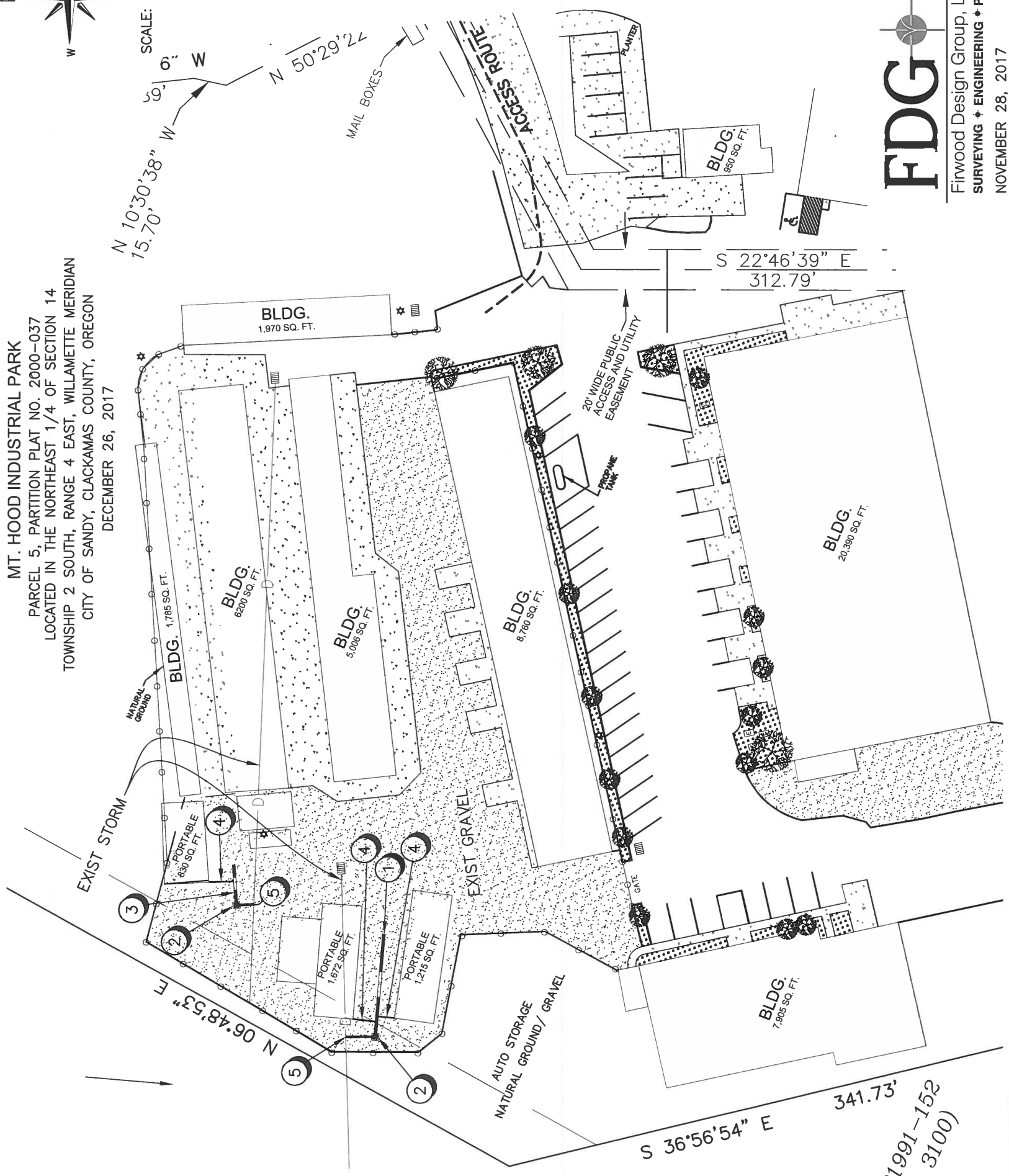
MT. HOOD INDUSTRIAL PARK
 PARCEL 5, PARTITION PLAT NO. 2000-037
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 14
 TOWNSHIP 2 SOUTH, RANGE 4 EAST, WILLAMETTE MERIDIAN
 CITY OF SANDY, CLACKAMAS COUNTY, OREGON
 DECEMBER 26, 2017



KEY NOTES

- 1 50 LF 18" DETENTION PIPE
- 2 CATCH BASIN WITH ORIFICE PLATE, 8" OUTLET PIPE
- 3 20 LF 18" DETENTION PIPE
- 4 4" RAIN DRAIN (TYPICAL)
- 5 CONNECT INTO EXIST STORM PIPE

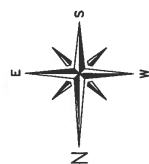
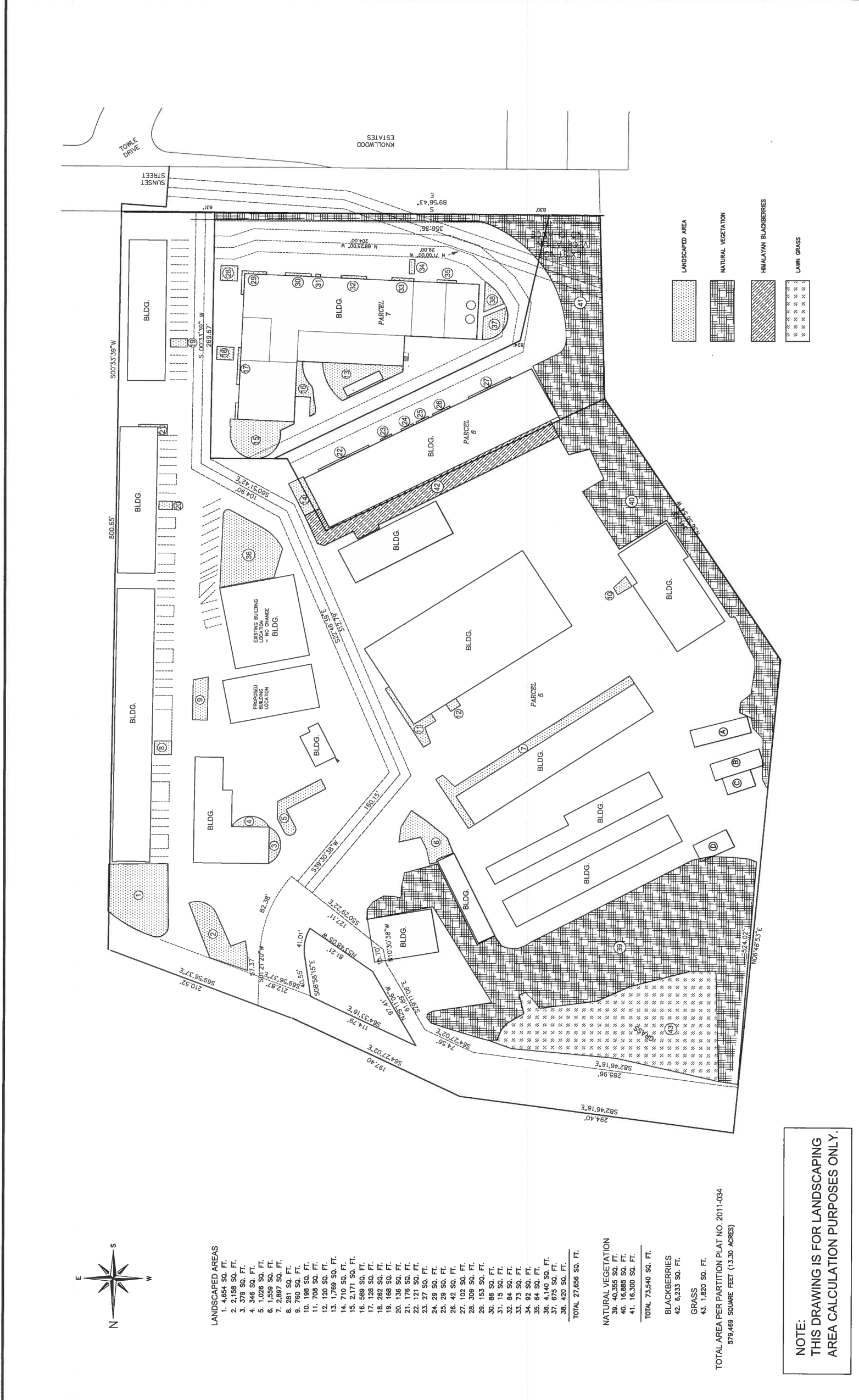
SCALE: 1" = 50'



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 SHEET 2 OF 2
 E17-008 Warnock site plan.dwg

PP1991-152
 NO. 3100



LANDSCAPED AREAS

1.	4,654 SQ. FT.
2.	2,158 SQ. FT.
3.	379 SQ. FT.
4.	348 SQ. FT.
5.	1,026 SQ. FT.
6.	1,559 SQ. FT.
7.	2,887 SQ. FT.
8.	281 SQ. FT.
9.	760 SQ. FT.
10.	198 SQ. FT.
11.	708 SQ. FT.
12.	120 SQ. FT.
13.	1,769 SQ. FT.
14.	710 SQ. FT.
15.	2,171 SQ. FT.
16.	699 SQ. FT.
17.	128 SQ. FT.
18.	282 SQ. FT.
19.	168 SQ. FT.
20.	136 SQ. FT.
21.	176 SQ. FT.
22.	121 SQ. FT.
23.	27 SQ. FT.
24.	29 SQ. FT.
25.	29 SQ. FT.
26.	42 SQ. FT.
27.	102 SQ. FT.
28.	309 SQ. FT.
29.	153 SQ. FT.
30.	86 SQ. FT.
31.	15 SQ. FT.
32.	84 SQ. FT.
33.	75 SQ. FT.
34.	92 SQ. FT.
35.	64 SQ. FT.
36.	4,140 SQ. FT.
37.	675 SQ. FT.
38.	420 SQ. FT.
TOTAL	27,656 SQ. FT.

NATURAL VEGETATION

39.	40,355 SQ. FT.
40.	16,886 SQ. FT.
41.	16,300 SQ. FT.
TOTAL	73,540 SQ. FT.

BLACKBERRIES

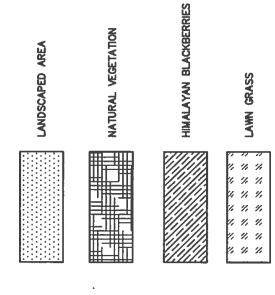
42.	6,233 SQ. FT.
43.	1,820 SQ. FT.

GRASS

44.	1,820 SQ. FT.
-----	---------------

TOTAL AREA PER PARTITION PLAT NO. 2011-034
579,469 SQUARE FEET (13.30 ACRES)

NOTE:
THIS DRAWING IS FOR LANDSCAPING
AREA CALCULATION PURPOSES ONLY.



DATE:	NO.	REVISION	
DRWN:	RME	DESIGNED:	
SCALE:	1" = 50'	DATE:	MARCH 22, 2017
PROJECT NO.:	E17-008	S17-008	Warnock Site Colors.dwg
Firwood Design Group, LLC 359 E HISTORIC COLUMBIA HIGHWAY TROUTDALE OREGON 97060 BUS: (503) 688-3327 FAX: (503) 688-3786 SURVEYING • ENGINEERING • PLANNING			
CHRISTOPHER W. WARNOCK 37310 RUBEN LANE SANDY, OREGON 97055			
MT. HOOD INDUSTRIAL PARK 37396 RUBEN LANE SANDY, OREGON 97055			
		1/1	

Exhibit D – Supplemental Narrative

Deviations

Section 17.90.40 (C) details the process and Section 17.90.100(C), contains requirements for Type III project narratives. Section 17.90.100 (C) includes the following language: “ If the application involves any deviations from the Code standards (i.e., Type III Design Review), the narrative shall describe how the proposal meets or exceeds the intent of the standard(s) for which a deviation is requested.”

Deviation No. 1.

The applicant requests a deviation to Section 17.90.130(C.)(3). This section contains the following language:

3. Siding. Lap or horizontal siding or walls of brick, masonry or stone shall be required. Vertical grooved (i.e., T1-11) sheet siding is prohibited.

Response: The applicant proposes to locate the proposed storage units within the interior of the gated storage facility. The interior of the facility is not visible from the access route and is located a considerable distance from an adjoining public right-of-way. The storage units are not intended to be used by or visible to the general public.

Section 17.90.100 (C.) regarding deviation requests, requires the narrative to describe how the proposal meets or exceeds the intent of the standards for which a deviation is requested. Section 17.90.130 (C.) Building Facades, Materials, and Colors contain intent statements. As such the intent of this section has not been specified in the code. The fact that specific siding type is cited as a requirement infers that the intent is to provide a material that is visually appealing. Because the location of the buildings are not in a visible location to the general public a deviation is warranted.

Deviation No. 2.

The applicant requests a deviation to Section 17.90.130(E)(1). This section contains the following language:

1. Primary entries shall face a public street or designated pedestrian way.

Stow-a-way storage is situated on the interior of an industrial building complex on private property. The proposed storage units do not have a primary entrance, rather each unit has an independent swing out door to allow intermittent access into the storage unit to gain access to stored belongings. Furthermore due to the proximity of the public street, Ruben lane being over 300ft from the storage

units meeting this code is not practical. The intent of this section has not been specified in the code. Because there is not a primary entrance associated with the proposed unit a deviation is warranted.

Deviation No. 3

The applicant requests a deviation to Section 17.90.130(E)(3). This section contains the following language:

Buildings must have an entrance connecting directly between the right-of-way and the building interior.

Stow-a-way storage is situated on the interior of an industrial building complex on private property. The proposed storage units are located over 300ft from the right-of-way (Ruben Lane) and the storage units are on the interior of a gated storage area. The function is not to serve the general public but only renters of the units. A private access easement over a paved pathway will provide a through connection from Ruben lane to the interior of the Industrial Park. Once on private property a connection into the gated storage area is provided over a paved surface. The intent of this code standard is also not provided in the code. Because the buildings are not intended to serve the public the need to serve the public right-of-way appears to be limited. The proposed units are uniquely located within the interior of a private industrial park. A deviation to this section is warranted.

Deviation No. 4

The applicant requests a deviation to Section 17.90.130(E)(5). This section contains the following language:

Entries shall be sheltered with an overhang or portico with a depth of at least 4 feet

The proposed portable storage units each have an individual door, therefore there are multiple entrances. The function of the storage unit entrance is to have access into the interior to transfer stored belonging into an out of the unit. A sheltered overhang does not lend any benefit to the function of the units. The intent of the code is not specified as to if the intent is for aesthetic, functional, structural, or safety purposes. With multiple entrances and the incompatibility of an overhang for each unit, this deviation is warranted.

Deviation No. 5

The applicant requests a deviation to Section 17.90.130(H)(1-4). This section contains the following language:

1. All building entrances and exits must be well lighted.

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.

3. Lighting must be adequate for safety purposes.

4. Lighting must be of a pedestrian scale and the source light must be shielded to reduce glare.

Response: Stow-A-Way storage is an existing facility with existing storage units in operation. The site contains lighting that provides a well-lighted area, and provides adequate safety. No new lighting is proposed in conjunction with the portable storage units. This code section does not require an upgrade to lighting with this application and the applicant does not proposed any changes at this time. A design deviation is warranted.



Special Variances

Section 17.66.80 Type III Special Variances, allows the Planning Commission to grant a special variance waiving a specified provision for under the Type III procedure if is finds that the provision is unreasonable and unwarranted due to the specific nature of the proposed development.

The section requires the applicant to provide facts and evidence sufficient to enable the Planning Commission to make findings in compliance with the criteria set forth in this section while avoiding conflict with the Comprehensive Plan.

One of the following set of criteria shall be applied as appropriate.

- A. The unique nature of the proposed development is such that:
 - i. The intent and purpose of the regulations and of the provisions to be waived will not be violated; and
 - ii. Authorization of the special variance will not be materially detrimental to the public welfare and will not be injurious to other property in the area when compare with the effects of development otherwise permitted.
- B. The variance approved is the minimum variance needed to permit practical compliance with a requirement of another law or regulation.

Special Variance No. 1

The applicant requests a special variance from 17.50.30, this section contains the following language

Lot Area	No minimum
Lot Dimension	No minimum
Setbacks	
Front	30 ft. minimum; 70 ft. maximum from a transit street
Side or Rear	None, unless abutting a more restrictive district; if abutting, the minimum setback is 50 ft.
Corner	15 ft.
Outdoor Display/Sales Lot Area	40% maximum
Lot Coverage	80% maximum
Landscaping Requirement	15% minimum
Structure Height	45 ft. maximum
Transit Street Setback	See Chapter 17.82
Off-Street Parking	See Chapter 17.98

Response: The proposed portable units are situated along the lot line that abuts the terminus of Ruben Lane a public street, see Exhibit “B”. Therefore the abutting lot line to Ruben Lane is considered the front of the lot and as such the front yard setback is 30feet. The applicant requests a Special Variance to this set back requirement as a portion of the proposed storage facilities is situated within this setback dimension. Unit B is situated 12 feet into the setback area, and unit C is situated 6 feet into the setback area.

- A. The unique nature of the proposed development is such that:
 - i. The intent and purpose of the regulations and of the provisions to be waived will not be violated;

Response: The intent is to provide a setback for a structure from the front of a parcel that is typically fronting a public right-of-way to a structure. Due to the unique size and configuration of the private industrial parcel with no right-of-way fronting the front lot line except in the northwesterly corner some 300 plus feet away the intent of the code will not be violated by allowing a portion of the storage units to be within the setback area.

- ii. Authorization of the special variance will not be materially detrimental to the public welfare and will not be injurious to other property in the area when compared with the effects of development otherwise permitted.

Response: The area that the units are located has been used to store buses, RV's and cars in the past so use of this space is not unique and the area has already been developed to allow this use. The space as previously mentioned is located outside of public view and the use is consistent with buildings in an industrial park. Therefore placement of portable storage units within the setback will not be materially detrimental to the public welfare and will not be injurious to other property when compared with the effects of development otherwise permitted.

- B. The variance approved is the minimum variance needed to permit practical compliance with a requirement of another law or regulation

Response: The variance requested is the minimum variance needed when evaluated as a comparison of the entire setback area (15,720 sq. ft.) along this frontage that is 524ft in length relative to the small set back encroachment requested of 125 sq. ft..

Special Variance No. 2

The applicant requests a special variance from 17.90.130.D1-4, this section contains the following language:

1. Zoning District Pitch I-2 3:12
2. Flat roofs (with minimum pitch for drainage) are permitted with detailed stepped parapets or detailed brick coursing.
3. Parapet corners must be stepped or the parapet must be designed to emphasize the center or primary entrance(s), unless the primary entrance is at the corner of the building.
4. Visible roof materials must be wood or architectural grade composition shingle, slate, tile or sheet metal with standing or batten seam.

Response: The roof pitch is proposed to be flat with a minimum pitch for drainage, which is permitted. The applicant requests a special variance to not construct the roof with detailed stepped parapets or detailed brick coursing as this architectural feature is not a practical application for portable storage containers. The applicant requests for a variance to the roof material to allow a metal roof without standing or batten seam.

- A. The unique nature of the proposed development is such that:
 - i. The intent and purpose of the regulations and of the provisions to be waived will not be violated;

Response: Although the intent of this standard is not specified, in general the inference is that an aesthetic appeal is desired. While a flat roof is allowed the applicant requests that the stepped parapets or brick coursing is waived. As discussed in previous sections of this narrative the storage units are in the interior of existing storage units and not highly visible to the general public. The units are only visible by entering through the gate and accessing the interior of the storage area. As flat roofs are allowed it is primarily an aesthetic component to have parapets or brick coursing and the applicant submits that the units are not intended to be used or visible to the general public. For these reasons the intent and purpose of the regulation of this standard will not be violated.

- ii. Authorization of the special variance will not be materially detrimental to the public welfare and will not be injurious to other property in the area when compared with the effects of development otherwise permitted.

Response: The applicant's response for a special variance to this section requiring detailed stepped parapets or detailed brick coursing in conjunction with a flat roof. The surrounding buildings generally have flat or very low pitch roofs and this is consistent with an industrial park complex. As previously mentioned the proposed storage units are not visible to the public. The variance will not be materially detrimental to the public welfare nor will it be injurious to other property in the area as the intent of the code is an aesthetic criteria that is typically not seen on industrial buildings.

- B. The variance approved is the minimum variance needed to permit practical compliance with a requirement of another law or regulation.

Response: Because the location and use of the units and the impracticality to construct parapets or brick coursing, the applicant's proposal to allow a flat roof without these aesthetic components is the minimum variance needed to permit practical compliance of this requirement.

**PRELIMINARY
STORMWATER REPORT**

Exhibit E

**New Portable Storage Units
Mt Hood Industrial
37396 Ruben Lane
Sandy, OR 97055**

Prepared By:



Firwood Design Group, LLC
SURVEYING • ENGINEERING • PLANNING

359 E. Historic Columbia River Highway
Troutdale, OR 97060
503.668.3737- fax 503.668.3788

Stormwater Report

FIRWOOD DESIGN GROUP, LLC

**PRELIMINARY
STORMWATER CALCULATIONS**

Proposed Storage Units

For

Stow-A-Way Storage

March 20, 2019

Prepared by:

Firwood Design Group, LLC
359 E. Historic Columbia River Highway
Troutdale, OR 97060
(503) 668-3737

FDG # E17-008

Stormwater Report

TABLE OF CONTENTS

- I. OBJECTIVE
- II. METHODOLOGY
- III. REFERENCES
- IV. SITE DESCRIPTION
- V. STORMWATER MANAGEMENT

APPENDICES

Site Storm Plan

HydroCAD output

Stormwater Report

STORM DRAINAGE CALCULATIONS

I. OBJECTIVE

The objective is to provide stormwater detention and treatment for the new impervious roof top area associated with the proposed portable storage units and the surrounding paved area in accordance with the City of Sandy storm water requirements.

Stormwater discharge from the proposed new impervious area will be collected in an existing catch basin that will connect to the new system. The new system will include an additional catch basin that will be connected to a piped detention system.

II. METHODOLOGY

As per the City of Sandy code, the City of Portland stormwater manual was applied in developing the proposed stormwater management for the impervious surface areas. HydroCAD is used to apply the Santa Barbara unit hydrograph for the respect storm intensities with a 24 hr duration.

For detention the proposed underground detention system is designed to have a released rate not to exceed the following:

1. The post construction 24 hour 2 year recurrence interval storm event runoff will not exceed the 2 year pre development 2 year 24 hour runoff
2. The post construction 24 hour 5 year recurrence interval storm event runoff will not exceed the 5 year pre development 5 year 24 hour runoff
3. The post construction 24 hour 10 year recurrence interval storm event runoff will not exceed the 10 year pre development 10 year 24 hour runoff
4. The post construction 24 hour 25 year recurrence interval storm event runoff will not exceed the pre development 25 year runoff.

For water quality the method used to achieve the 70% reduction of Total Suspended Solids,

Flow-through based storm water quality control: the required design flow rate for treatment is the runoff that would be produced from a rainfall intensity of 0.2 inches/hour for on-line facilities, and 0.11 inches/hour for off-line facilities. This rate must be maintainable for a minimum of three hours

III. REFERENCES:

USGS Soil Maps for Multnomah County, Oregon
City of Portland, Stormwater Management Manual
City of Sandy Development Code

Stormwater Report

IV. SITE DESCRIPTION:

The site is located on a portion of parcel 1500, T2S R4E Sect. 14.

The area of the Stow-A-Way Storage is x sq. ft. in size. The subject site is flat in nature and contains several existing storage buildings. The ground cover is a combination of some concrete areas along with gravel throughout the majority of the area. The site is surrounded by other industrial uses to the east, south and south west sides. The west and northern sides of the storage area are vegetated with no current improvements.

V. STORMWATER MANAGEMENT:

Water Quality Analysis

The impervious area relating to the new impervious area is 9052 sq. ft. for the entire paved area. The water quality storm is applied to the entire new impervious area related only to the portable storage units.

The water quality requirement of 70% reduction of TSS will be achieved by a catch basin insert called the FloGard and is an Old Castle product. Both the catch basins within the new asphalt paved portable storage area will be outfitted with this insert. A copy of the product brochure and maintenance requirements is included in the appendices of this report.

Quantity Control Analysis

The Santa Barbara Urban Hydrograph (HydroCAD) was used to create the basin hydrographs (see appendix for data and calculations) and to estimate the peak flows for the design storms. A curve number (CN) value of 98 was assigned to the impervious surfaces, a CN value of 91(Gravel) was used for pre-existing pervious area. The time of concentration is 6 minutes as a minimum value.

The post improvement condition includes the roof and asphalt impervious areas. The site area is broken into three sub-drainage basins, basin "A" contains 5,968 sq. ft., basin "B" contains 5,150 sq. ft., basin "C" contains 3,902 sq. ft.

The design storms, as required by the City of Sandy design and construction standards, are as follows:

Recurrence Interval (years)	Total Precipitation Depth (In)
2	3.50
5	4.50
10	4.80
25	5.50

Stormwater Report

Each storm event was modeled for both pre-construction conditions and post-construction conditions. A detention system was sized to utilize an 18-inch detention pipe with a flow control orifice in a catch basin. The flow control orifice will regulate flows to pre-development flow rates. The following table summarizes the calculated flow rates.

Pre-Construction and Post Construction Stormwater flows:

Design Storm and	Pre-Development (Existing) Peak Flow (cfs)	Post-Construction Peak Flow (cfs)	Allowed Post Construction Runoff	Actual Post Construction Runoff
2 year	0.22	0.28	0.22	0.22
5 year	0.31	0.35	0.31	0.29
10 year	0.34	0.38	0.34	0.32
25 year	0.40	0.45	0.40	0.37

To achieve the aforementioned flow rates each flow control catch basin will have the following orifices:

Catch Basin A – 1.8” orifice at the pipe invert and a 1.9” orifice 1ft above the invert.

Catch Basin B – 2” orifice at the pipe invert.

Quality Control Analysis

The water quality storm per the City of Sandy code for a flow through based system of 0.2 inches/hour for on-line facilities, applied for a minimum of three hours.

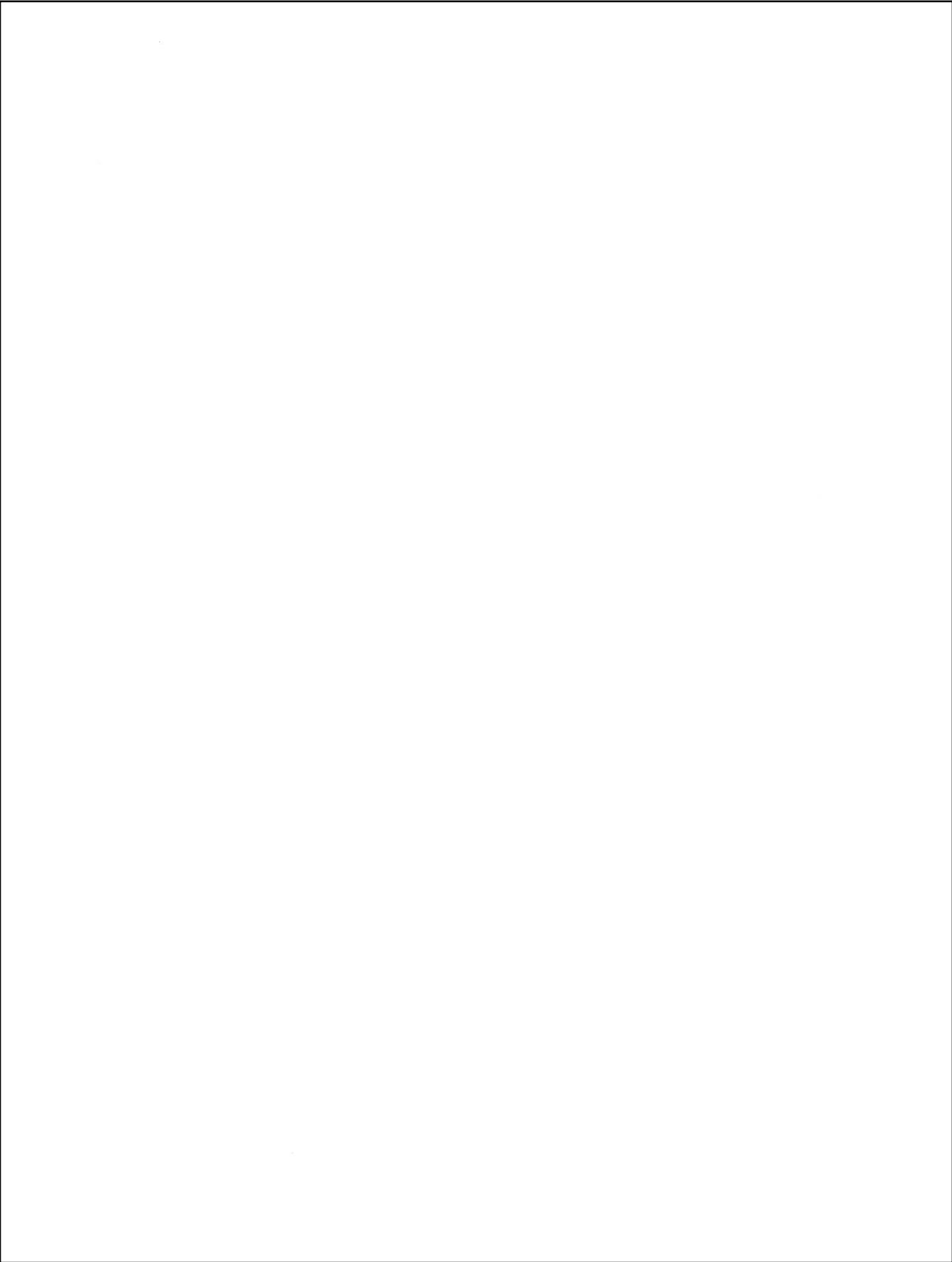
For both Basin A and B flow for a water quality event is 0.1cfs. The catch basin in Basin C is currently an oil-water separator basin meeting the treatment requirements.

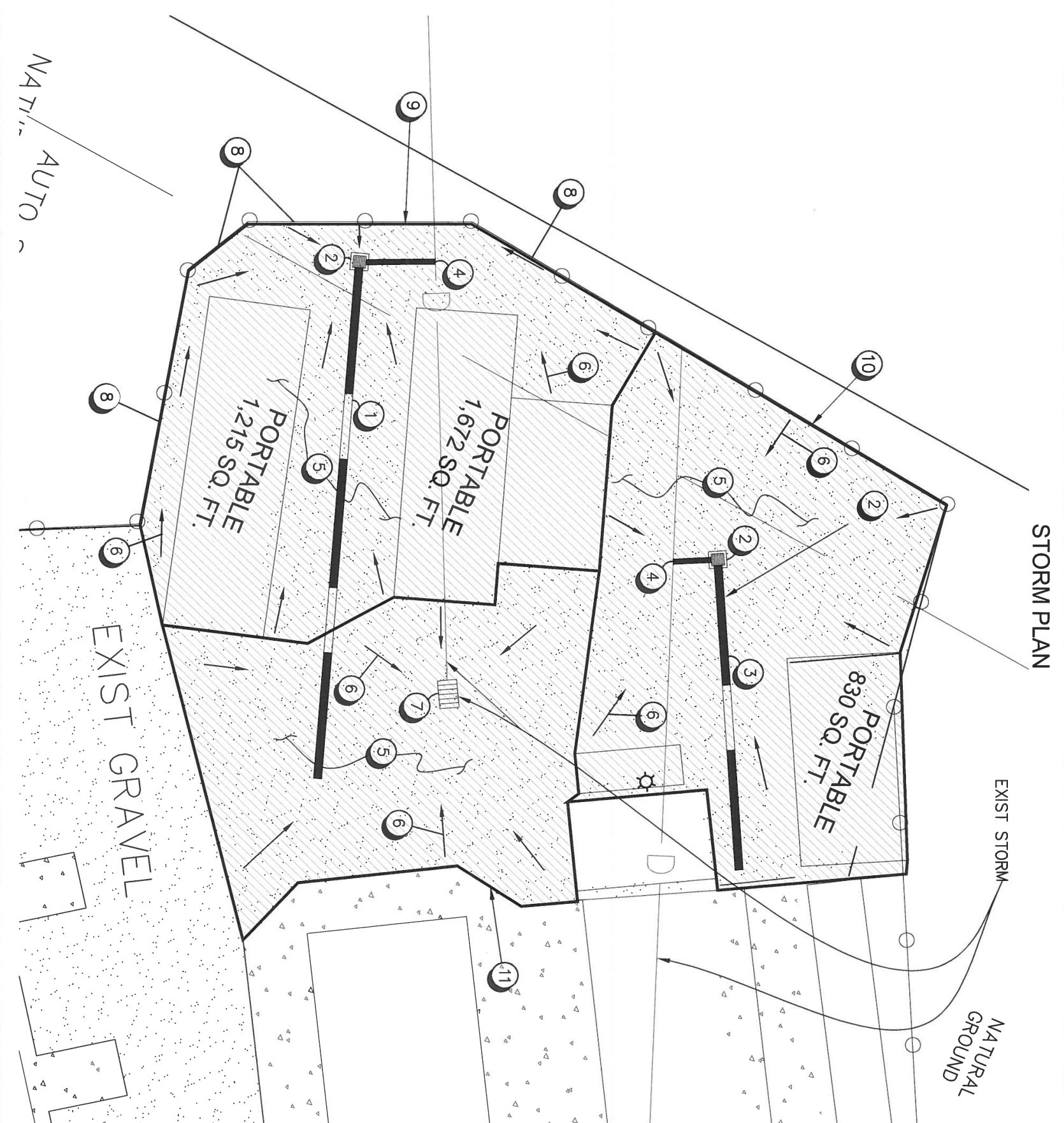
The FloGard with a 2ft catch basin depth is rated for a treatment flow of 1.5cfs, therefore the system will provide adequate treatment.

Conclusion

The proposed improvements consisting of paving the portable storage area will require stormwater detention and water quality treatment to conform to the City of Sandy development code. The proposed Old Castle FloGard catch basin inserts will provide the water quality treatment system. The detention will utilize underground piped detention with catch basin orifices to control the flows. The system has been sized in accordance with the City of Sandy design standards and the methods employed represent standard industry practices.

APPENDICES





STORM PLAN

EXIST STORM

NATURAL GROUND

EXIST GRAVEL

NAT. AUTO



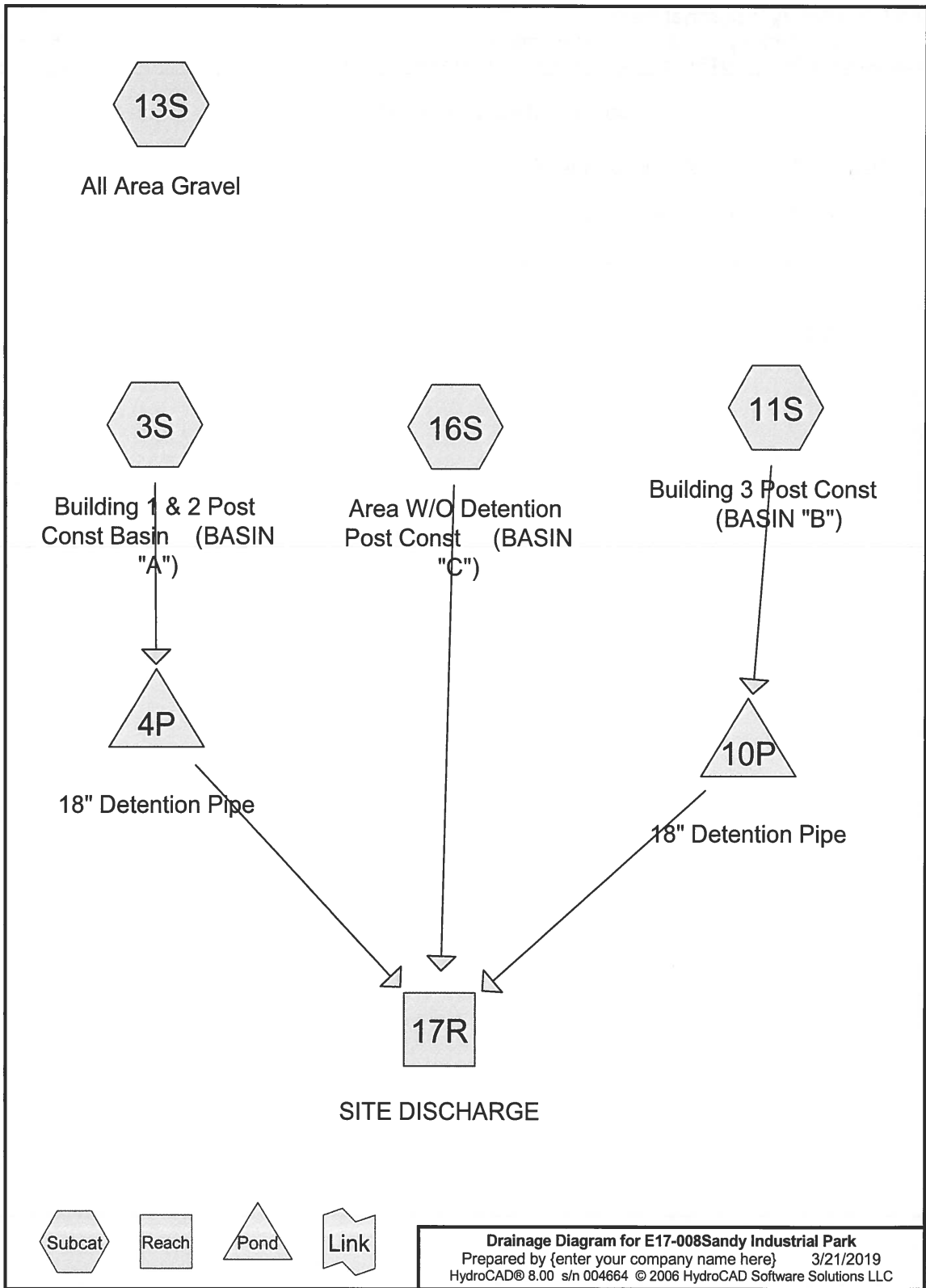
SCALE: 1" = 20'

KEY NOTES

- 1 100 LF 18" N-12 HDPE DETENTION PIPE
- 2 OLD CASTLE FLO GARD W/GIBSON STEEL CATCH BASIN WITH ORIFICE PLATE, 8" OUTLET PIPE
- 3 60 LF 18" N-12 HDPE DETENTION PIPE
- 4 CONNECT INTO EXIST STORM PIPE
- 5 AREA TO BE PAVED W/2" AC OVER 4" 3/4"-MINUS ROCK
- 6 SLOPE DRAINAGE ARROW, 1% MIN, 5% MAX, 2% IDEAL (TYPICAL)
- 7 MODIFY OR REPLACE EXISTING CATCH BASIN W/ OLD-CASTLE FLO GARD CATCH BASIN WITH INSERT
- 8 ASPHALT CURB ALONG EDGE OF ASPHALT AS NECESSARY FOR POSITIVE DRAINAGE INTO CATCHBASIN
- 9 DRAINAGE BASIN "A" (5,968 SF)
- 10 DRAINAGE BASIN "B" (5,150 SF)
- 11 DRAINAGE BASIN "C" (3,902 SF)



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SHEET 2 OF 2
 E17-008 Warmock site plan.dwg



13S

All Area Gravel

3S

Building 1 & 2 Post Const Basin (BASIN "A")

4P

18" Detention Pipe

16S

Area W/O Detention Post Const (BASIN "C")

11S

Building 3 Post Const (BASIN "B")

10P

18" Detention Pipe

17R

SITE DISCHARGE



Drainage Diagram for E17-008 Sandy Industrial Park
 Prepared by {enter your company name here} 3/21/2019
 HydroCAD® 8.00 s/n 004664 © 2006 HydroCAD Software Solutions LLC

E17-008Sandy Industrial Park

Prepared by {enter your company name here}

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Page 2

3/21/2019

Area Listing (selected nodes)

<u>Area (sq-ft)</u>	<u>CN</u>	<u>Description (subcats)</u>
15,021	91	Gravel (13S)
15,020	98	Asphalt (3S,11S,16S)
<hr/>		
30,041		

E17-008Sandy Industrial Park

Type IA 24-hr 2yr Rainfall=3.50"

Prepared by {enter your company name here}

Page 3

HydroCAD® 8.00 s/n 004664 © 2006 HydroCAD Software Solutions LLC

3/21/2019

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SBUH method, Split Pervious/Imperv.
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment 3S: Building 1 & 2 Post Const Basin (BASIN " Runoff Area=5,968 sf Runoff Depth=3.27"
Tc=6.0 min CN=0/98 Runoff=0.11 cfs 1,625 cf

Subcatchment 11S: Building 3 Post Const (BASIN "B") Runoff Area=5,150 sf Runoff Depth=3.27"
Tc=6.0 min CN=0/98 Runoff=0.10 cfs 1,402 cf

Subcatchment 13S: All Area Gravel Runoff Area=15,021 sf Runoff Depth=2.54"
Tc=6.0 min CN=91/0 Runoff=0.22 cfs 3,181 cf

Subcatchment 16S: Area W/O Detention Post Const (BASIN Runoff Area=3,902 sf Runoff Depth=3.27"
Tc=6.0 min CN=0/98 Runoff=0.07 cfs 1,062 cf

Reach 17R: SITE DISCHARGE Avg. Depth=0.17' Max Vel=2.53 fps Inflow=0.22 cfs 4,089 cf
D=12.0" n=0.013 L=100.0' S=0.0100 '/' Capacity=3.56 cfs Outflow=0.22 cfs 4,089 cf

Pond 4P: 18" Detention Pipe Peak Elev=0.86' Storage=90 cf Inflow=0.11 cfs 1,625 cf
Outflow=0.08 cfs 1,625 cf

Pond 10P: 18" Detention Pipe Peak Elev=0.69' Storage=43 cf Inflow=0.10 cfs 1,402 cf
Outflow=0.08 cfs 1,402 cf

Total Runoff Area = 30,041 sf Runoff Volume = 7,269 cf Average Runoff Depth = 2.90"
50.00% Pervious Area = 15,021 sf 50.00% Impervious Area = 15,020 sf

E17-008Sandy Industrial Park

Type IA 24-hr 2yr Rainfall=3.50"

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Subcatchment 3S: Building 1 & 2 Post Const Basin (BASIN "A")

Runoff = 0.11 cfs @ 7.90 hrs, Volume= 1,625 cf, Depth= 3.27"

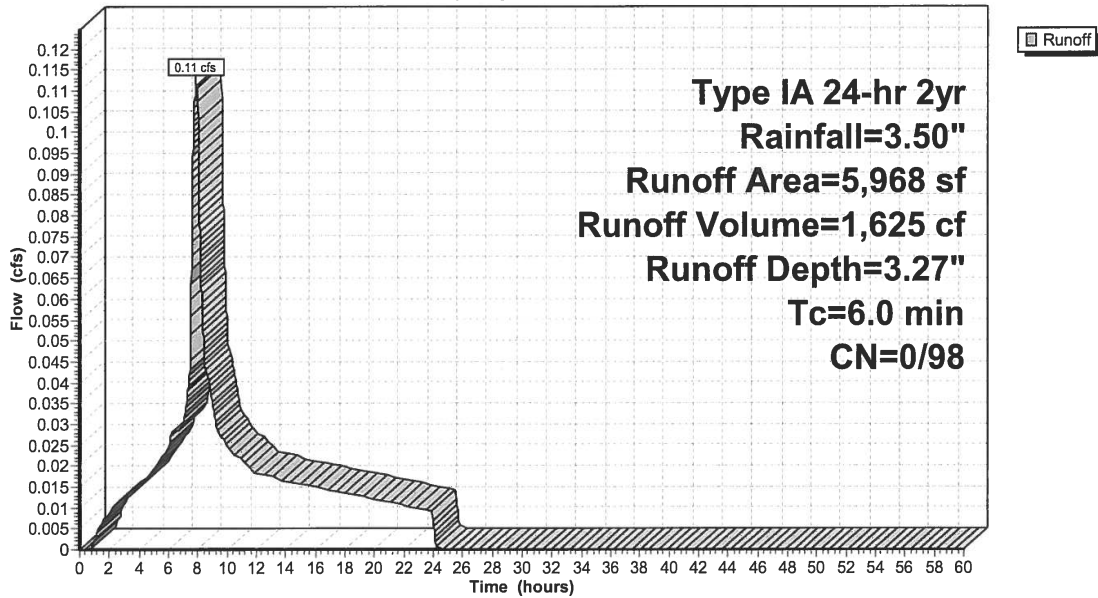
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type IA 24-hr 2yr Rainfall=3.50"

Area (sf)	CN	Description
5,968	98	Asphalt
5,968	98	Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Post Construction

Subcatchment 3S: Building 1 & 2 Post Const Basin (BASIN "A")

Hydrograph



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Type IA 24-hr 2yr Rainfall=3.50"

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Subcatchment 11S: Building 3 Post Const (BASIN "B")

Runoff = 0.10 cfs @ 7.90 hrs, Volume= 1,402 cf, Depth= 3.27"

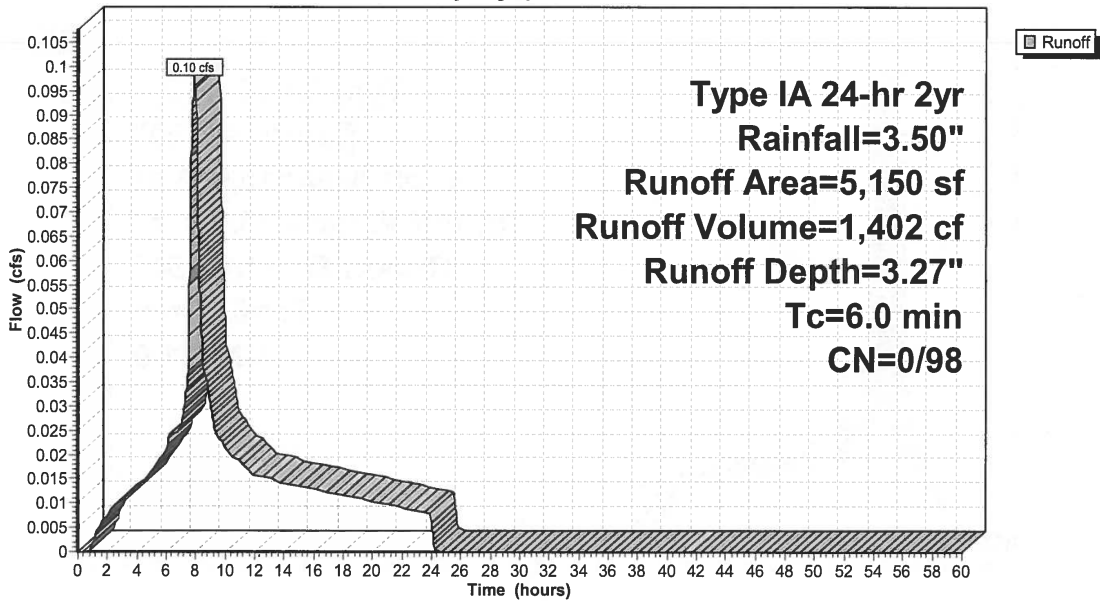
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type IA 24-hr 2yr Rainfall=3.50"

Area (sf)	CN	Description
5,150	98	Asphalt
5,150	98	Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Post Construction

Subcatchment 11S: Building 3 Post Const (BASIN "B")

Hydrograph



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Type IA 24-hr 2yr Rainfall=3.50"

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Subcatchment 13S: All Area Gravel

Runoff = 0.22 cfs @ 7.93 hrs, Volume= 3,181 cf, Depth= 2.54"

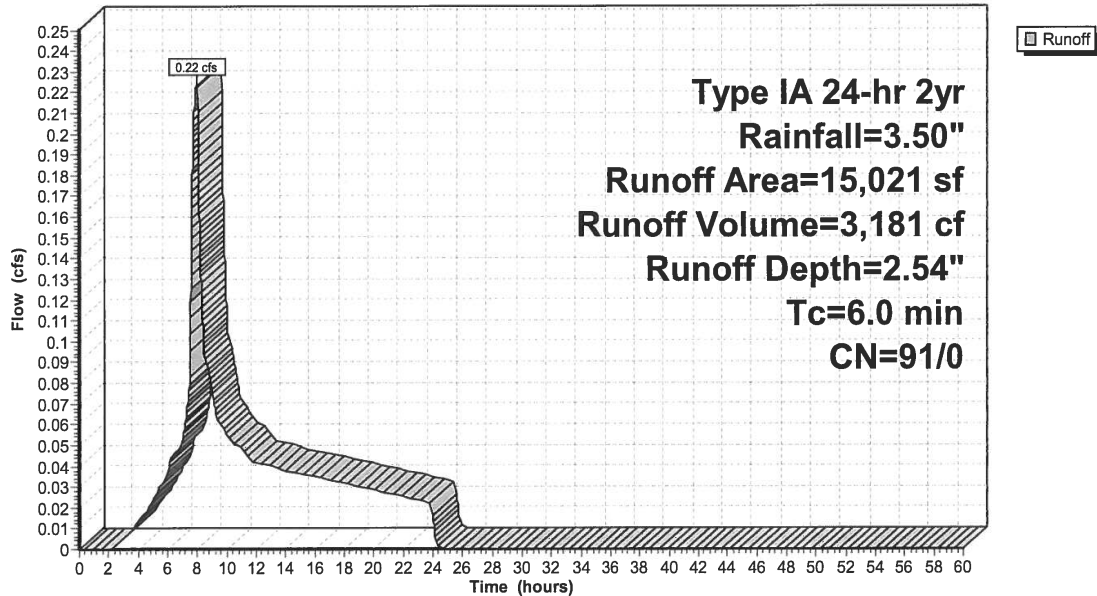
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type IA 24-hr 2yr Rainfall=3.50"

Area (sf)	CN	Description
15,021	91	Gravel
15,021	91	Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Post Construction

Subcatchment 13S: All Area Gravel

Hydrograph



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Type IA 24-hr 2yr Rainfall=3.50"

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Subcatchment 16S: Area W/O Detention Post Const (BASIN "C")

Runoff = 0.07 cfs @ 7.90 hrs, Volume= 1,062 cf, Depth= 3.27"

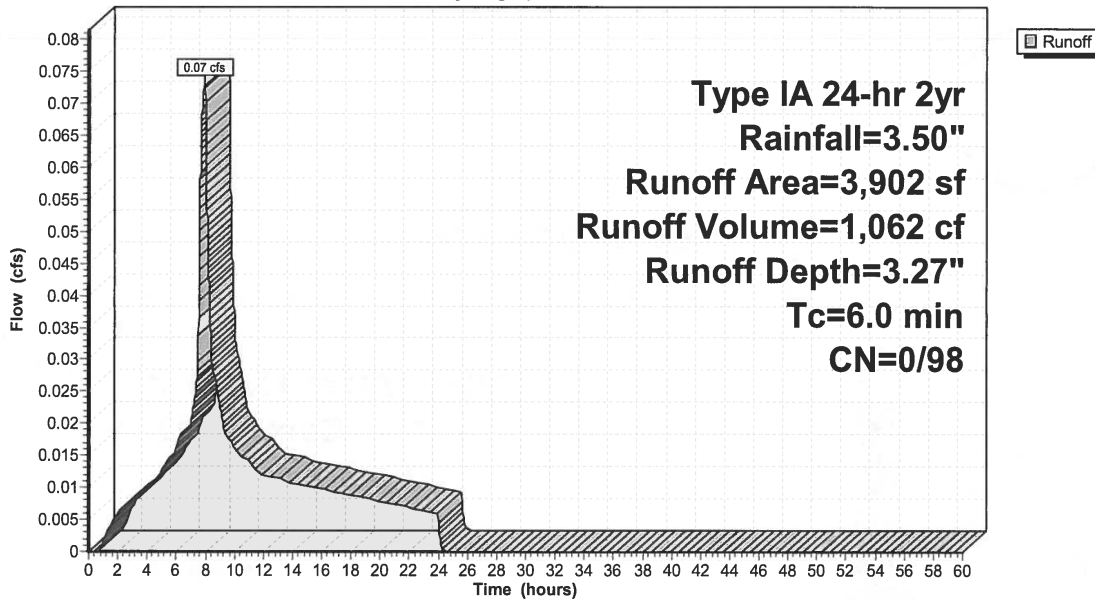
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type IA 24-hr 2yr Rainfall=3.50"

Area (sf)	CN	Description
3,902	98	Asphalt
3,902	98	Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Post Construction

Subcatchment 16S: Area W/O Detention Post Const (BASIN "C")

Hydrograph



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Type IA 24-hr 2yr Rainfall=3.50"

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Reach 17R: SITE DISCHARGE

[52] Hint: Inlet conditions not evaluated

Inflow Area = 15,020 sf, Inflow Depth = 3.27" for 2yr event
 Inflow = 0.22 cfs @ 8.00 hrs, Volume= 4,089 cf
 Outflow = 0.22 cfs @ 8.01 hrs, Volume= 4,089 cf, Atten= 0%, Lag= 0.4 min

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
 Max. Velocity= 2.53 fps, Min. Travel Time= 0.7 min
 Avg. Velocity= 1.51 fps, Avg. Travel Time= 1.1 min

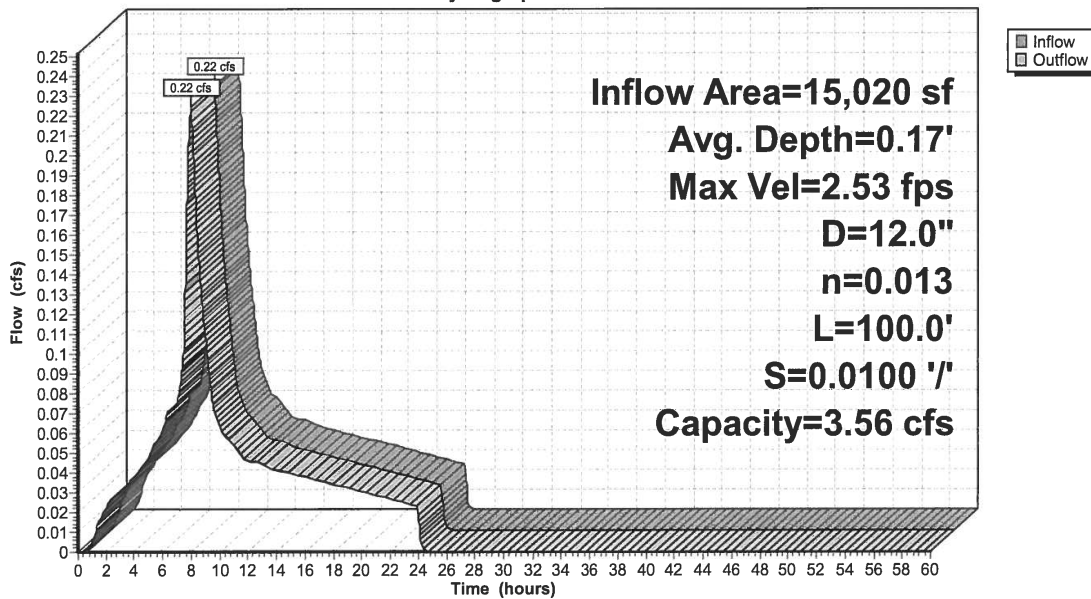
Peak Storage= 9 cf @ 8.01 hrs, Average Depth at Peak Storage= 0.17'
 Bank-Full Depth= 1.00', Capacity at Bank-Full= 3.56 cfs

12.0" Diameter Pipe, n= 0.013
 Length= 100.0' Slope= 0.0100 '/'
 Inlet Invert= -0.50', Outlet Invert= -1.50'



Reach 17R: SITE DISCHARGE

Hydrograph



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Type IA 24-hr 2yr Rainfall=3.50"

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Pond 4P: 18" Detention Pipe

Inflow Area = 5,968 sf, Inflow Depth = 3.27" for 2yr event
 Inflow = 0.11 cfs @ 7.90 hrs, Volume= 1,625 cf
 Outflow = 0.08 cfs @ 8.14 hrs, Volume= 1,625 cf, Atten= 32%, Lag= 14.9 min
 Primary = 0.08 cfs @ 8.14 hrs, Volume= 1,625 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
 Peak Elev= 0.86' @ 8.14 hrs Surf.Area= 150 sf Storage= 90 cf

Plug-Flow detention time= 4.9 min calculated for 1,624 cf (100% of inflow)
 Center-of-Mass det. time= 4.9 min (668.7 - 663.8)

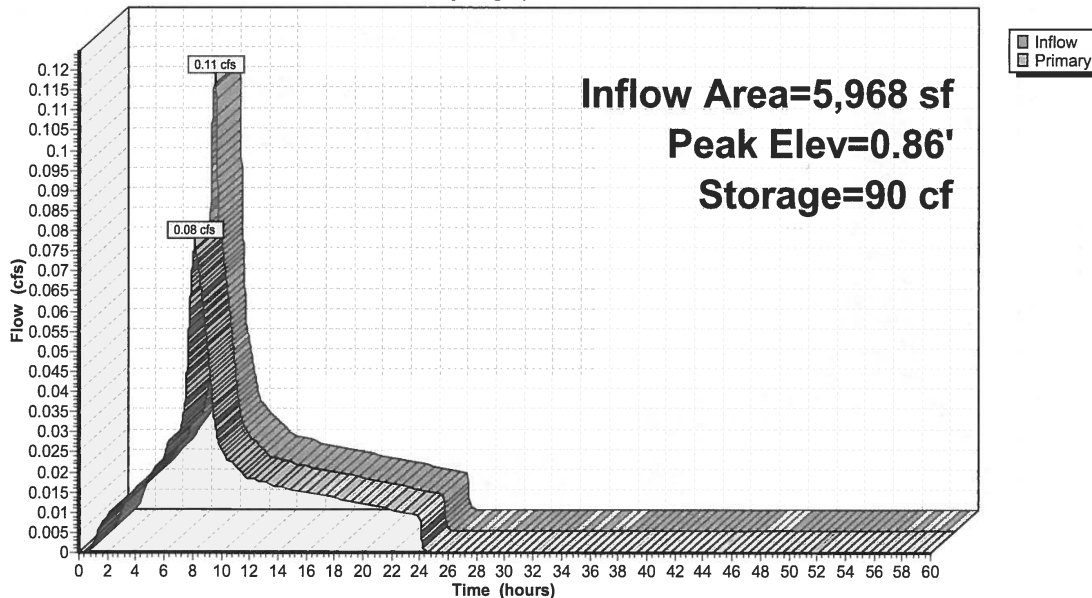
Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	177 cf	18.0"D x 100.00'L Horizontal Cylinder S= 0.0020 'I'

Device	Routing	Invert	Outlet Devices
#1	Primary	0.00'	1.8" Vert. Orifice/Grate C= 0.600
#2	Primary	1.00'	1.9" Vert. Orifice/Grate C= 0.600

Primary OutFlow Max=0.08 cfs @ 8.14 hrs HW=0.86' (Free Discharge)
 1=Orifice/Grate (Orifice Controls 0.08 cfs @ 4.27 fps)
 2=Orifice/Grate (Controls 0.00 cfs)

Pond 4P: 18" Detention Pipe

Hydrograph



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Type IA 24-hr 2yr Rainfall=3.50"

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Pond 10P: 18" Detention Pipe

Inflow Area = 5,150 sf, Inflow Depth = 3.27" for 2yr event
 Inflow = 0.10 cfs @ 7.90 hrs, Volume= 1,402 cf
 Outflow = 0.08 cfs @ 8.05 hrs, Volume= 1,402 cf, Atten= 15%, Lag= 9.1 min
 Primary = 0.08 cfs @ 8.05 hrs, Volume= 1,402 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
 Peak Elev= 0.69' @ 8.05 hrs Surf.Area= 89 sf Storage= 43 cf

Plug-Flow detention time= 2.3 min calculated for 1,402 cf (100% of inflow)
 Center-of-Mass det. time= 2.3 min (666.1 - 663.8)

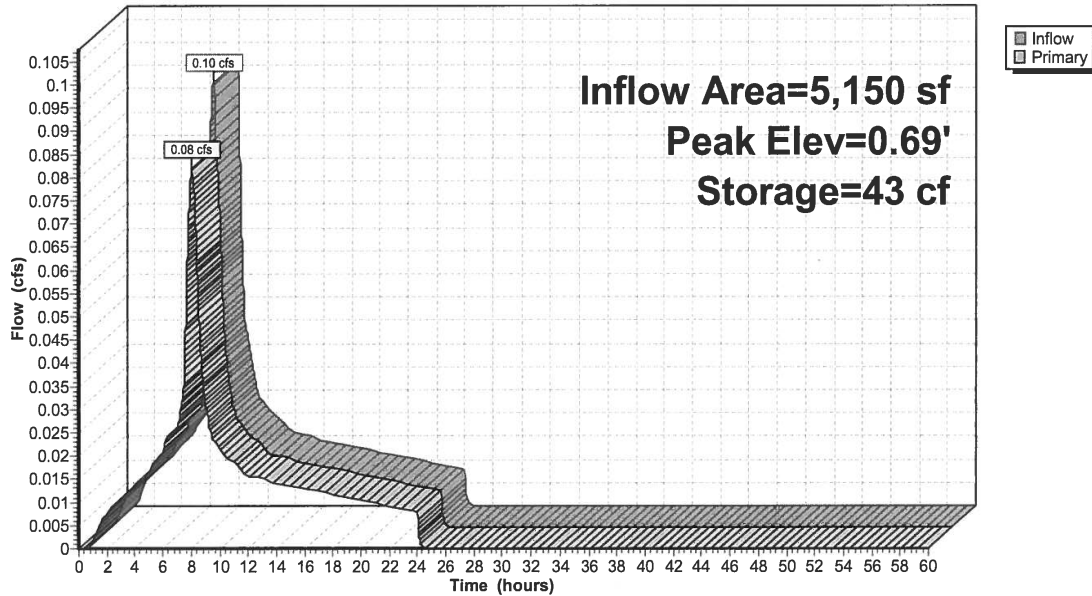
Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	106 cf	18.0"D x 60.00'L Horizontal Cylinder S= 0.0020 'f'

Device	Routing	Invert	Outlet Devices
#1	Primary	0.00'	2.0" Vert. Orifice/Grate C= 0.600

Primary OutFlow Max=0.08 cfs @ 8.05 hrs HW=0.69' (Free Discharge)
 ←1=Orifice/Grate (Orifice Controls 0.08 cfs @ 3.76 fps)

Pond 10P: 18" Detention Pipe

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Type IA 24-hr 5yr Rainfall=4.50"

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Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SBUH method, Split Pervious/Imperv.
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment 3S: Building 1 & 2 Post Const Basin (BASIN " Runoff Area=5,968 sf Runoff Depth=4.26"
Tc=6.0 min CN=0/98 Runoff=0.14 cfs 2,121 cf

Subcatchment 11S: Building 3 Post Const (BASIN "B") Runoff Area=5,150 sf Runoff Depth=4.26"
Tc=6.0 min CN=0/98 Runoff=0.12 cfs 1,830 cf

Subcatchment 13S: All Area Gravel Runoff Area=15,021 sf Runoff Depth=3.50"
Tc=6.0 min CN=91/0 Runoff=0.31 cfs 4,379 cf

Subcatchment 16S: Area W/O Detention Post Const (BASIN Runoff Area=3,902 sf Runoff Depth=4.26"
Tc=6.0 min CN=0/98 Runoff=0.09 cfs 1,387 cf

Reach 17R: SITE DISCHARGE Avg. Depth=0.19' Max Vel=2.73 fps Inflow=0.29 cfs 5,337 cf
D=12.0" n=0.013 L=100.0' S=0.0100 '/' Capacity=3.56 cfs Outflow=0.29 cfs 5,337 cf

Pond 4P: 18" Detention Pipe Peak Elev=1.14' Storage=130 cf Inflow=0.14 cfs 2,121 cf
Outflow=0.11 cfs 2,121 cf

Pond 10P: 18" Detention Pipe Peak Elev=0.99' Storage=69 cf Inflow=0.12 cfs 1,830 cf
Outflow=0.10 cfs 1,830 cf

Total Runoff Area = 30,041 sf Runoff Volume = 9,716 cf Average Runoff Depth = 3.88"
50.00% Pervious Area = 15,021 sf 50.00% Impervious Area = 15,020 sf

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Type IA 24-hr 5yr Rainfall=4.50"

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Subcatchment 3S: Building 1 & 2 Post Const Basin (BASIN "A")

Runoff = 0.14 cfs @ 7.90 hrs, Volume= 2,121 cf, Depth= 4.26"

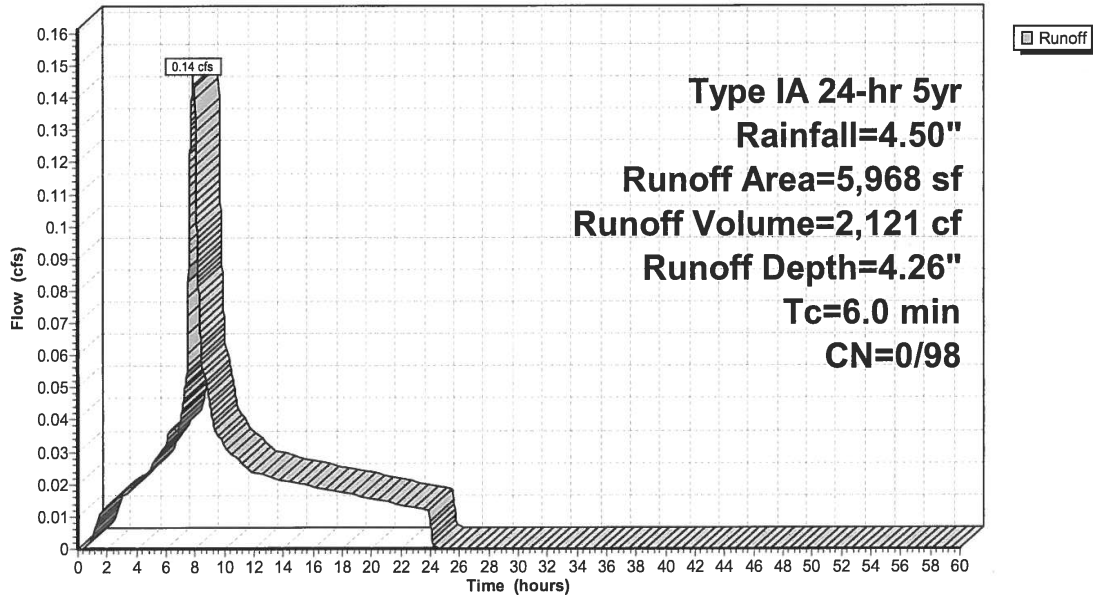
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type IA 24-hr 5yr Rainfall=4.50"

Area (sf)	CN	Description
5,968	98	Asphalt
5,968	98	Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Post Construction

Subcatchment 3S: Building 1 & 2 Post Const Basin (BASIN "A")

Hydrograph



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Type IA 24-hr 5yr Rainfall=4.50"

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Subcatchment 11S: Building 3 Post Const (BASIN "B")

Runoff = 0.12 cfs @ 7.90 hrs, Volume= 1,830 cf, Depth= 4.26"

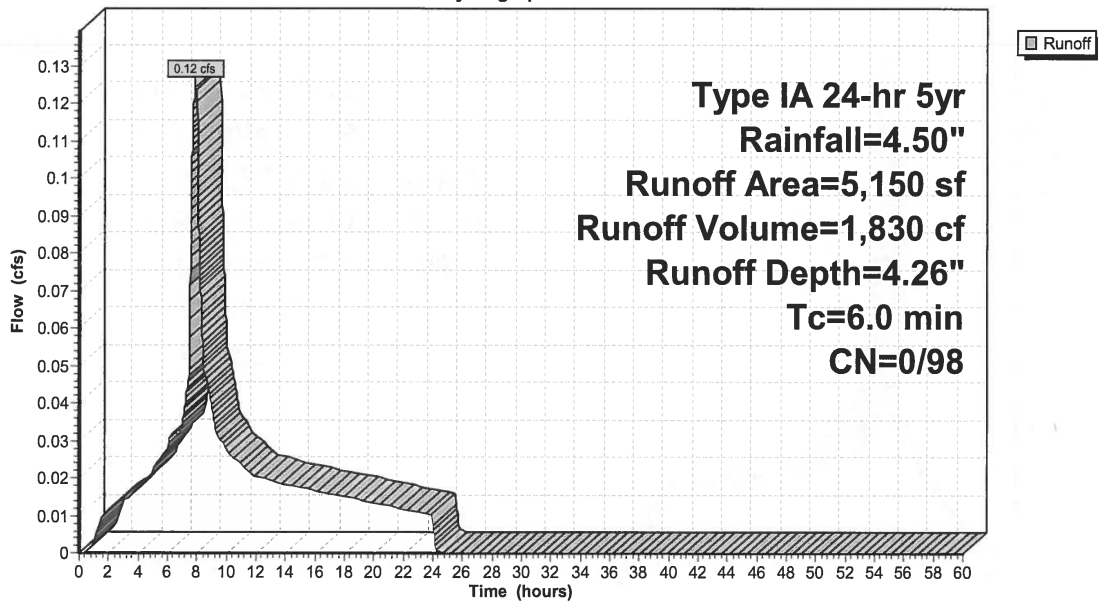
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type IA 24-hr 5yr Rainfall=4.50"

Area (sf)	CN	Description
5,150	98	Asphalt
5,150	98	Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Post Construction

Subcatchment 11S: Building 3 Post Const (BASIN "B")

Hydrograph



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Type IA 24-hr 5yr Rainfall=4.50"

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Subcatchment 13S: All Area Gravel

Runoff = 0.31 cfs @ 7.92 hrs, Volume= 4,379 cf, Depth= 3.50"

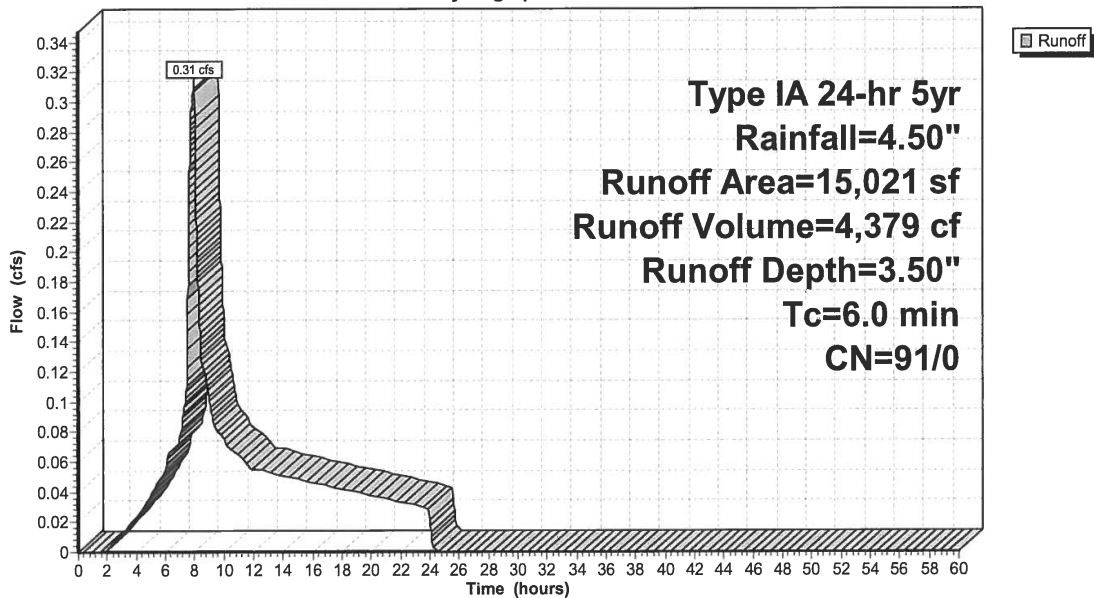
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type IA 24-hr 5yr Rainfall=4.50"

Area (sf)	CN	Description
15,021	91	Gravel
15,021	91	Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Post Construction

Subcatchment 13S: All Area Gravel

Hydrograph



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Type IA 24-hr 5yr Rainfall=4.50"

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Subcatchment 16S: Area W/O Detention Post Const (BASIN "C")

Runoff = 0.09 cfs @ 7.90 hrs, Volume= 1,387 cf, Depth= 4.26"

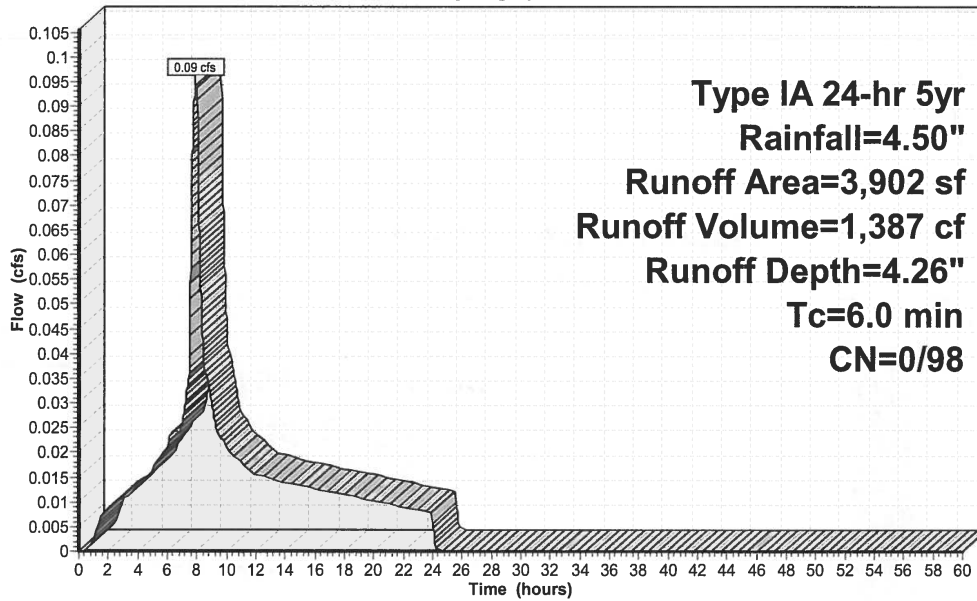
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type IA 24-hr 5yr Rainfall=4.50"

Area (sf)	CN	Description
3,902	98	Asphalt
3,902	98	Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Post Construction

Subcatchment 16S: Area W/O Detention Post Const (BASIN "C")

Hydrograph



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Type IA 24-hr 5yr Rainfall=4.50"

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Reach 17R: SITE DISCHARGE

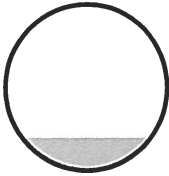
[52] Hint: Inlet conditions not evaluated

Inflow Area =	15,020 sf,	Inflow Depth =	4.26"	for	5yr event
Inflow =	0.29 cfs @	8.02 hrs,	Volume=	5,337 cf	
Outflow =	0.29 cfs @	8.03 hrs,	Volume=	5,337 cf,	Atten= 0%, Lag= 0.6 min

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
 Max. Velocity= 2.73 fps, Min. Travel Time= 0.6 min
 Avg. Velocity = 1.63 fps, Avg. Travel Time= 1.0 min

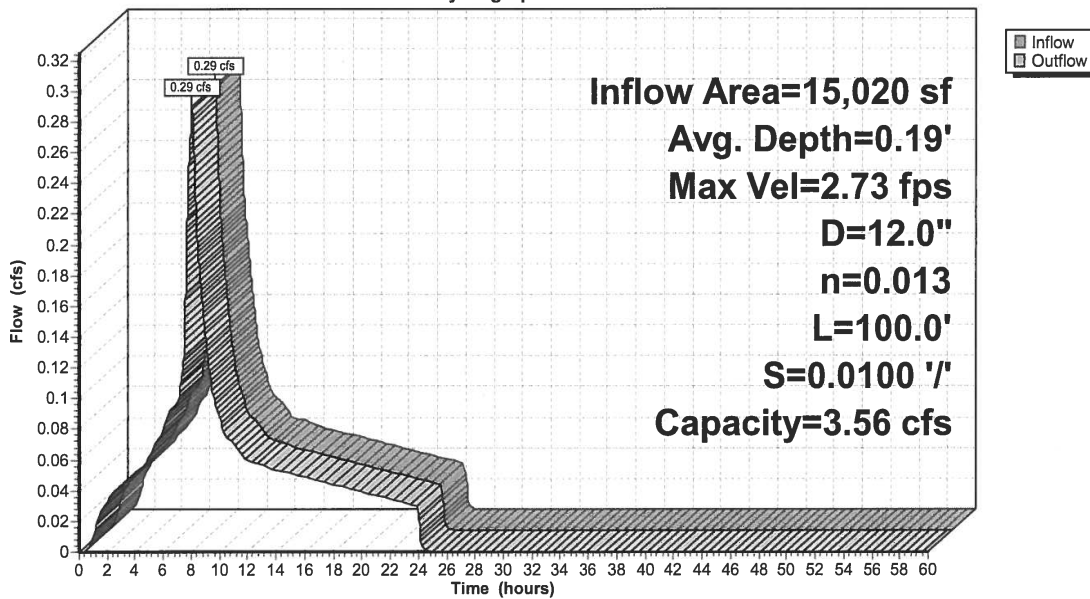
Peak Storage= 11 cf @ 8.03 hrs, Average Depth at Peak Storage= 0.19'
 Bank-Full Depth= 1.00', Capacity at Bank-Full= 3.56 cfs

12.0" Diameter Pipe, n= 0.013
 Length= 100.0' Slope= 0.0100 '/'
 Inlet Invert= -0.50', Outlet Invert= -1.50'



Reach 17R: SITE DISCHARGE

Hydrograph



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Type IA 24-hr 5yr Rainfall=4.50"

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Pond 4P: 18" Detention Pipe

Inflow Area = 5,968 sf, Inflow Depth = 4.26" for 5yr event
 Inflow = 0.14 cfs @ 7.90 hrs, Volume= 2,121 cf
 Outflow = 0.11 cfs @ 8.09 hrs, Volume= 2,121 cf, Atten= 24%, Lag= 11.8 min
 Primary = 0.11 cfs @ 8.09 hrs, Volume= 2,121 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
 Peak Elev= 1.14' @ 8.09 hrs Surf.Area= 138 sf Storage= 130 cf

Plug-Flow detention time= 6.5 min calculated for 2,120 cf (100% of inflow)
 Center-of-Mass det. time= 6.5 min (664.4 - 657.9)

Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	177 cf	18.0"D x 100.00'L Horizontal Cylinder S= 0.0020 'f

Device	Routing	Invert	Outlet Devices
#1	Primary	0.00'	1.8" Vert. Orifice/Grate C= 0.600
#2	Primary	1.00'	1.9" Vert. Orifice/Grate C= 0.600

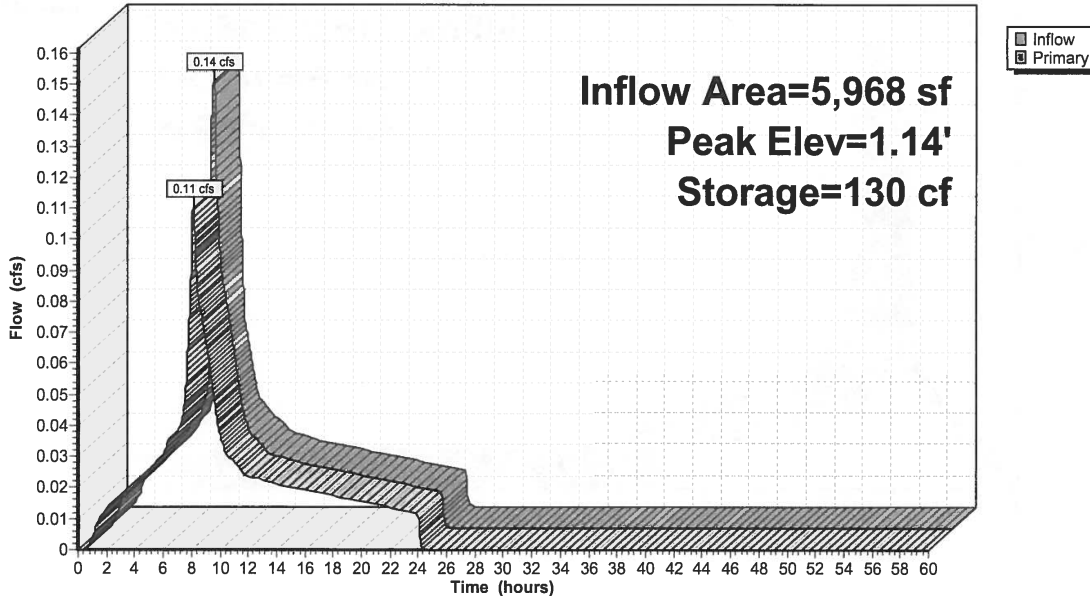
Primary OutFlow Max=0.11 cfs @ 8.09 hrs HW=1.14' (Free Discharge)

1=Orifice/Grate (Orifice Controls 0.09 cfs @ 4.96 fps)

2=Orifice/Grate (Orifice Controls 0.02 cfs @ 1.25 fps)

Pond 4P: 18" Detention Pipe

Hydrograph



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Type IA 24-hr 5yr Rainfall=4.50"

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Pond 10P: 18" Detention Pipe

Inflow Area = 5,150 sf, Inflow Depth = 4.26" for 5yr event
 Inflow = 0.12 cfs @ 7.90 hrs, Volume= 1,830 cf
 Outflow = 0.10 cfs @ 8.07 hrs, Volume= 1,830 cf, Atten= 19%, Lag= 10.5 min
 Primary = 0.10 cfs @ 8.07 hrs, Volume= 1,830 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
 Peak Elev= 0.99' @ 8.07 hrs Surf.Area= 87 sf Storage= 69 cf

Plug-Flow detention time= 3.0 min calculated for 1,830 cf (100% of inflow)
 Center-of-Mass det. time= 3.0 min (660.9 - 657.9)

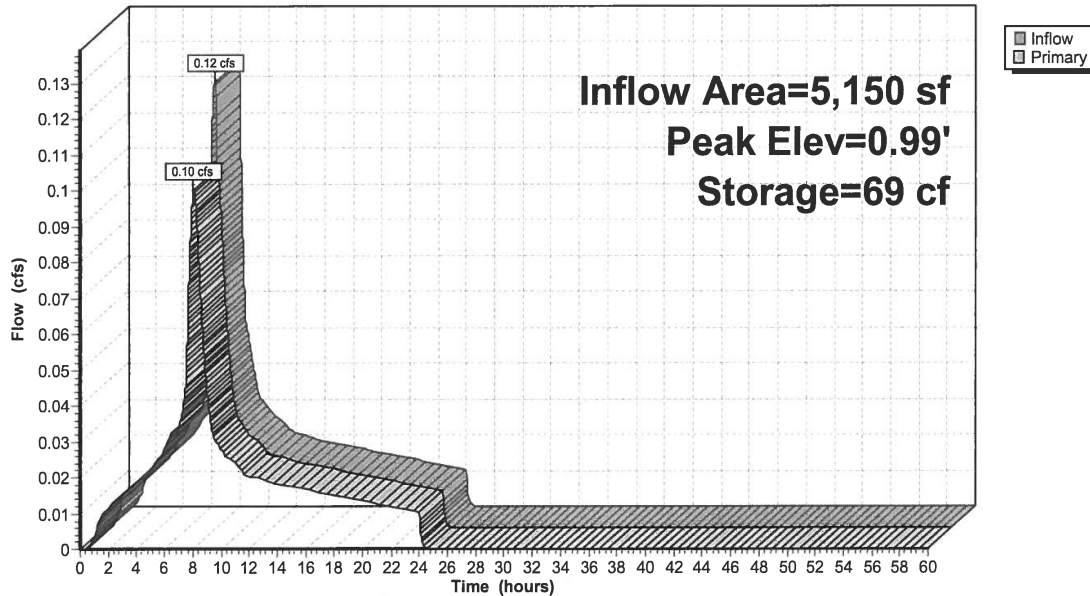
Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	106 cf	18.0"D x 60.00'L Horizontal Cylinder S= 0.0020 'f

Device	Routing	Invert	Outlet Devices
#1	Primary	0.00'	2.0" Vert. Orifice/Grate C= 0.600

Primary OutFlow Max=0.10 cfs @ 8.07 hrs HW=0.99' (Free Discharge)
 ←1=Orifice/Grate (Orifice Controls 0.10 cfs @ 4.59 fps)

Pond 10P: 18" Detention Pipe

Hydrograph



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Type IA 24-hr 10yr Rainfall=4.80"

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Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SBUH method, Split Pervious/Imperv.
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment 3S: Building 1 & 2 Post Const Basin (BASIN " Runoff Area=5,968 sf Runoff Depth=4.56"
Tc=6.0 min CN=0/98 Runoff=0.15 cfs 2,270 cf

Subcatchment 11S: Building 3 Post Const (BASIN "B") Runoff Area=5,150 sf Runoff Depth=4.56"
Tc=6.0 min CN=0/98 Runoff=0.13 cfs 1,958 cf

Subcatchment 13S: All Area Gravel Runoff Area=15,021 sf Runoff Depth=3.79"
Tc=6.0 min CN=91/0 Runoff=0.34 cfs 4,742 cf

Subcatchment 16S: Area W/O Detention Post Const (BASIN " Runoff Area=3,902 sf Runoff Depth=4.56"
Tc=6.0 min CN=0/98 Runoff=0.10 cfs 1,484 cf

Reach 17R: SITE DISCHARGE Avg. Depth=0.20' Max Vel=2.80 fps Inflow=0.32 cfs 5,712 cf
D=12.0" n=0.013 L=100.0' S=0.0100 '/' Capacity=3.56 cfs Outflow=0.32 cfs 5,712 cf

Pond 4P: 18" Detention Pipe Peak Elev=1.19' Storage=138 cf Inflow=0.15 cfs 2,270 cf
Outflow=0.12 cfs 2,270 cf

Pond 10P: 18" Detention Pipe Peak Elev=1.09' Storage=78 cf Inflow=0.13 cfs 1,958 cf
Outflow=0.11 cfs 1,958 cf

Total Runoff Area = 30,041 sf Runoff Volume = 10,454 cf Average Runoff Depth = 4.18"
50.00% Pervious Area = 15,021 sf 50.00% Impervious Area = 15,020 sf

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Type IA 24-hr 10yr Rainfall=4.80"

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Subcatchment 3S: Building 1 & 2 Post Const Basin (BASIN "A")

Runoff = 0.15 cfs @ 7.89 hrs, Volume= 2,270 cf, Depth= 4.56"

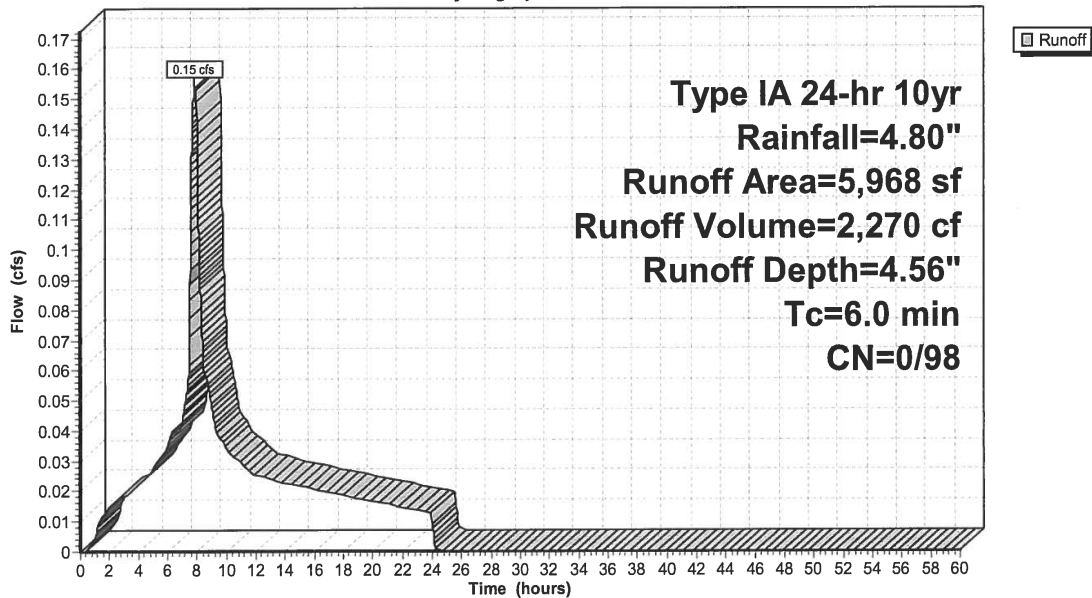
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type IA 24-hr 10yr Rainfall=4.80"

Area (sf)	CN	Description
5,968	98	Asphalt
5,968	98	Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Post Construction

Subcatchment 3S: Building 1 & 2 Post Const Basin (BASIN "A")

Hydrograph



E17-008 Sandy Industrial Park

Type IA 24-hr 10yr Rainfall=4.80"

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Subcatchment 11S: Building 3 Post Const (BASIN "B")

Runoff = 0.13 cfs @ 7.89 hrs, Volume= 1,958 cf, Depth= 4.56"

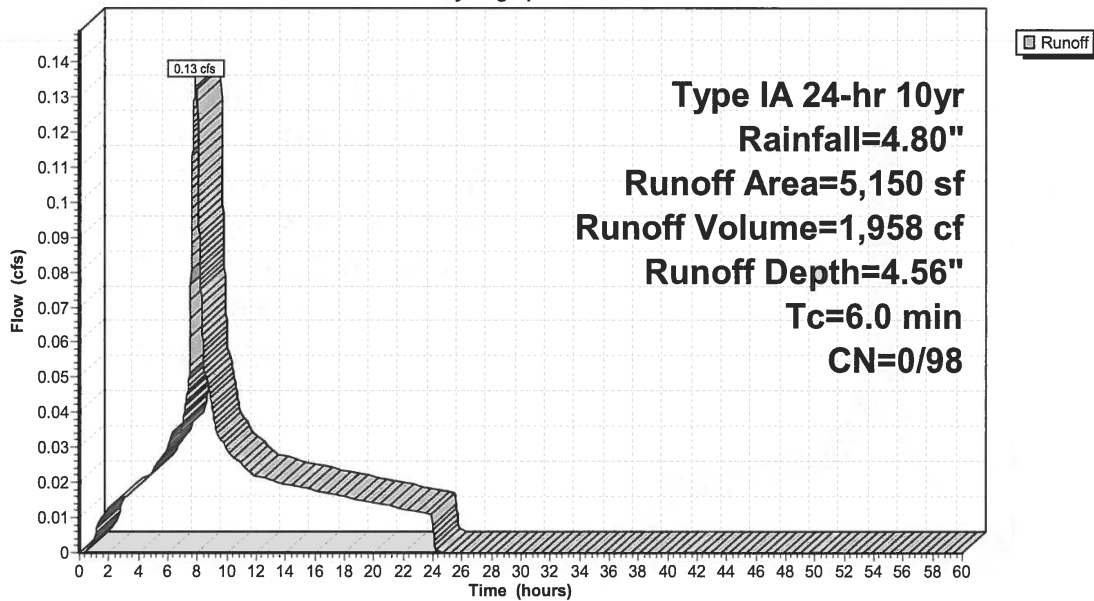
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type IA 24-hr 10yr Rainfall=4.80"

Area (sf)	CN	Description
5,150	98	Asphalt
5,150	98	Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Post Construction

Subcatchment 11S: Building 3 Post Const (BASIN "B")

Hydrograph



E17-008Sandy Industrial Park

Type IA 24-hr 10yr Rainfall=4.80"

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Subcatchment 13S: All Area Gravel

Runoff = 0.34 cfs @ 7.92 hrs, Volume= 4,742 cf, Depth= 3.79"

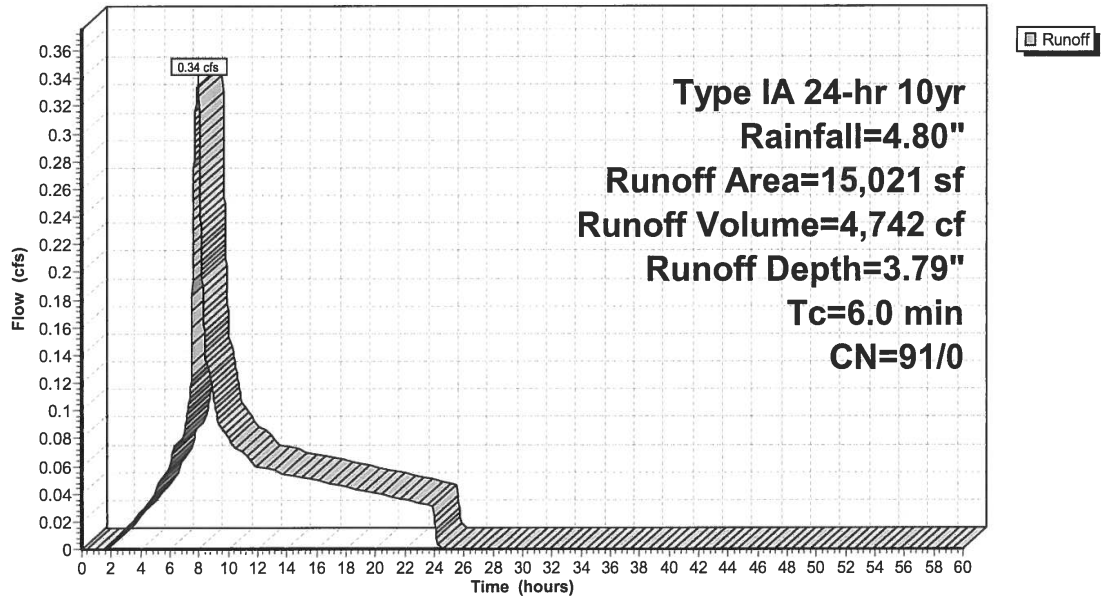
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type IA 24-hr 10yr Rainfall=4.80"

Area (sf)	CN	Description
15,021	91	Gravel
15,021	91	Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Post Construction

Subcatchment 13S: All Area Gravel

Hydrograph



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Type IA 24-hr 10yr Rainfall=4.80"

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Subcatchment 16S: Area W/O Detention Post Const (BASIN "C")

Runoff = 0.10 cfs @ 7.89 hrs, Volume= 1,484 cf, Depth= 4.56"

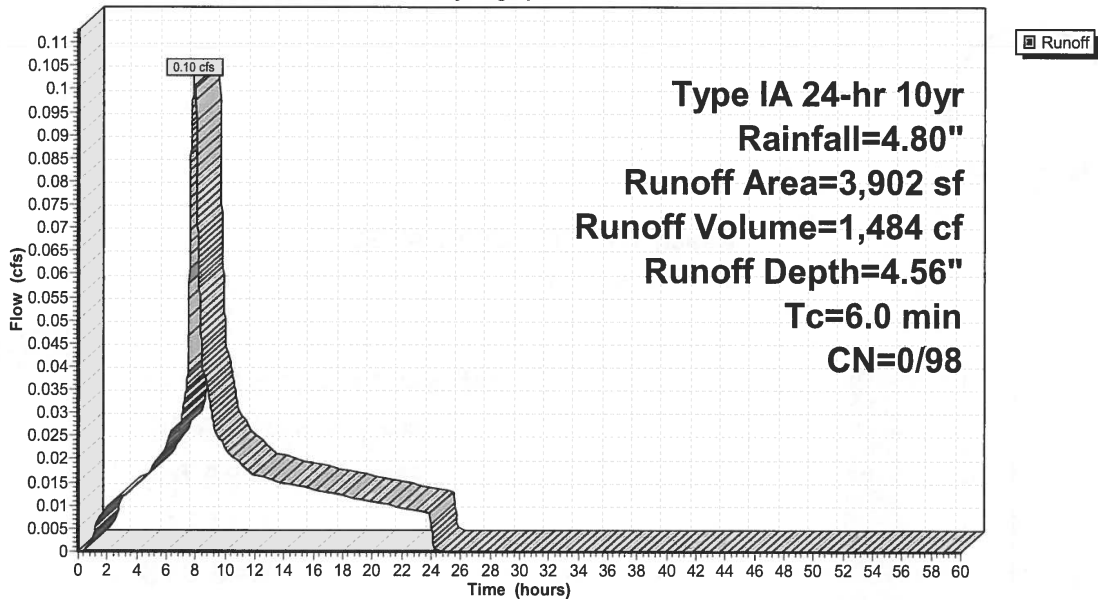
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type IA 24-hr 10yr Rainfall=4.80"

Area (sf)	CN	Description
3,902	98	Asphalt
3,902	98	Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Post Construction

Subcatchment 16S: Area W/O Detention Post Const (BASIN "C")

Hydrograph



E17-008 Sandy Industrial Park

Type IA 24-hr 10yr Rainfall=4.80"

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Reach 17R: SITE DISCHARGE

[52] Hint: Inlet conditions not evaluated

Inflow Area = 15,020 sf, Inflow Depth = 4.56" for 10yr event
Inflow = 0.32 cfs @ 8.01 hrs, Volume= 5,712 cf
Outflow = 0.32 cfs @ 8.01 hrs, Volume= 5,712 cf, Atten= 0%, Lag= 0.4 min

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Max. Velocity= 2.80 fps, Min. Travel Time= 0.6 min
Avg. Velocity = 1.66 fps, Avg. Travel Time= 1.0 min

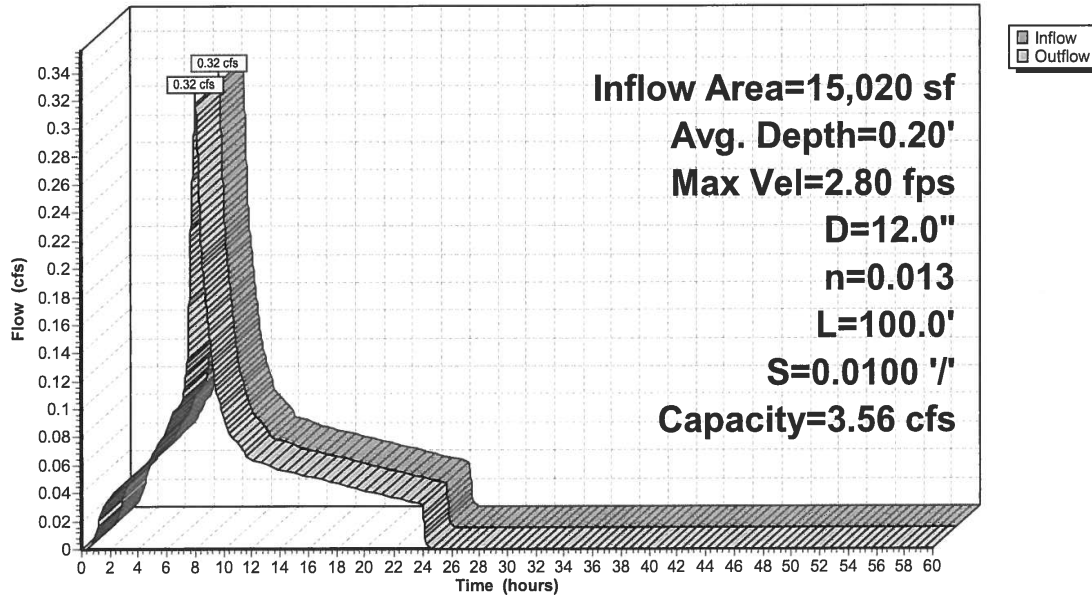
Peak Storage= 11 cf @ 8.01 hrs, Average Depth at Peak Storage= 0.20'
Bank-Full Depth= 1.00', Capacity at Bank-Full= 3.56 cfs

12.0" Diameter Pipe, n= 0.013
Length= 100.0' Slope= 0.0100 '/'
Inlet Invert= -0.50', Outlet Invert= -1.50'



Reach 17R: SITE DISCHARGE

Hydrograph



E17-008Sandy Industrial Park

Type IA 24-hr 10yr Rainfall=4.80"

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Pond 4P: 18" Detention Pipe

Inflow Area = 5,968 sf, Inflow Depth = 4.56" for 10yr event
 Inflow = 0.15 cfs @ 7.89 hrs, Volume= 2,270 cf
 Outflow = 0.12 cfs @ 8.08 hrs, Volume= 2,270 cf, Atten= 21%, Lag= 10.9 min
 Primary = 0.12 cfs @ 8.08 hrs, Volume= 2,270 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
 Peak Elev= 1.19' @ 8.08 hrs Surf.Area= 133 sf Storage= 138 cf

Plug-Flow detention time= 6.8 min calculated for 2,269 cf (100% of inflow)
 Center-of-Mass det. time= 6.8 min (663.3 - 656.5)

Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	177 cf	18.0"D x 100.00'L Horizontal Cylinder S= 0.0020 'l'

Device	Routing	Invert	Outlet Devices
#1	Primary	0.00'	1.8" Vert. Orifice/Grate C= 0.600
#2	Primary	1.00'	1.9" Vert. Orifice/Grate C= 0.600

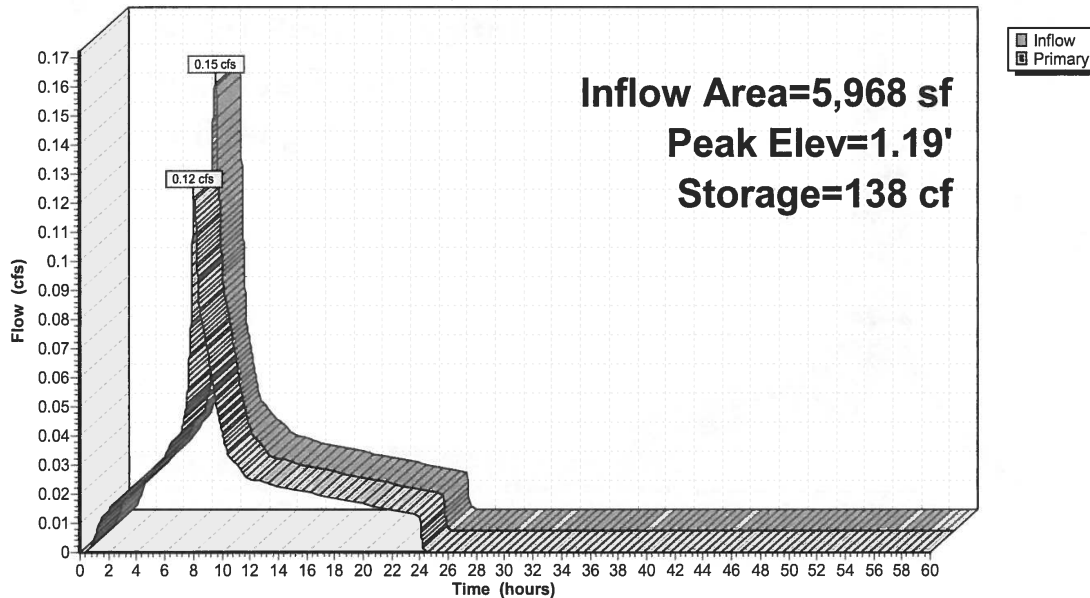
Primary OutFlow Max=0.12 cfs @ 8.08 hrs HW=1.19' (Free Discharge)

1=Orifice/Grate (Orifice Controls 0.09 cfs @ 5.09 fps)

2=Orifice/Grate (Orifice Controls 0.03 cfs @ 1.62 fps)

Pond 4P: 18" Detention Pipe

Hydrograph



E17-008Sandy Industrial Park

Type IA 24-hr 10yr Rainfall=4.80"

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Pond 10P: 18" Detention Pipe

Inflow Area = 5,150 sf, Inflow Depth = 4.56" for 10yr event
 Inflow = 0.13 cfs @ 7.89 hrs, Volume= 1,958 cf
 Outflow = 0.11 cfs @ 8.08 hrs, Volume= 1,958 cf, Atten= 20%, Lag= 10.8 min
 Primary = 0.11 cfs @ 8.08 hrs, Volume= 1,958 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
 Peak Elev= 1.09' @ 8.08 hrs Surf.Area= 83 sf Storage= 78 cf

Plug-Flow detention time= 3.2 min calculated for 1,958 cf (100% of inflow)
 Center-of-Mass det. time= 3.2 min (659.7 - 656.5)

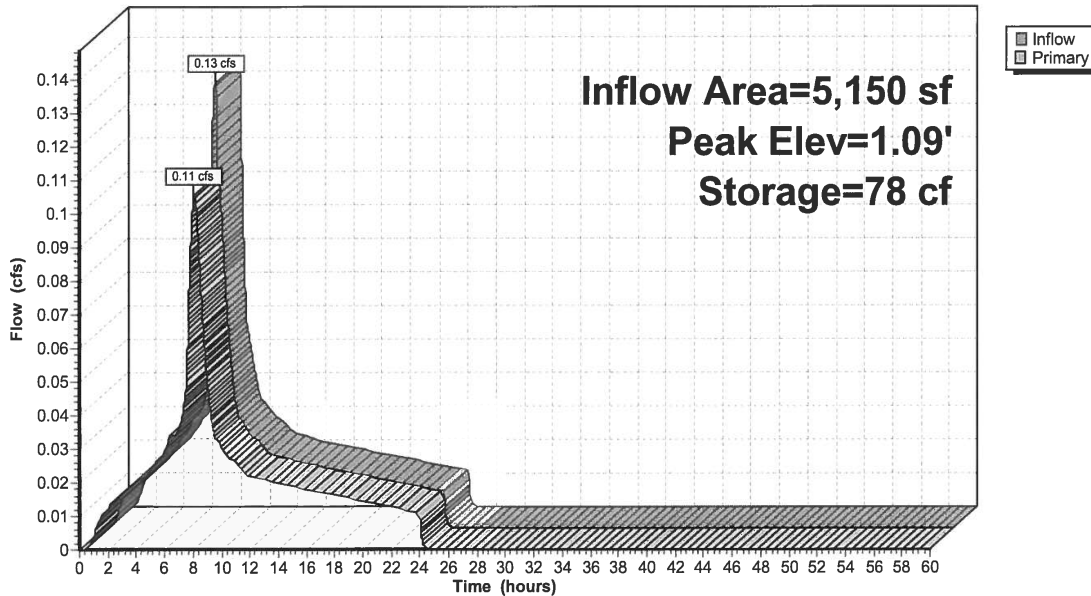
Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	106 cf	18.0"D x 60.00'L Horizontal Cylinder S= 0.0020 'f'

Device	Routing	Invert	Outlet Devices
#1	Primary	0.00'	2.0" Vert. Orifice/Grate C= 0.600

Primary OutFlow Max=0.11 cfs @ 8.08 hrs HW=1.09' (Free Discharge)
 ←1=Orifice/Grate (Orifice Controls 0.11 cfs @ 4.84 fps)

Pond 10P: 18" Detention Pipe

Hydrograph



E17-008Sandy Industrial Park

Type IA 24-hr 25yr Rainfall=5.50"

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Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SBUH method, Split Pervious/Imperv.
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment 3S: Building 1 & 2 Post Const Basin (BASIN " Runoff Area=5,968 sf Runoff Depth=5.26"
Tc=6.0 min CN=0/98 Runoff=0.18 cfs 2,617 cf

Subcatchment 11S: Building 3 Post Const (BASIN "B") Runoff Area=5,150 sf Runoff Depth=5.26"
Tc=6.0 min CN=0/98 Runoff=0.15 cfs 2,258 cf

Subcatchment 13S: All Area Gravel Runoff Area=15,021 sf Runoff Depth=4.47"
Tc=6.0 min CN=91/0 Runoff=0.40 cfs 5,594 cf

Subcatchment 16S: Area W/O Detention Post Const (BASIN Runoff Area=3,902 sf Runoff Depth=5.26"
Tc=6.0 min CN=0/98 Runoff=0.12 cfs 1,711 cf

Reach 17R: SITE DISCHARGE Avg. Depth=0.22' Max Vel=2.93 fps Inflow=0.37 cfs 6,587 cf
D=12.0" n=0.013 L=100.0' S=0.0100 '/' Capacity=3.56 cfs Outflow=0.37 cfs 6,587 cf

Pond 4P: 18" Detention Pipe Peak Elev=1.35' Storage=157 cf Inflow=0.18 cfs 2,617 cf
Outflow=0.14 cfs 2,617 cf

Pond 10P: 18" Detention Pipe Peak Elev=1.38' Storage=98 cf Inflow=0.15 cfs 2,258 cf
Outflow=0.12 cfs 2,258 cf

Total Runoff Area = 30,041 sf Runoff Volume = 12,180 cf Average Runoff Depth = 4.87"
50.00% Pervious Area = 15,021 sf 50.00% Impervious Area = 15,020 sf

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Type IA 24-hr 25yr Rainfall=5.50"

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Subcatchment 3S: Building 1 & 2 Post Const Basin (BASIN "A")

Runoff = 0.18 cfs @ 7.89 hrs, Volume= 2,617 cf, Depth= 5.26"

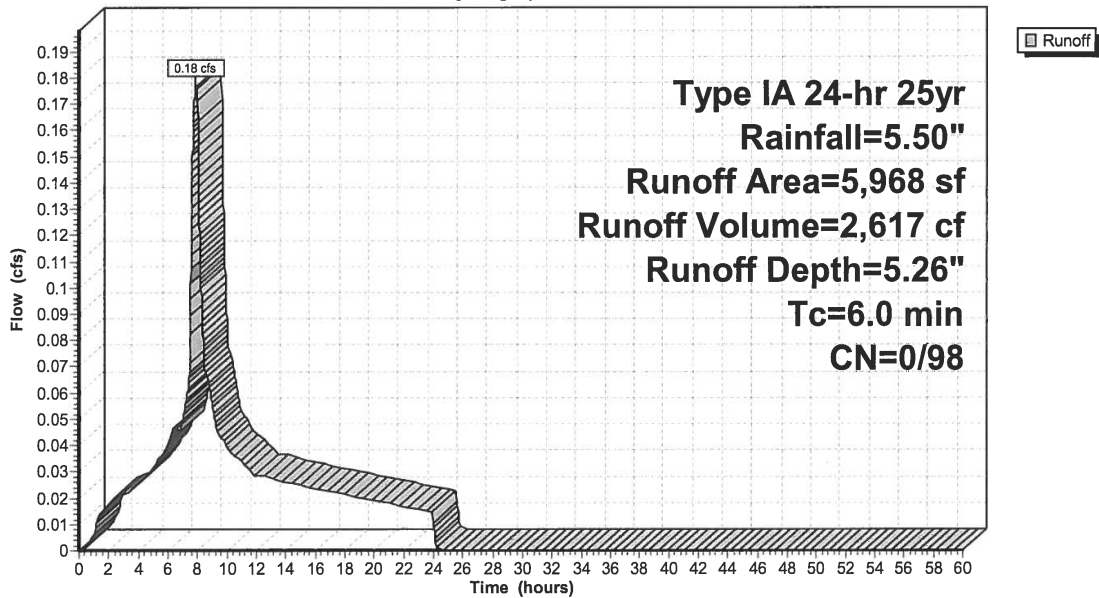
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type IA 24-hr 25yr Rainfall=5.50"

Area (sf)	CN	Description
5,968	98	Asphalt
5,968	98	Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Post Construction

Subcatchment 3S: Building 1 & 2 Post Const Basin (BASIN "A")

Hydrograph



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Type IA 24-hr 25yr Rainfall=5.50"

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Subcatchment 11S: Building 3 Post Const (BASIN "B")

Runoff = 0.15 cfs @ 7.89 hrs, Volume= 2,258 cf, Depth= 5.26"

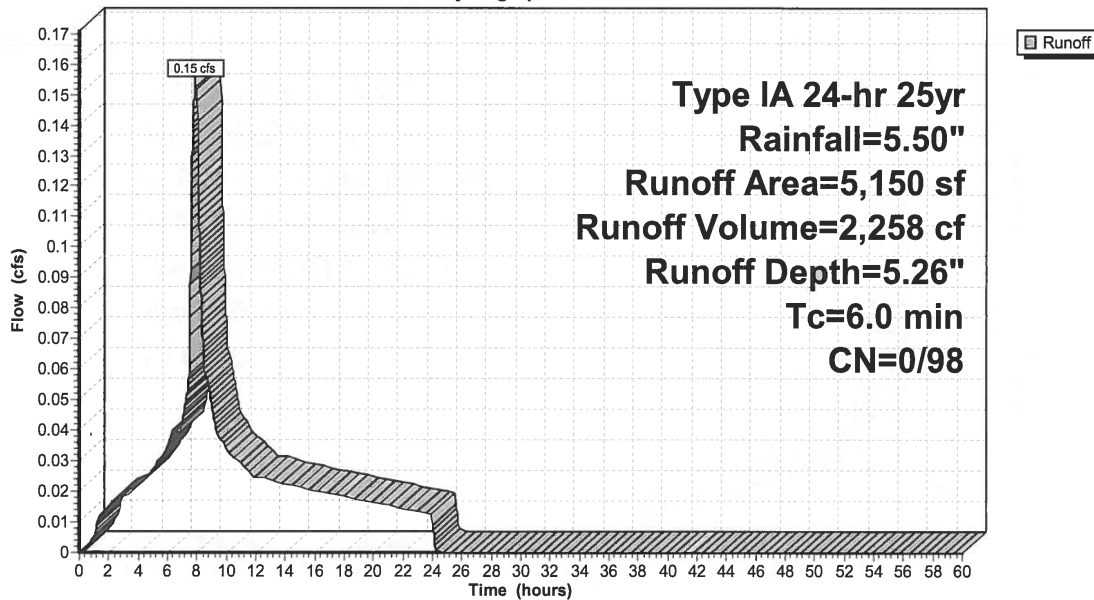
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type IA 24-hr 25yr Rainfall=5.50"

Area (sf)	CN	Description
5,150	98	Asphalt
5,150	98	Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Post Construction

Subcatchment 11S: Building 3 Post Const (BASIN "B")

Hydrograph



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Type IA 24-hr 25yr Rainfall=5.50"

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Subcatchment 13S: All Area Gravel

Runoff = 0.40 cfs @ 7.91 hrs, Volume= 5,594 cf, Depth= 4.47"

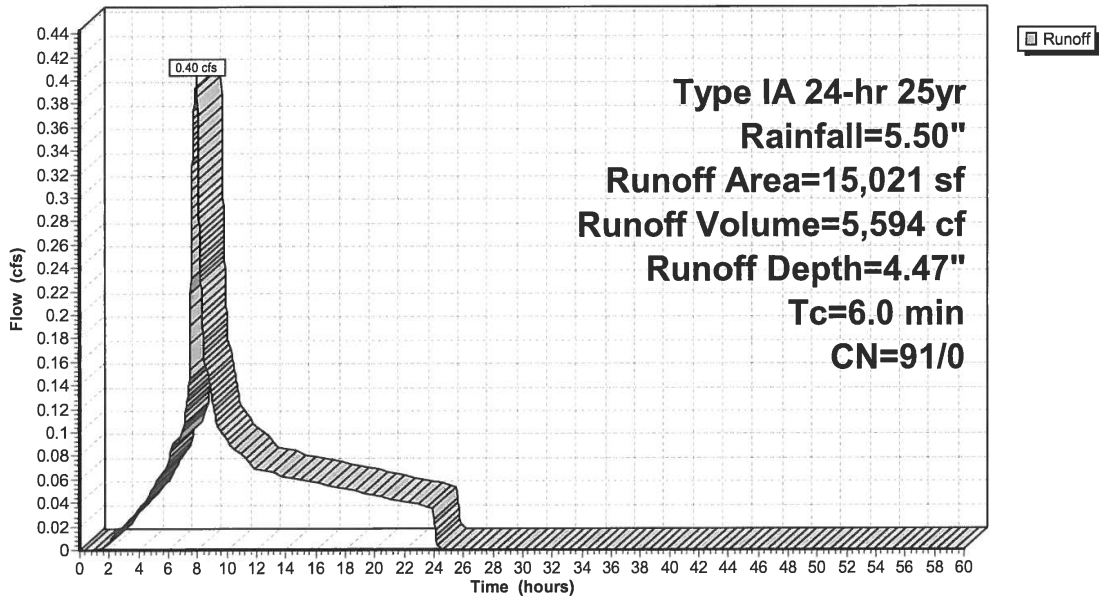
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type IA 24-hr 25yr Rainfall=5.50"

Area (sf)	CN	Description
15,021	91	Gravel
15,021	91	Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Post Construction

Subcatchment 13S: All Area Gravel

Hydrograph



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Type IA 24-hr 25yr Rainfall=5.50"

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Subcatchment 16S: Area W/O Detention Post Const (BASIN "C")

Runoff = 0.12 cfs @ 7.89 hrs, Volume= 1,711 cf, Depth= 5.26"

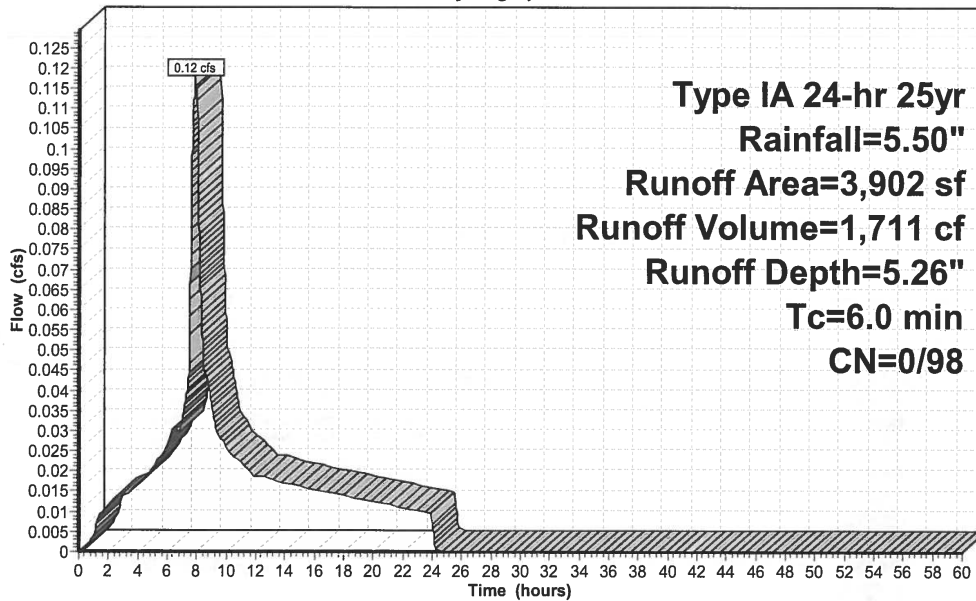
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type IA 24-hr 25yr Rainfall=5.50"

Area (sf)	CN	Description
3,902	98	Asphalt
3,902	98	Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Post Construction

Subcatchment 16S: Area W/O Detention Post Const (BASIN "C")

Hydrograph



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Type IA 24-hr 25yr Rainfall=5.50"

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Reach 17R: SITE DISCHARGE

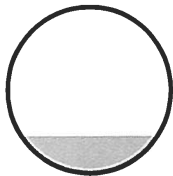
[52] Hint: Inlet conditions not evaluated

Inflow Area = 15,020 sf, Inflow Depth = 5.26" for 25yr event
Inflow = 0.37 cfs @ 8.00 hrs, Volume= 6,587 cf
Outflow = 0.37 cfs @ 8.01 hrs, Volume= 6,587 cf, Atten= 0%, Lag= 0.4 min

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Max. Velocity= 2.93 fps, Min. Travel Time= 0.6 min
Avg. Velocity= 1.73 fps, Avg. Travel Time= 1.0 min

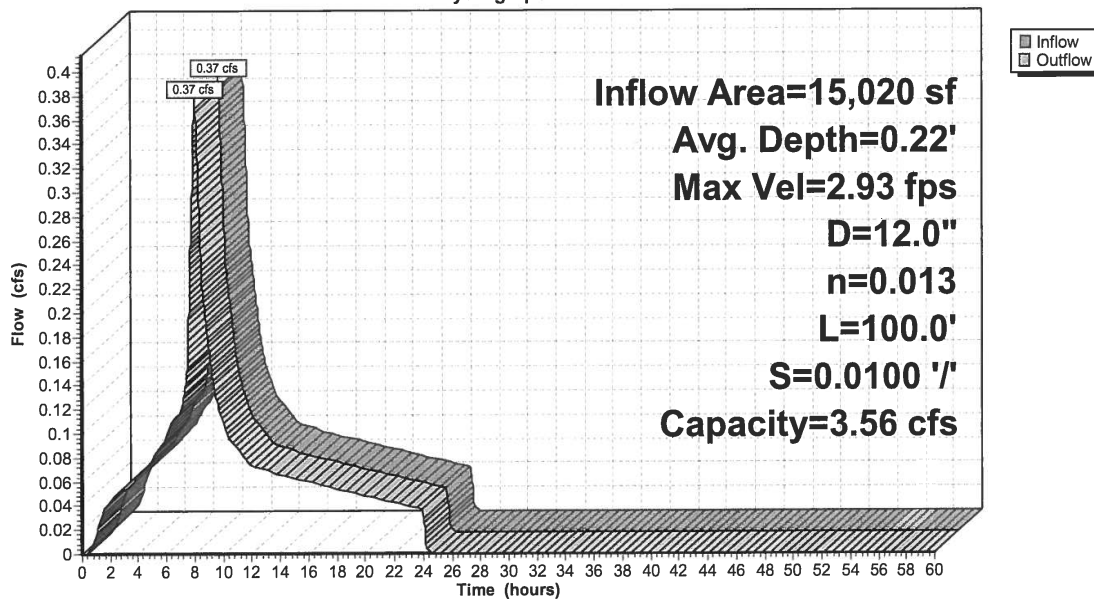
Peak Storage= 13 cf @ 8.01 hrs, Average Depth at Peak Storage= 0.22'
Bank-Full Depth= 1.00', Capacity at Bank-Full= 3.56 cfs

12.0" Diameter Pipe, n= 0.013
Length= 100.0' Slope= 0.0100 '/'
Inlet Invert= -0.50', Outlet Invert= -1.50'



Reach 17R: SITE DISCHARGE

Hydrograph



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Type IA 24-hr 25yr Rainfall=5.50"

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Pond 4P: 18" Detention Pipe

Inflow Area = 5,968 sf, Inflow Depth = 5.26" for 25yr event
 Inflow = 0.18 cfs @ 7.89 hrs, Volume= 2,617 cf
 Outflow = 0.14 cfs @ 8.06 hrs, Volume= 2,617 cf, Atten= 18%, Lag= 10.2 min
 Primary = 0.14 cfs @ 8.06 hrs, Volume= 2,617 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
 Peak Elev= 1.35' @ 8.06 hrs Surf.Area= 111 sf Storage= 157 cf

Plug-Flow detention time= 7.5 min calculated for 2,617 cf (100% of inflow)
 Center-of-Mass det. time= 7.5 min (661.4 - 653.9)

Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	177 cf	18.0"D x 100.00'L Horizontal Cylinder S= 0.0020 'l'

Device	Routing	Invert	Outlet Devices
#1	Primary	0.00'	1.8" Vert. Orifice/Grate C= 0.600
#2	Primary	1.00'	1.9" Vert. Orifice/Grate C= 0.600

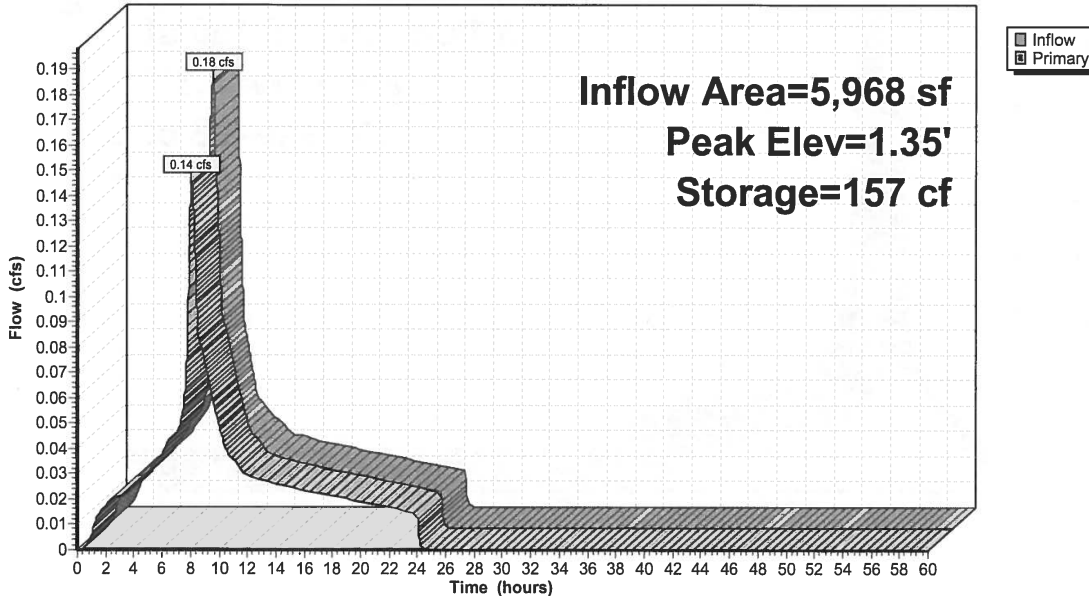
Primary OutFlow Max=0.14 cfs @ 8.06 hrs HW=1.35' (Free Discharge)

1=Orifice/Grate (Orifice Controls 0.10 cfs @ 5.43 fps)

2=Orifice/Grate (Orifice Controls 0.05 cfs @ 2.49 fps)

Pond 4P: 18" Detention Pipe

Hydrograph



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Type IA 24-hr 25yr Rainfall=5.50"

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Pond 10P: 18" Detention Pipe

Inflow Area = 5,150 sf, Inflow Depth = 5.26" for 25yr event
 Inflow = 0.15 cfs @ 7.89 hrs, Volume= 2,258 cf
 Outflow = 0.12 cfs @ 8.08 hrs, Volume= 2,258 cf, Atten= 22%, Lag= 11.2 min
 Primary = 0.12 cfs @ 8.08 hrs, Volume= 2,258 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
 Peak Elev= 1.38' @ 8.08 hrs Surf.Area= 59 sf Storage= 98 cf

Plug-Flow detention time= 3.7 min calculated for 2,258 cf (100% of inflow)
 Center-of-Mass det. time= 3.7 min (657.6 - 653.9)

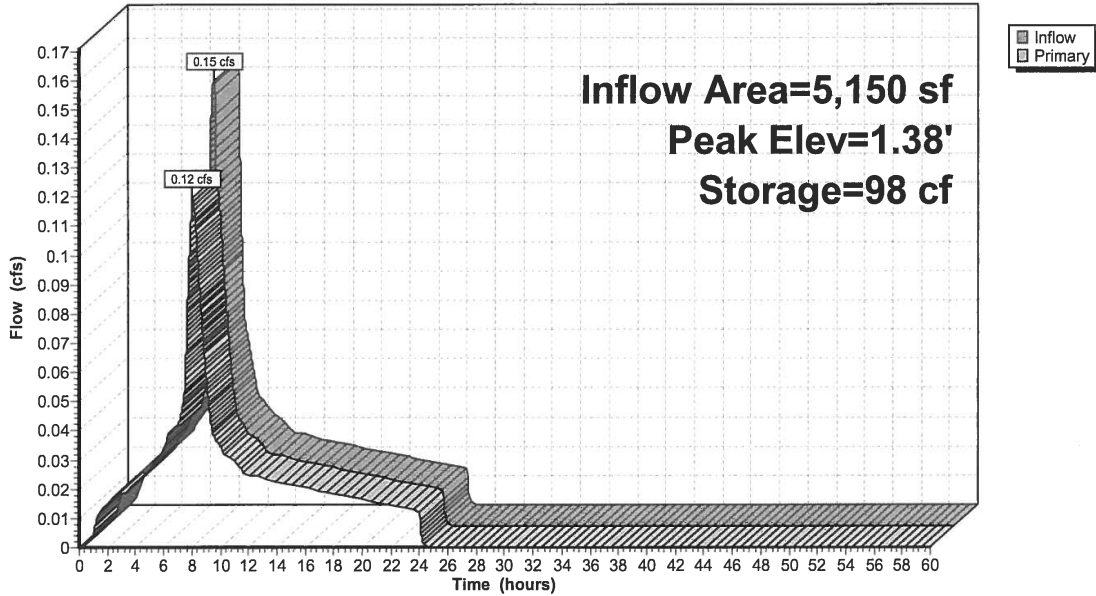
Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	106 cf	18.0"D x 60.00'L Horizontal Cylinder S= 0.0020 'I'

Device	Routing	Invert	Outlet Devices
#1	Primary	0.00'	2.0" Vert. Orifice/Grate C= 0.600

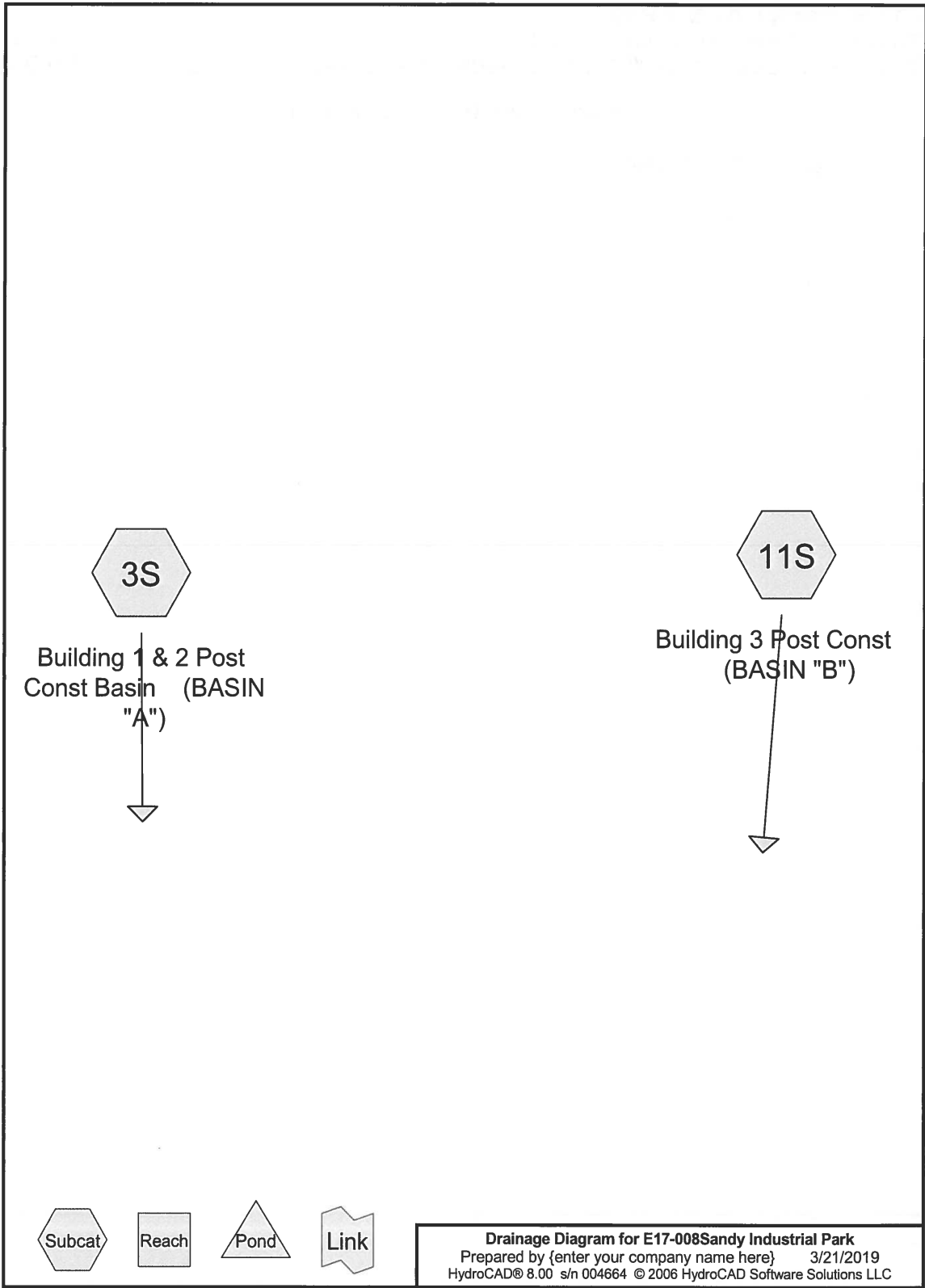
Primary OutFlow Max=0.12 cfs @ 8.08 hrs HW=1.37' (Free Discharge)
 ←1=Orifice/Grate (Orifice Controls 0.12 cfs @ 5.47 fps)

Pond 10P: 18" Detention Pipe

Hydrograph



WATER QUALITY



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Area Listing (selected nodes)

<u>Area (sq-ft)</u>	<u>CN</u>	<u>Description (subcats)</u>
11,118	98	Asphalt (3S,11S)
<hr/>		
11,118		

E17-008Sandy Industrial Park

Type IA 24-hr 3.00 hrs wq Rainfall=0.22"

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Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points

Runoff by SBUH method, Split Pervious/Imperv.

Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment 3S: Building 1 & 2 Post Const Basin (BASIN " Runoff Area=5,968 sf Runoff Depth=0.08"
Tc=6.0 min CN=0/98 Runoff=0.01 cfs 42 cf

Subcatchment 11S: Building 3 Post Const (BASIN "B") Runoff Area=5,150 sf Runoff Depth=0.08"
Tc=6.0 min CN=0/98 Runoff=0.01 cfs 36 cf

Total Runoff Area = 11,118 sf Runoff Volume = 78 cf Average Runoff Depth = 0.08"
0.00% Pervious Area = 0 sf 100.00% Impervious Area = 11,118 sf

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Type IA 24-hr 3.00 hrs wq Rainfall=0.22"

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Subcatchment 3S: Building 1 & 2 Post Const Basin (BASIN "A")

Runoff = 0.01 cfs @ 1.04 hrs, Volume= 42 cf, Depth= 0.08"

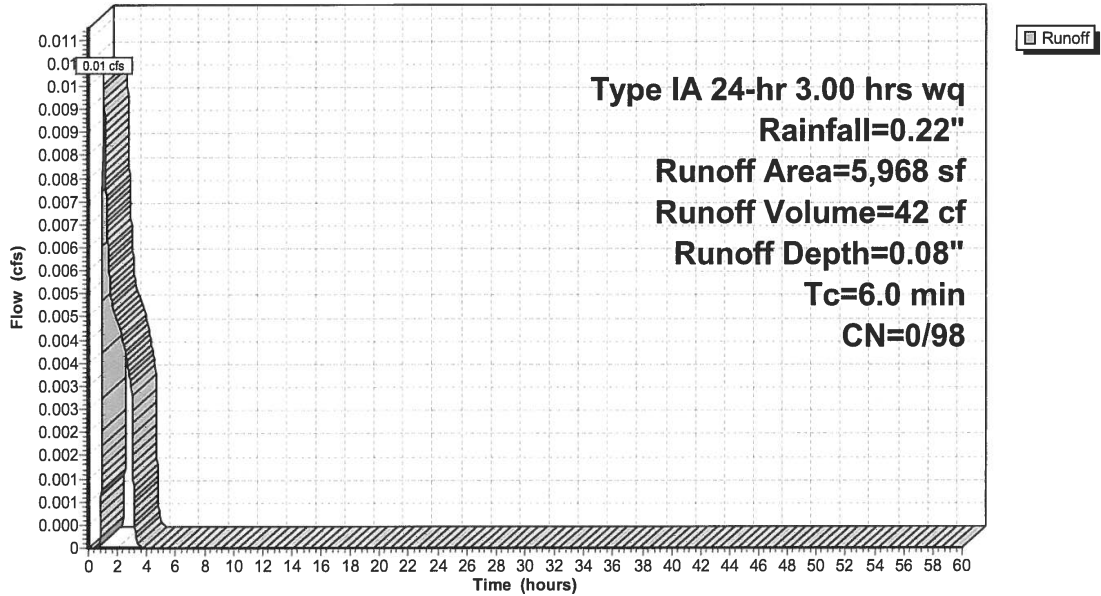
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type IA 24-hr 3.00 hrs wq Rainfall=0.22"

Area (sf)	CN	Description
5,968	98	Asphalt
5,968	98	Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Post Construction

Subcatchment 3S: Building 1 & 2 Post Const Basin (BASIN "A")

Hydrograph



E17-008Sandy Industrial Park

Type IA 24-hr 3.00 hrs wq Rainfall=0.22"

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Subcatchment 11S: Building 3 Post Const (BASIN "B")

Runoff = 0.01 cfs @ 1.04 hrs, Volume= 36 cf, Depth= 0.08"

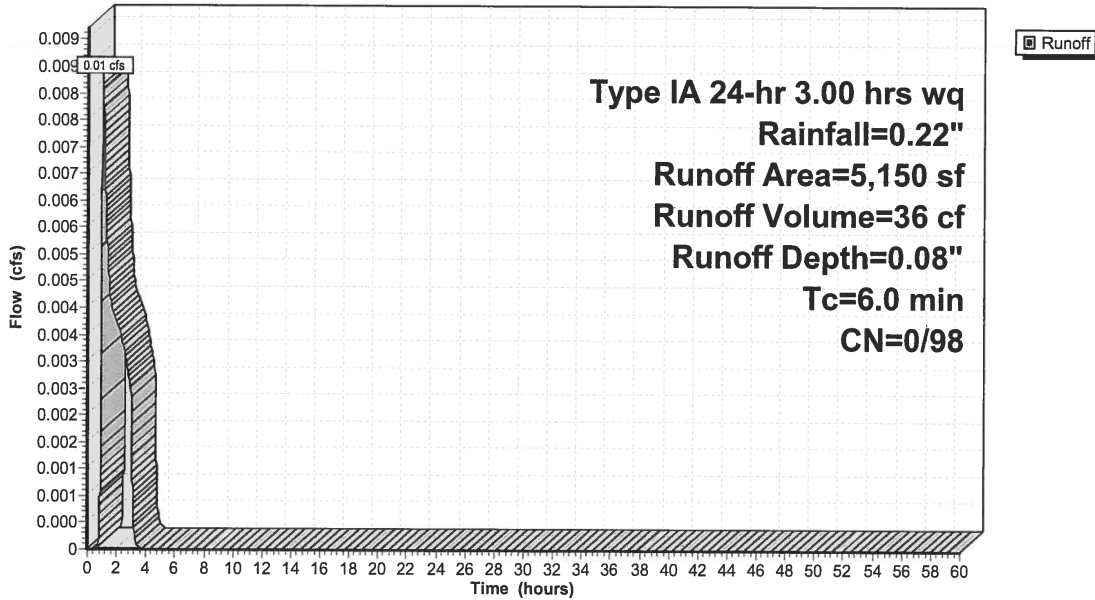
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type IA 24-hr 3.00 hrs wq Rainfall=0.22"

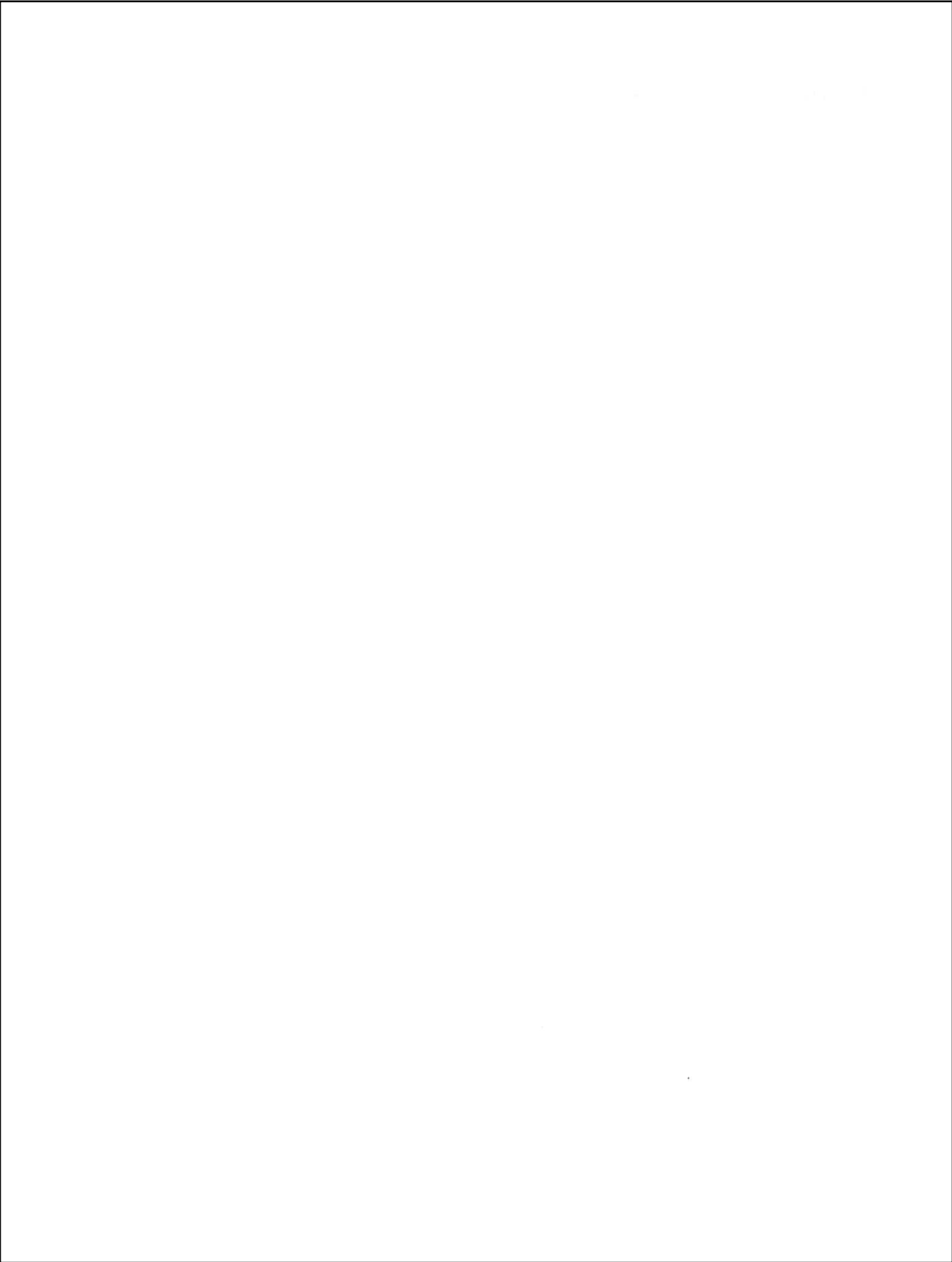
Area (sf)	CN	Description
5,150	98	Asphalt
5,150	98	Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Post Construction

Subcatchment 11S: Building 3 Post Const (BASIN "B")

Hydrograph







FLOGARD+PLUS[®] CATCH BASIN INSERT FILTER

Inspection and Maintenance Guide



A division of
Oldcastle Infrastructure



SCOPE:

Federal, State and Local Clean Water Act regulations and those of insurance carriers require that stormwater filtration systems be maintained and serviced on a recurring basis. The intent of the regulations is to ensure that the systems, on a continuing basis, efficiently remove pollutants from stormwater runoff thereby preventing pollution of the nation's water resources. These specifications apply to the FloGard+Plus® Catch Basin Insert Filter.

RECOMMENDED FREQUENCY OF SERVICE:

Drainage Protection Systems (DPS) recommends that installed FloGard+Plus Catch Basin Insert Filters be serviced on a recurring basis. Ultimately, the frequency depends on the amount of runoff, pollutant loading and interference from debris (leaves, vegetation, cans, paper, etc.); however, it is recommended that each installation be serviced a minimum of three times per year, with a change of filter medium once per year. DPS technicians are available to do an on-site evaluation, upon request.

RECOMMENDED TIMING OF SERVICE:

DPS guidelines for the timing of service are as follows:

1. For areas with a definite rainy season: Prior to, during and following the rainy season.
2. For areas subject to year-round rainfall: On a recurring basis (at least three times per year).
3. For areas with winter snow and summer rain: Prior to and just after the snow season and during the summer rain season.
4. For installed devices not subject to the elements (wash racks, parking garages, etc.): On a recurring basis (no less than three times per year).

SERVICE PROCEDURES:

1. The catch basin grate shall be removed and set to one side. The catch basin shall be visually inspected for defects and possible illegal dumping. If illegal dumping has occurred, the proper authorities and property owner representative shall be notified as soon as practicable.
2. Using an industrial vacuum, the collected materials shall be removed from the liner. (Note: DPS uses a truck-mounted vacuum for servicing FloGard+Plus catch basin inserts).
3. When all of the collected materials have been removed, the filter medium pouches shall be removed by unsnapping the tether from the D-ring and set to one side. The filter liner, gaskets, stainless steel frame and mounting brackets, etc., shall be inspected for continued serviceability. Minor damage or defects found shall be corrected on-the-spot and a notation made on the Maintenance Record. More extensive deficiencies that affect the efficiency of the filter (torn liner, etc.), if approved by the customer representative, will be corrected and an invoice submitted to the representative along with the Maintenance Record.
4. The filter medium pouches shall be inspected for defects and continued serviceability and replaced as necessary, and the pouch tethers re-attached to the liner's D-ring.
5. The grate shall be replaced.

REPLACEMENT AND DISPOSAL OF EXPOSED FILTER MEDIUM AND COLLECTED DEBRIS

The frequency of filter medium exchange will be in accordance with the existing DPS-Customer Maintenance Contract. DPS recommends that the medium be changed at least once per year. During the appropriate service, or if so determined by the service technician during a non-scheduled service, the filter medium will be replaced with new material. Once the exposed pouches and debris have been removed, DPS has possession and must dispose of it in accordance with local, state and federal agency requirements.

DPS also has the capability of servicing all manner of storm drain filters, catch basin inserts and catch basins without inserts, underground oil/water separators, stormwater interceptors and other such devices. All DPS personnel are highly qualified technicians and are confined-space trained and certified. Call us at (888) 950-8826 for further information and assistance.

FLOGARD+PLUS[®] CATCH BASIN INSERT FILTER

OUR MARKETS



**BUILDING
STRUCTURES**



COMMUNICATIONS



WATER



ENERGY

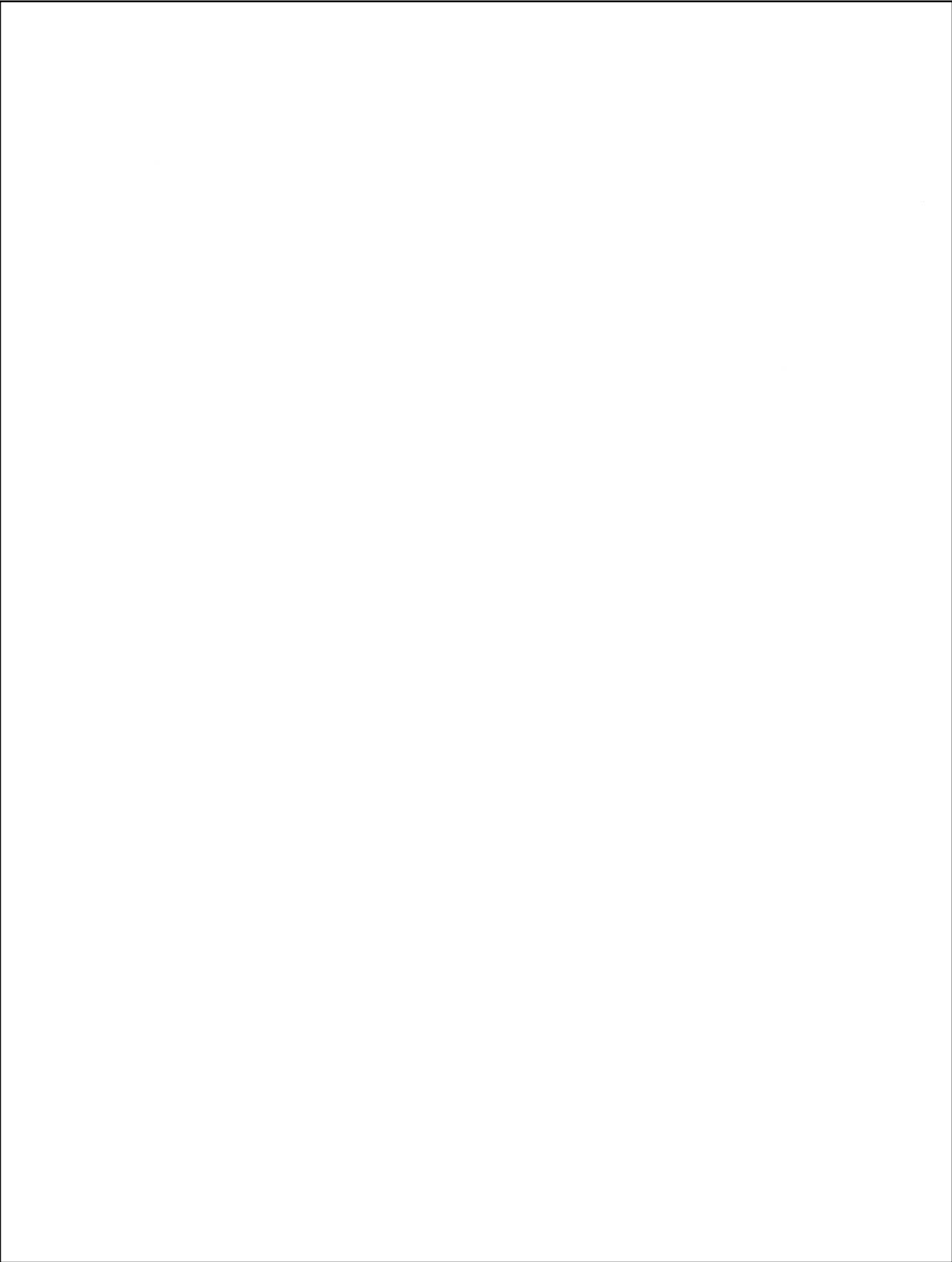


TRANSPORTATION



www.oldcastleinfrastructure.com
800-579-8819







PUT A STOP to TSS

Removes Pollutants from Runoff Prior to Entering Waterways

Efficient System

Catches pollutants where they are easiest to catch, at the inlet.

Variable Design

Able to be retrofitted or used in new projects.

Treatment Train

Can be incorporated as part of a "Treatment Train".

No Standing Water

Helps to minimize bacteria and odor problems.

Focused Treatment

Removes petroleum hydrocarbons, trash and Total Suspended Solids (TSS).

Maximum Flexibility

Available in a variety of standard sizes to fit round and square inlets.

Economical

Earn a higher return on system investment.

Two-part stainless-steel insert to filter solids and oils/grease.



Easy to install, inspect and maintain, even on small and confined sites.

By the Numbers*:

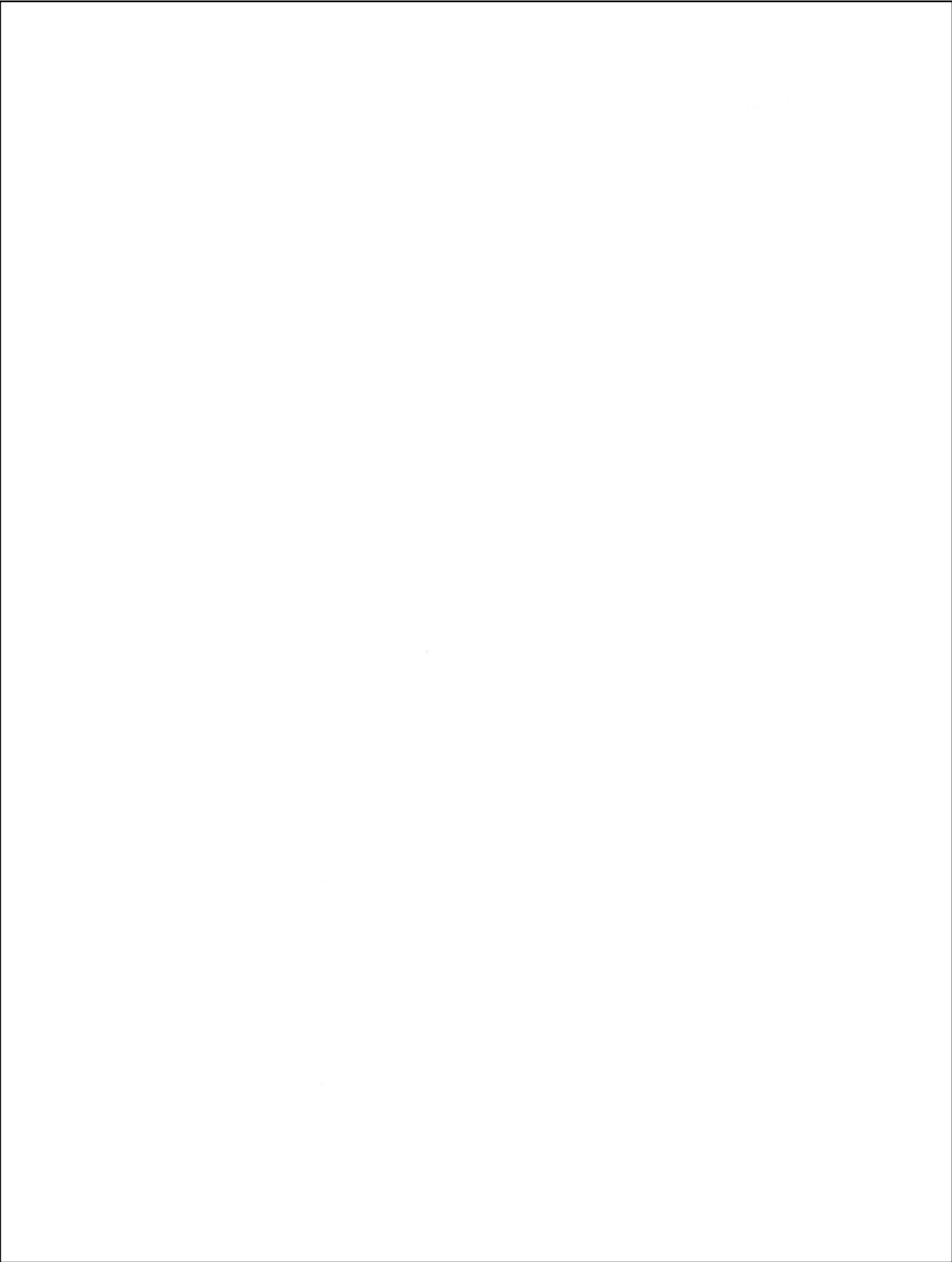
Filter will remove up to 80% of Total Suspended Solids (TSS), at least 70% of oils and grease, and up to 40% of Total Phosphorus (TP) associated with organic debris as well as Polycyclic Aromatic Hydrocarbons (PAH) from oil leaks and spills.

*Approximate for urban street application.

CATCH BASIN FILTER TEST RESULTS SUMMARY

Testing Agency	% TSS Removal	% Oil & Grease Removal	% PAH Removal
UCLA	80	70 to 80	
U of Auckland Tonking & Taylor, Ltd (for City of Auckland)	78 to 95		
U of Hawaii (for City of Honolulu)	80		20 to 40

INLET FILTRATION



Multi-Purpose Catch Basin Insert Retains Sediment, Debris, Trash and Oils/Grease

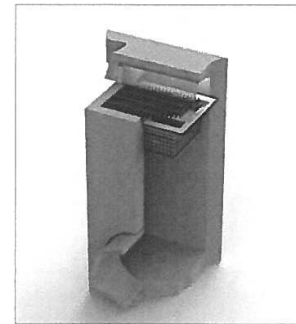
FloGard® catch basin insert filters are recommended for areas subject to silt and debris as well as low-to-moderate levels of petroleum hydrocarbons (oils and grease). Examples of such areas include vehicle parking lots, aircraft ramps, truck and bus storage yards, business parks, residential and public streets.

CATCH BASIN FILTER COMPETITIVE FEATURE COMPARISON		
Evaluation of Catch Basin Filters (Based on flow-comparable units) (Scale 1-10)	Oldcastle	Other Insert Filter Types**
Flow Rate	10	7
Removal Efficiency*	80%	45%
Capacity - Sludge & Oil	7	7
Service Life	10	3
Installation - Ease of Handling / Installation	8	6
Ease of Inspections & Maintenance	7	7
Value	10	2

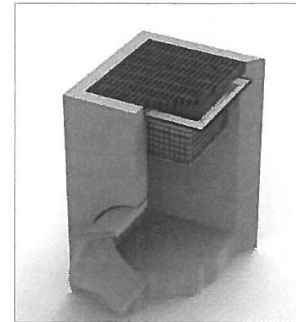
*Approximate, based on field sediment removal testing in urban street application

**Average

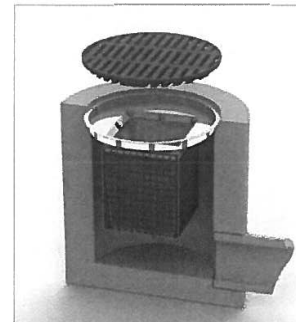
Long-Term Value Comparison (Based on flow-comparable units) (Scale 1-10)	Oldcastle	Other Insert Filter Types**
Unit Value - Initial (\$/cfs treated)	10	
Installation Value (\$/cfs treated)	10	
Absorbent Replacement (annual avg (\$/cfs treated))	10	
Materials Replacement Value (annual avg (\$/cfs treated))	10	
Maintenance Value (annual avg (\$/cfs treated))	10	
Total First Year ROI (\$/cfs treated)	10	
Total Annual Avg Value (\$/cfs treated, avg over 20 yrs)*	10	



Combination Inlet



Flat-Grated Inlet



Circular Frame Inlet



Captured debris from FloGard catch basin insert filter in Dana Point, California



(800) 579-8819

oldcastleinfrastructure.com

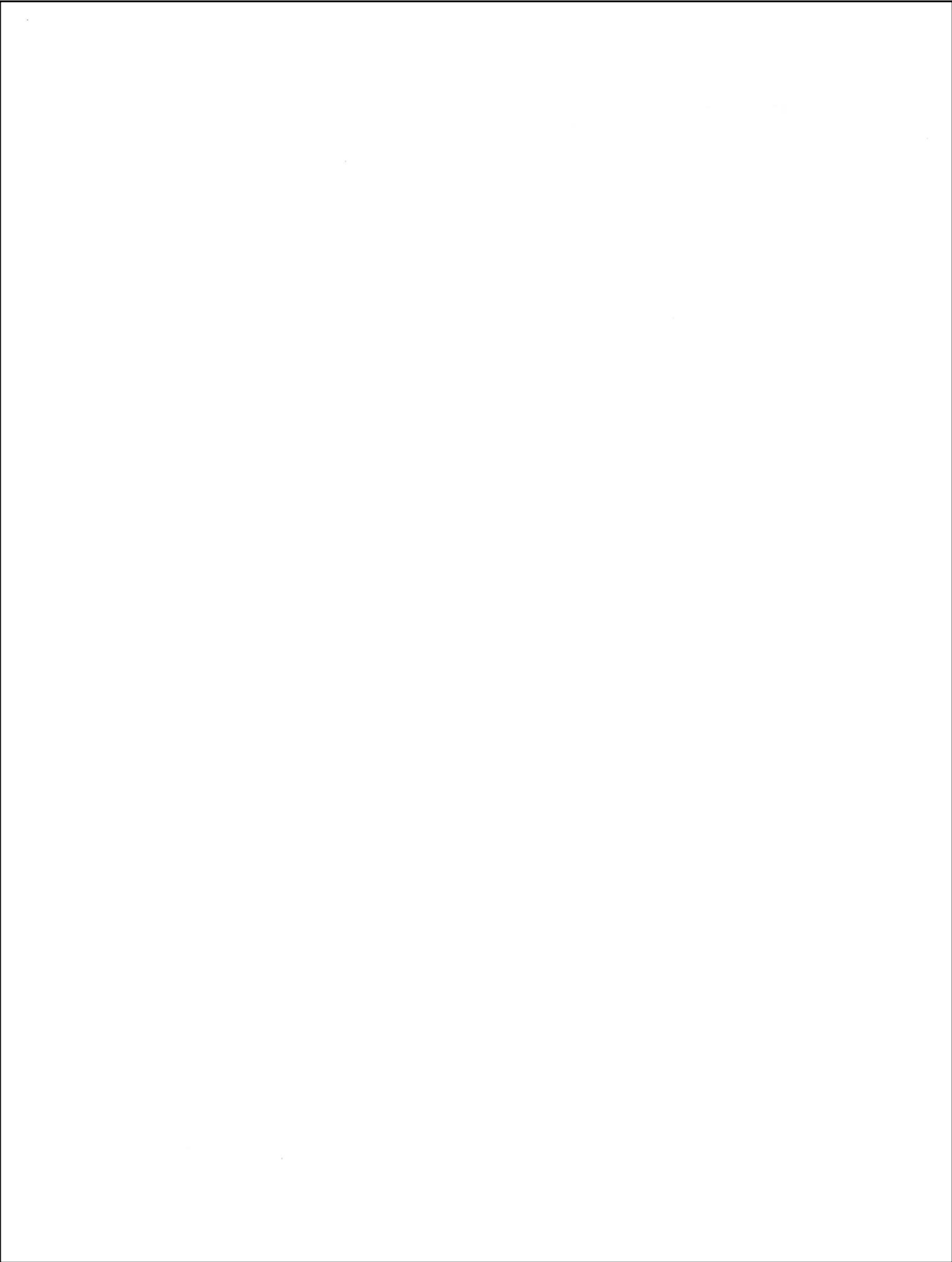


Exhibit F



WHERE INNOVATION MEETS ELEVATION

39250 Pioneer Blvd
Sandy, OR 97055
503-668-5533

October 25, 2018

C.W. Real Estate Co., Inc.
c/o Craig W. Warnock
37330 Ruben Lane
Sandy, OR 97055

RECEIVED OCT 25 2018

RE: NOTICE REGARDING COMPLETION OF SUBMISSION
FILE NUMBER: 18-046 DR
PROJECT NAME: Warnock Storage Containers

Application accepted as complete on: _____

Application incomplete. The additional information necessary to consider your application is listed below. The application will be deemed complete upon submission of one of the following options:

1. All of the missing information;
2. Some of the missing information and written notice that no other information will be provided; or
3. Written notice that none of the missing information will be provided.

We ask that you respond in accordance with one of the above options **as soon as possible**. If one of the above listed options is not received by the city within 180 days from September 27, 2018 by the 180th day following submittal of your application, the application will be void per state law (ORS 227.178 (4)). If you do not take one of the three actions identified above within 180 days, the City of Sandy may proceed with an enforcement action. The City reserves the right to proceed with an enforcement action at an earlier time. Enforcement actions may consist of monetary fines or any actions identified within Chapter 17.06 of the Sandy Municipal Code.

Requested additional information filed on: _____

Following submission of your land use application (received on 9/27/18), staff finds the application incomplete. Please submit the following:

- *A scaled site plan that includes the entire site and existing improvements of the site (i.e. buildings, landscaping, parking, impervious cover, etc.). Important to include site dimensions (i.e. setbacks, parking space and building dimensions, etc.).*
- *Detail the total square footage of office space and the total number of employees associated with the use of the property. Subsection 17.98.20.A.8 requires a total of 1 parking space per 300 sq. ft., plus 1 per 2 employees. Applicant responsible for supplying the information required to calculate the total parking as well as demonstrating compliance on the site plan.*
- *The submitted documents provide a description of the proposed Z-Box to be used on site; however, the plans do not indicate the Model Number of the unit to be used or height of the unit being used. Submit an exhibit detailing the storage container/structure dimensions (i.e. length, width, overall height including foundation) or identify the Model Number of the structure to be used and include the overall height with foundation on resubmittal.*
- *The specification (cut) sheet for the proposed new lighting fixtures mentioned within the submitted narrative.*

W:\City Hall\Planning\Correspondence\2018\18-046 DR Warnock Storage Containers Incompleteness.doc

Kelley/Furwood - Appt. 11/2/18 w/ Chris

- Please clarify all requested design deviations. Based on an initial review, it appears to staff the applicant has identified the following requests:
 1. Design Deviation from 17.90.130.E.1; "Primary entries shall face a public street or designated pedestrian way".
 2. Design Deviation from 17.90.130.E.5; "Entries shall be sheltered with an overhang or portico with a depth of at least 4 feet".
 3. Design Deviation from 17.90.130.G.2; "Benches and other streetscape items may be placed within the public right-of-way but must not block free movement of pedestrians. A minimum pedestrian walkway width of 5 feet must be maintained at all times".
 4. Design Deviation from 17.90.130.D.1-4; regarding the required Roof Pitch, Materials, and Parapets.
 5. Design Deviation from 17.90.130.C.6; "Preferred colors for exterior building finishes are earth tones, creams, and pastels of earth tones. High-intensity primary colors, metallic colors, and black may be utilized as trim and detail colors but shall not be used as primary wall colors".
 6. Design Deviation from 17.90.130.H; regarding the required Lighting standard.
 7. Design Deviation from 17.92.20; regarding the Minimum Improvements-Landscaping and Screening.
 8. Design Deviation from submitting a detailed stormwater analysis for all existing, proposed and non-approved impervious surfaces.

Based on the above requests, staff has identified the following design deviations, adjustments, variance requests and/or material would be required:

- 1.1 Design Deviation from 17.90.130.E.1 to completely waive the required entry orientation (\$430 review fee).
 - 2.1 Design Deviation from 17.90.130.E.5 to completely waive the required entry shelter (\$430 review fee).
 - 3.1 Design Deviation from 17.90.130.G.2 to completely waive the required benches and other streetscape (\$430 review fee).
 - 4.1 Special Variance from 17.90.130.D.1-4 to reduce the required 3:12 roof pitch to a flat roof top (\$1,070 review fee).
 - 5.1 Design Deviation from 17.90.130.C.6 to keep the existing gray and blue (per applicant's narrative) exterior colors rather than preferred are earth tones, creams, and pastels of earth tones (\$430 review fee).
 - 6.1 Design Deviation from 17.90.130.H to eliminate the required lighting required for the site (\$430 review fee).
 - 7.1 Special Variance from 17.92.20 to eliminate the required Minimum Improvements for Landscaping and Screening (\$1,070 review fee).
 - 8.1 Submit a storm water management plan or provide written notice that the missing information will not be provided.
- A Special Variance to the front (west property line) setback (30 foot minimum) may be needed. Should the applicant's site plan indicate the existing structures, proposed to remain, are within the required 30 foot setback the applicant shall update their narrative to include the request as well as pay the appropriate review fee (\$1,070).

*A summary of the submitted fees.

*Based on the type of review and above requests identified by staff, the total fees associated with the review equate to \$4,290 (not including setback variance or Storm water

Deviation/VAR) plus the Design Review fee based on the evaluated costs associated for the proposed project (see Planning Fees). Applicant responsible for determining the applicable Design Review Fee and paying any difference in associated fees. Prior to any additional funds being provided by the applicant they shall confirm the requests and total fee calculation with staff.

In addition to the above incompleteness items, staff would also like to identify the following:

- The submitted narrative states, "If it is required of us to pave the approaches..." and Subsection 17.98.60.A requires "All areas for required parking and maneuvering of vehicles shall have a durable hard surface such as concrete or asphalt" therefore the site will be required to improve the approaches and any other applicable surfaces with an approved surface.
- Submitted narrative indicates the proposed structures are grey and blue however staff has observed the structures as white with black trim. Please confirm existing and proposed colors of the structures and update the narrative accordingly.
- It is important to provide the setbacks of the proposed structures as staff must determine the required setback distance and any additional screening that might be required.
- The 2014 OSSC (Oregon Structural Specialty Code) requires the existing structures to be anchored to a foundation which will require appropriate permitting and inspection should the proposal be approved. Applicant responsible for coordinating with the City's Building Department regarding permitting requirements and process.
- The proposal will ultimately be conditioned per the following comment from the February 1, 2018 Pre-Application Conference Notes, "Building permit for self-storage will be required prior to Certificate of Occupancy for Advanced Plastics storage building (File No. 17-045 DR)".

Please call me at (503) 783-2587 or email jcramer@ci.sandy.or.us if you have any questions.

Sincerely,



James A. Cramer
Associate Planner

PROJECT NARRATIVE

Stow-A-Way Mini Storage Portable Storage Units

Project Contact:

Christopher Warnock
C.W. Real Estate Co., Inc.
Dba Mt. Hood Industrial Park
Dba Stowaway Mini Storage
37330 Ruben Lane
Sandy, OR 97055
503-668-5351
503-679-6752 Cell
cwrecoinc@yahoo.com

Background

Stowaway Mini Storage started in 1989, as part of the Mt. Hood Industrial Park, catering to the storage needs of the Sandy area. The storage facility was grown over the past 29 years to include six buildings of individual units. During this time a portion of the facility was used for outside RV storage. As the city of Sandy has grown, so has it's need for storage. For the past three years, Stowaway Mini Storage has consistently carried a waiting list and is typically "full". Taking this need into account and realizing the earning potential of the area used for outside RV storage – we decided to eliminate the outside RV storage in favor of more storage units which would bring in more revenue and fill the needs of residents looking for storage units.

We believed our challenge with the outside storage area were setbacks and that conventional building would not be an option. After looking at the options for self-storage units in our industry – we chose to invest in a high quality, aesthetically pleasing, portable unit that is 100% portable. These units are designed to stand alone, they are not affixed to concrete and they utilize fork pockets so that they may be moved. By design they are wind rated to 120 mph and are fire resistant (all steel). We visited other storage facilities that had installed the same units and were encouraged by the quick installation and return on investment. Portable units are listed as "equipment" per IRS Section 179 which meant that we were able to buy them on an equipment lease and utilize the tax advantages available to us. In 2017, we installed 24 units in our facility on 2 ft. and 3 ft. wide concrete runners on the existing compacted gravel base.

During the initial design review process for our warehouse project in our industrial park, the City became aware of these units and declared them as non-permitted. At the pre-app meeting

on February, 1st, 2018 we were told that there were no provisions for portable structures or storage containers in the City's code. Therefore, the City must treat them like a building. At that time, we submitted examples of other storage container units throughout the Sandy area being used by other businesses. We were consequently advised to submit a Land Use Application for a Type III Variance. We were also advised that the City of Sandy would allow us to continue with our warehouse project, but would withhold CFO until the portable container units were addressed.

Type III Design Deviation Requests and Currently Allowed Site Specifications

Pedestrian Access, Covered Walkways, ADA Accessibility

As is common with typical self-storage facilities pedestrians and vehicles utilize the same paved/graveled access to each unit. As Stowaway Mini Storage built out it's facility over the years, each building was permitted and approved based on the City of Sandys code at that time. The entrance to the facility currently faces a designated driveway within Mt. Hood Industrial Park. As is also common with typical self-storage facilities, covered pedestrian walk ways are not practical due to the requirement that moving trucks be able to access each row of storage units and be able to back up to or be adjacent to the door of the unit. **We request a design deviation from this requirement for two reasons: 1) Covered pedestrian walkways not practical nor are they standard practice in the self-storage industry. 2) Portable container units are not a building.** With regards to ADA accessibility, we estimate our facility to be 80% ADA accessible. It is the nature of drive-up accessible storage units to be ADA accessible due to the concrete or paved aisle ways that meet up to the concrete floor of the storage units.

3:12 Roof Pitch

The nature of the USC Container units and most likely other pre-fab portable containers is that they appear to be flat top roofs. However, they are designed for a slight slope for drainage whether front to back and/or side to side. Our USC containers are engineered with a 30 ml slope from center to side and when set level as per the manufacturer there are no issues with water drainage from these units. **As the portable units are not a "building" we therefore request a design deviation from this requirement.**

Building Identification System

The units in each building in the Stowaway Mini Storage facility are marked with the unit number as are the 24 portable units. As with the other buildings located in the Mt. Hood Industrial Park, the facility itself is identified on the building closest to the entrance gate as 37330. We have identified a potential issue with regards to emergency services being able to locate someone in our facility and that is that each building is not clearly identified as Building A, B, C, D or E (as they are on our own facility map). We will address this immediately by installing signs for each building in the facility as well as to identify the group of portable units.

Windows

While encouraged in some building applications windows are not used in self-storage for privacy and security reasons. **We request a design deviation from this preference.**

Preferred Exterior Colors

We chose the colors of gray and blue for our storage facility when we first began building it in 1989. And, while the portable storage units do not match those colors they are a clean, bright white that looks much nicer than the row of RV's, boats and vehicles that used to reside there. They are also much more attractive than the shipping containers typically used by many businesses around Sandy.

It is not practical for us to paint these units to conform to the City's current color palette, we therefore request a design deviation from this requirement.

Lighting

We request a design deviation for submitting a "Lighting Plan." Security and pedestrian safety in and around our facility has always been important to us. Stow-A-Way Mini Storage has been operating for 29 years with the current exterior and interior lighting we have on each building and in each unit with no issues. We are, however, planning to upgrade our metal halide lamps to HP Sodium or LED that are consistent with the requirement for cut-off/dark sky compliant fixtures and proper Kelvin range as per City of Sandy code.

Landscaping

Typical storage facilities do not tend to landscape within a facility, as it is very utilitarian in its use (tenants coming and going to drop off items to store) and not meant as a place to linger. Most facilities design landscaping around the outside perimeter of the facility, adjacent to the office or near the entrance to the facility itself. With the planter areas already in place adjacent to the facility and as Stowaway Mini Storage resides within our property, the Mt. Hood Industrial Park, we assert that our facility already meets the 15% landscape requirement per City of Sandy code. **We request a design deviation for submitting a "Landscape Plan."**

Parking

C.W. Real Estate Co., Inc. dba Mt. Hood Industrial Park and Stowaway Mini Storage employs three fulltime employees. We submit that the parking requirement for employees is already addressed with respect to our facility office and has been for many years. While we do not currently have a bicycle rack installed (as our employees (our family) and the people coming and going to put their items in storage typically don't ride bicycles) **we are not opposed to equipping one vehicle parking space with a bike rack.**

Stormwater Management

Stowaway Mini Storage requests a design deviation for submitting a detailed stormwater analysis for all existing, proposed and non-approved impervious surfaces. Stowaway Mini Storage has operated with our existing stormwater design for years. The portable storage units sit on concrete runners surrounded by the same graded gravel base that existed when the outside RV storage was in its place. At present, the area is graded, hard and compacted to drive majority of the water to the existing oil/water separator catch basin. If it is required of us to pave the approaches to the portable units, it is our belief that the current storm sewer design would collect and capture any additional water runoff related a newly paved impervious surface.

Exhibit G



James Cramer <jcramer@ci.sandy.or.us>

Stow A Way Storage

1 message

Hassan Ibrahim <hai@curran-mcleod.com>
To: James Cramer <jcramer@ci.sandy.or.us>
Cc: MW <mwalker@ci.sandy.or.us>

Tue, May 28, 2019 at 7:49 AM

Hi James,

I have reviewed the preliminary drainage report and it meets the City requirements for water quality and quantity. However, the site description doesn't state the site area as it is shown as "X" and we would also require a map delineating the different basins with the final drainage report submittal.

Regards,

Hassan Ibrahim, P.E.
CURRAN-McLEOD, INC.
[6655 SW Hampton St, Ste. 210](#)
[Portland, OR 97223](#)
Tel: 503-684-3478
Fax: 503-624-8247
Cell: 503-807-2737
email: hai@curran-mcleod.com



Exhibit H

James Cramer <jcramer@ci.sandy.or.us>

18-046 DR/VAR Stow-A-Way Storage Design Review, Deviation and Special Variance Request

1 message

Kristine Hendrix <Kristine.Hendrix@pgn.com>
To: "jcramer@ci.sandy.or.us" <jcramer@ci.sandy.or.us>

Thu, May 30, 2019 at 12:47 PM

Please see attached. PGE show no Conflicts.

When Customer is ready please have them contact PGE – Service Coordinators at 503-323-6700.

Thank you,

Kristine Hendrix | Sr. Design Coordinator

Work Hours 6:30 am to 4:00 pm M – TH & 6:30 am to 10:30 am Fri

Portland General Electric

1705 NE Burnside, Gresham, OR 97030

| 📞: (503) 669-5214 | 📠: (503) 669-5229 | ✉️ kristine.hendrix.@pgn.com

 **Mt Hood Industrial Park.pdf**
364K

Exhibit I

PARTITION PLAT NO. 2011-034
SHEET 1 OF 4

A REPLAT OF PARCEL 3 AND PARCEL 4 OF
PARTITION PLAT NUMBER 2000-037
LOCATED IN THE NORTHEAST ONE-QUARTER OF
SECTION 14, T. 2S., R. 4E., W.M., CITY OF SANDY,
CLACKAMAS COUNTY, OREGON

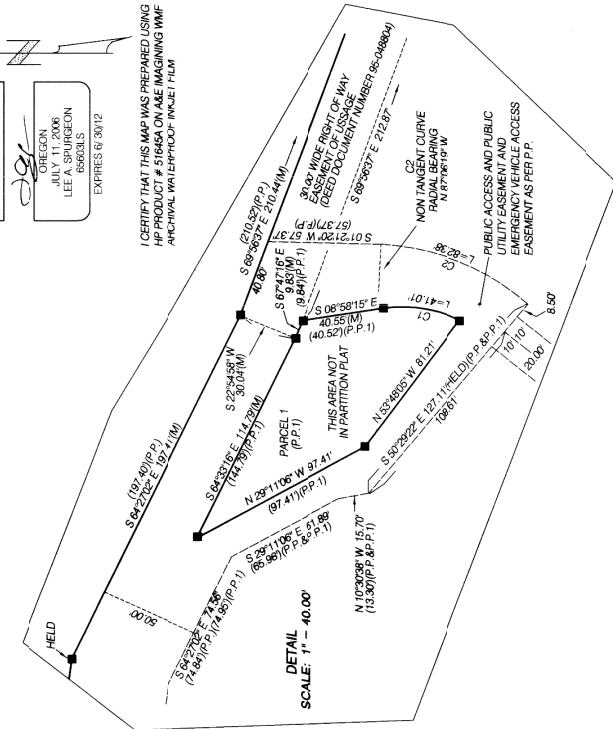
BY: LOVE LAND SURVEYS, INC.
1415 WASHINGTON ST., OREGON CITY, OREGON 97045
(503) 656-4915

CLIENT: MARK CRIDER
JOB NUMBER: 10-4947
DATE: MARCH 30, 2011
SCALE: 1" = 100.00'

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JULY 11, 2008
LEE E. ANDERSON
6826312
EXPIRES 6/30/12

CERTIFY THAT THIS MAP WAS PREPARED USING
HP PRODUCT # 51848A ON AAE IMAGING W/MF
ARCHIVAL WATERPROOF INK/JET FILM

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	66.61'	41.01'	35°10'02"	40.37'	S 08°36'46" W
C2	120.00'	82.38'	39°19'59"	80.77'	S 27°33'40" W

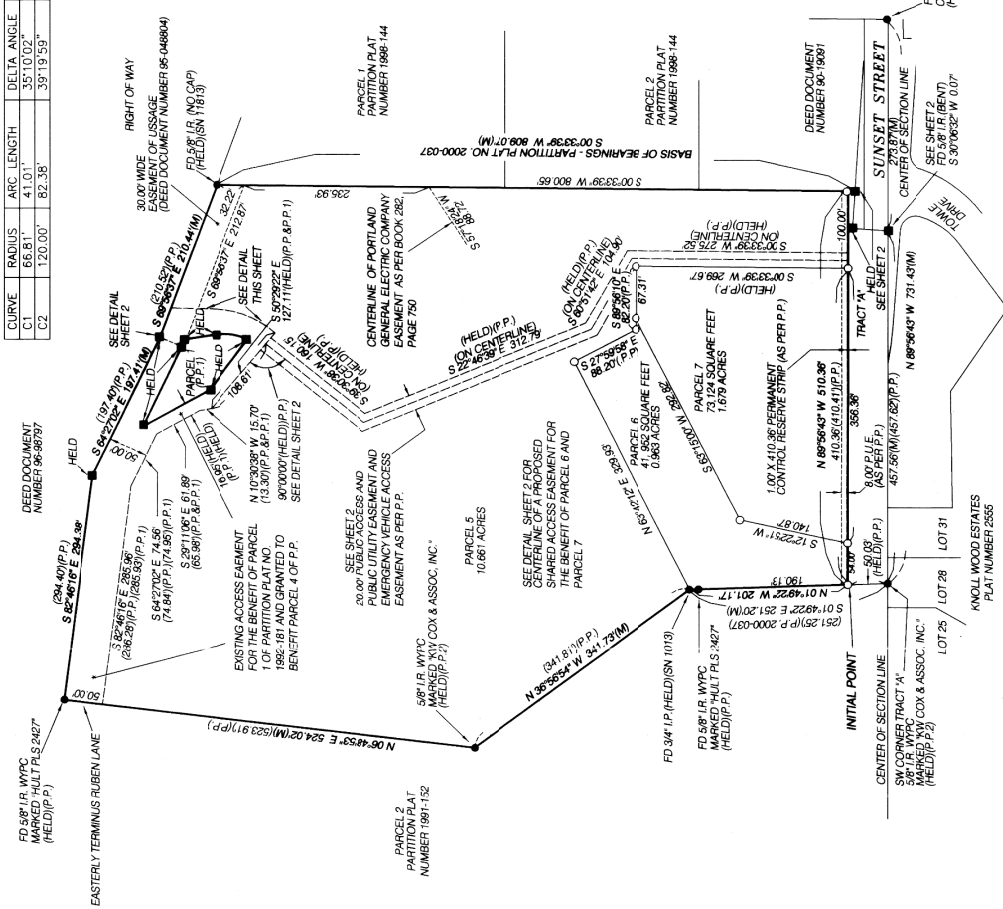


LEGEND

- MONUMENT FOUND AND HELD UNLESS OTHERWISE NOTED
- 50P30' IRON ROD SET WITH YELLOW PLASTIC CAP MARKED 'LOVE LAND SURVEYS, INC.' (MONUMENTS SET MARCH 30, 2011)
- IR FOUND MONUMENT OR OTHER DATA USED FOR CONTROL
- IF IRON PIPE, INSIDE DIAMETER
- IF IRON ROD
- IF MEASURED DATA
- (M) DATA FROM THE PLAT OF KNOLWOOD ESTATES PLAT NUMBER 2555 SURVEY NUMBER, CLACKAMAS COUNTY SURVEYORS OFFICE WITH YELLOW PLASTIC CAP
- FD AND HELD 6 FT. W.P.C. MARKED 'K.W. COX & ASSOC. INC.' AS PER PARTITION PLAT NUMBER 1982-181 RECORD BEARING AND DISTANCE FROM PARTITION PLAT NUMBER 2000-037
- FD AND HELD 8 FT. W.P.C. MARKED 'K.W. COX & ASSOC. INC.' AS PER PARTITION PLAT NUMBER 1982-181 RECORD BEARING AND DISTANCE FROM PARTITION PLAT NUMBER 1982-181
- FD AND HELD 9 FT. W.P.C. MARKED 'K.W. COX & ASSOC. INC.' AS PER PARTITION PLAT NUMBER 1982-181
- PER PARTITION PLAT NUMBER 1981-182

SHEET INDEX:

- SHEET 1. BOUNDARY SURVEY AND DETAIL
- SHEET 2. DETAIL OF THE CENTERLINE OF A PROPOSED SHARED ACCESS EASEMENT AND EASEMENT FOR TRAIL ACCESS EASEMENT AS PER P.P. 2007-037 AND EMERGENCY VEHICLE ACCESS EASEMENT AS PER P.P. 2007-037
- SHEET 3. DETAIL OF THE EXISTING 20.00' WIDE SANITARY EASEMENT TO CITY OF SANDY DEED DOCUMENT NUMBER 72-5240 DEFINES LOCATION MANHOLE TO MANHOLE (AS PER P.P. 1) AND DETAIL OF THE EXISTING 20.00' PUBLIC ACCESS AND PUBLIC UTILITY EASEMENT AND EMERGENCY VEHICLE ACCESS EASEMENT AS PER P.P. 1 AND DETAIL OF THE CENTERLINE OF A SHARED ACCESS EASEMENT FOR THE BENEFIT OF PARCEL 6 AND THE PRIVATE 3.00' WATERLINE EASEMENT FOR THE BENEFIT OF PARCEL 6 AND DETAIL OF THE 20' X 20' SHARIDORARBARGE AREA FOR THE BENEFIT OF PARCEL 6
- SHEET 4. SURVEYORS CERTIFICATE, NARRATIVE, APPROVALS, DECLARATION, ACKNOWLEDGMENTS



PARTITION PLAT NO. 2011-034
SHEET 2 OF 4

DEED DOCUMENT NUMBER 96-90797
 DEED DOCUMENT NUMBER 90-18091
 DEED DOCUMENT NUMBER 90-18091
 DEED DOCUMENT NUMBER 90-18091

**A REPLAT OF PARCEL 3 AND PARCEL 4 OF
 PARTITION PLAT NUMBER 2000-037
 LOCATED IN THE NORTHEAST ONE-QUARTER OF
 SECTION 14, T., 2S., R.4E., W.M., CITY OF SANDY,
 CLACKAMAS COUNTY, OREGON**

CLIENT: MARK CRIDER
 1415 WASHINGTON ST., OREGON CITY, OREGON 97045
DATE: JUNE 30, 2011
SCALE: 1"=60.00'

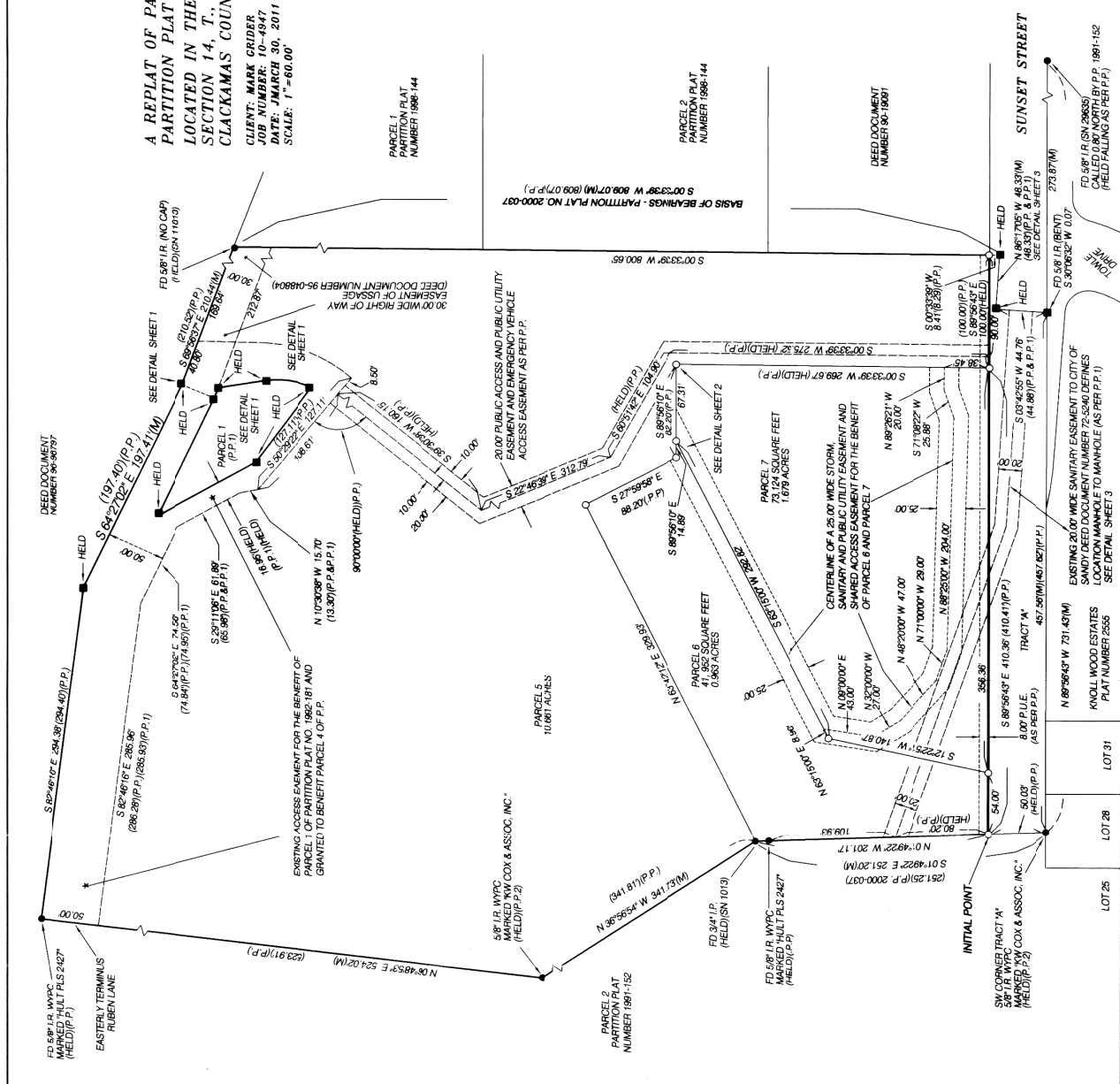
REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JULY 11, 2006
 LEE SHARPE
 1415 WASHINGTON ST., OREGON CITY, OREGON 97045
 EXPIRES 6/30/12

I CERTIFY THAT THIS MAP WAS PREPARED USING
 HP PRODUCT # 51645A ON AIE IMAGING WMF
 ARCHIVAL WATERPROOF INK-JET FILM

LEGEND

- MONUMENT FOUND AND HELD UNLESS OTHERWISE NOTED
- MARKED IRON ROD SET WITH YELLOW PLASTIC CAP
- MARKED LOVE LAND SURVEYS, INC.
- MONUMENTS SET MARCH 30, 2011
- FOUND POINT OR OTHER DATA USED FOR CONTROL
- IRON PIPE INSIDE DIAMETER
- IRON ROD
- MEASURED DATA
- ORIGIN UNKNOWN
- SURVEY NUMBER CLACKAMAS COUNTY SURVEYORS OFFICE
- W/PC (SN 0000) WITH YELLOW PLASTIC CAP
- FD AND HELD 5/8" IR W/PC MARKED K.W. COX & ASSOC. INC. AS PER PARTITION PLAT NUMBER 1982-181
- RECORD BEARING AND DISTANCE FROM PARTITION PLAT NUMBER 2000-037
- RECORD BEARING AND DISTANCE FROM PARTITION PLAT NUMBER 1982-181
- FD AND HELD 5/8" IR W/PC MARKED K.W. COX & ASSOC. INC. AS PER PARTITION PLAT NUMBER 1981-152



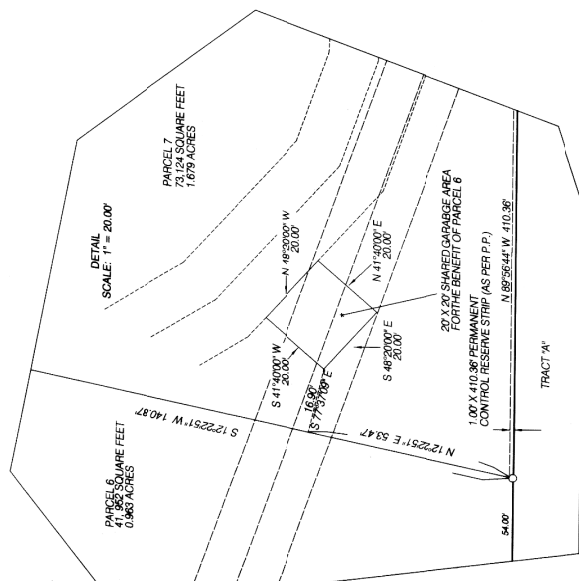
**A REPLAT OF PARCEL 3 AND PARCEL 4 OF
PARTITION PLAT NUMBER 2000-037
LOCATED IN THE NORTHEAST ONE-QUARTER OF
SECTION 14, T., 2S., R. 4E., W.M., CITY OF SANDY,
CLACKAMAS COUNTY, OREGON**

CLIENT: MARK GRUBER
JOB NUMBER: 06-16647
DATE: MARCH 30, 2011
SCALE: 1"=60.00'
BY: LOVE LAND SURVEYS, INC.
1115 WASHINGTON ST., OREGON CITY, OREGON 97045
(503) 859-4975

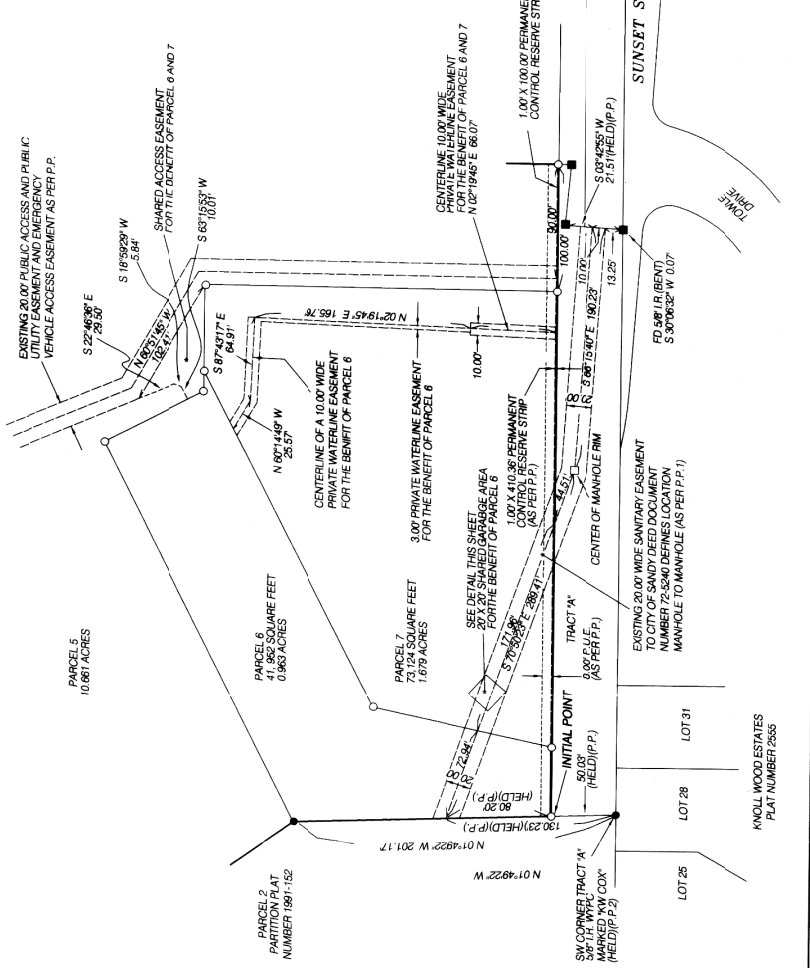
SHEET 3. DETAIL OF THE EXISTING 20.00' WIDE SANITARY EASEMENT TO CITY OF SANDY DEED DOCUMENT NUMBER 72-3840 DEFINES LOCATION MANHOLE 10 MANHOLE (AS PER P.P. 1), AND
DETAIL OF THE EXISTING 20.00' PUBLIC ACCESS AND PUBLIC UTILITY EASEMENT AND
DETAIL OF THE VEHICLE ACCESS EASEMENT AS PER P.P. 1, AND
DETAIL OF THE SHARED ACCESS EASEMENT FOR THE
BENEFIT OF PARCEL 6 AND PARCEL 7 AND
DETAIL OF THE CENTERLINE OF A 10.00' WIDE PRIVATE WATERLINE EASEMENT FOR
THE BENEFIT OF PARCEL 6 AND THE PRIVATE 3.00' WATERLINE EASEMENT FOR THE BENEFIT OF PARCEL 6
AND DETAIL OF THE 20' X 20' SHARED GARAGE AREA FOR THE BENEFIT OF PARCEL 6

I CERTIFY THAT THIS MAP WAS PREPARED USING
AND FOLLOWING 5000 ON-AIR MAGNIFYING WMP
ARCHIVAL WATERPROOF PAPER FILM

**DETAIL SHOWING A 10.00 FOOT WATERLINE EASEMENT AND A SHARED ACCESS EASEMENT
FOR THE BENEFIT OF PARCEL 6 AND 7**



- LEGEND**
- MONUMENT FOUND AND HELD UNLESS OTHERWISE NOTED
 - 5/8" X 30" IRON ROD SET WITH YELLOW PLASTIC CAP
 - FOUND (HELD)
 - FOUND (NOT HELD)
 - MONUMENT OR OTHER DATA USED FOR CONTROL
 - IRON PIPE, INSIDE DIAMETER
 - MEASURED DATA
 - ORIGIN UNKNOWN
 - DATA FROM THE PLAT OF KNOLLWOOD ESTATES PLAT NUMBER 2555
 - SURVEY NUMBER, CLACKAMAS COUNTY SURVEYORS OFFICE
 - WITH YELLOW PLASTIC CAP
 - FD AND HELD 9' 8" IR WYPC MARKED
 - K.W. COX & ASSOC. INC AS PER PARTITION PLAT NUMBER 1892-181
 - RECORD BEARING AND DISTANCE FROM PARTITION
 - PLAT NUMBER 2000-037
 - RECORD BEARING AND DISTANCE FROM PARTITION
 - PLAT NUMBER 1892-181
 - FD AND HELD 9' 8" IR WYPC MARKED K.W. COX AS
 - PER PARTITION PLAT NUMBER 1892-181



PRE-APPLICATION CONFERENCE NOTES

Project Name: Warnock Self Storage

Pre-Application Conference Date: February 1, 2018

Applicant Name: Christopher Warnock/CW Real Estate

Site Address: 37330 Ruben Lane

Staff: Emily Meharg, James Cramer, Mike Walker

Fire Marshal Comments: The Fire District will review fire flow and access.

PLANNING DEPARTMENT REVIEW

Sandy Development Code: Sandy Development Code Sections 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.22 Notices; 17.30 Zoning Districts; 17.50 I-2, Light Industrial; 17.66 Adjustments and Variances (possible); 17.90 Design Standards; 17.92 Landscaping and Screening; 17.98 Parking, Loading and Access Requirements; 17.102 Urban Forestry; and Chapter 15.30 Dark Sky.

Caveat: *This analysis includes a review of those code sections that may conflict with the proposed design as submitted. This review is not intended to be a comprehensive analysis of all applicable code sections.*

- Buildings require pedestrian access with an entrance facing a public street or designated pedestrian way. Minimum pedestrian walkway width is 5 feet. (17.90.130(E)(1) and 17.90.130(G)(2))
- Buildings must have a covered pedestrian entryway at least 4 feet deep (17.90.130(E)(5)). Design deviation request needed?
- Building entries must comply with the accessibility requirements of the Oregon State Structural Specialty Code (17.90.130(B)(2)). ADA accessibility likely not needed for proposed storage units but need to submit analysis of ADA accessibility on the site as a whole to determine number of units that provide ADA access.
- Roof pitch at 3:12. Flat roofs (with minimum pitch for drainage) are permitted with detailed stepped parapets or detailed brick coursing. Visible roof materials must be wood or architectural grade composition shingle, slate, tile or sheet metal with standing or batten seam. (17.90.130(D)(1-4))
- Buildings require an identification system, which clearly locates buildings and their entries for patrons and emergency services. (17.90.130(I)(3))
- Windows, which allow views to the interior activity or display areas, are encouraged.
- Preferred colors for exterior building finishes are earth tones, creams, and pastels of earth tones.
- Where will the lighting be installed? Lighting is needed for security and for pedestrians to see walking surfaces. Need to submit a Lighting Plan compliant with Chapter 15.30. All lighting shall be full cut-off and not exceed 3,000 Kelvins to minimize negative impacts on wildlife and human health.
- Light Industrial (I-2) has a requirement to contain at least 15 percent landscaping for the site. What is the proposed landscaping percentage for the site? The Landscape Plan shall include all existing and proposed trees. At least 3 trees per acre (11-inch DBH or greater) must be retained.
- What is the plan for parking? Per Section 17.98.20(A)(9), at least 1 space per employee on the largest shift, plus 1 space per every 2 employees is required. At least two bicycle parking spaces are required. Parking areas, driveways, aisles, and turnarounds shall be paved with concrete, asphalt or comparable surfacing, constructed to City standards for off-street vehicle areas. 5' x 17' planters with structural tree and groundcover required at each end of parking bay.
- What is the stormwater management plan? Submit a detailed stormwater analysis for all existing, proposed and non-approved impervious surfaces.
- SDCs for transportation will be \$853.86 per 1000 SF of gross floor area. Since there are no other utility connections the SDC that is applicable is the transportation SDC.

Application Process: Type II Design Review. Type III Design Review if design deviations are requested.

Projected Processing Steps:

- Submittal Requirements: Land Use Application, narrative for applicable code sections, mailing lists for all property within 200 feet (Type II) or 300 feet (Type III), fees, site plan, landscape plan (including tree retention), utility plan, grading and erosion control plan, photometric analysis, lighting fixture cut sheets, stormwater analysis, and traffic letter.
- Staff review for completeness (30 days max.), if determined incomplete then the applicant submits additional information as required, staff then reviews for completeness again, if the application is deemed complete then the application is processed.
- Building permit for self-storage will be required prior to Certificate of Occupancy for Advanced Plastics storage building (File No. 17-045 DR)

PRE-APPLICATION CONFERENCE NOTES

Exhibit K

Project Name: Warnock Self Storage (2nd meeting, 1st meeting held 2/1/18)

Pre-Application Conference Date: March 4, 2019

Applicant Name: Christopher Warnock/CW Real Estate

Site Address: 37330 Ruben Lane

Staff: Kelly O’Neill Jr., James Cramer

PLANNING DEPARTMENT REVIEW

Sandy Development Code: Sandy Development Code Sections 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.22 Notices; 17.30 Zoning Districts; 17.50 I-2, Light Industrial; 17.66 Adjustments and Variances (possible); 17.90 Design Standards; 17.92 Landscaping and Screening; 17.98 Parking, Loading and Access Requirements; 17.102 Urban Forestry; and Chapter 15.30 Dark Sky.

Caveat: This analysis includes a review of those code sections that may conflict with the proposed design as submitted. This review is not intended to be a comprehensive analysis of all applicable code sections.

Definitions (17.10.30):

Accessory Use: A use on the same lot with and of a nature customarily incidental and subordinate to the principal use.

Accessory Structure (Detached): A structure that is clearly incidental to and subordinate to the main use of property and located on the same lot as the main use; freestanding and structurally separated from the main use.

Staff Response: As described within the submitted narrative, the primary use located on property is a mini self-storage business (Stow-A-Way Storage) and the proposal structure(s) is also for self-service storage. The use is therefore not incidental or subordinate to the principal use however an extension of the primary use (self-storage). The structure does not meet the criteria of being “subordinate to the main use of the property” (self-storage) therefore cannot be classified as an accessory structure and must adhere to the design regulations of 17.90.130.

Temporary Uses or Structures (17.74.60):

17.74.60(C) Portable Outdoor Storage Unit: Portable outdoor storage units may be placed on a lot, including within the setback areas, for not more than 60 days (any portion of a day, between 12:00 a.m. and ending at 11:59 p.m., shall be counted as a day) within any 12 month period.

Staff Response: The narrative submitted identifies the proposed structure(s) as “portable storage units” therefore would be limited to the above duration (17.74.60(C)). To exceed these limitations the proposed structure must be permanently affixed to the site per building code standards as well as meet any applicable development standards including but not limited to: site development standards, landscaping, lighting and design regulations.

Planning:

- 17.90.10(A)(1) states all new construction within a Commercial or Industrial Zoning Districts are subject to the design criteria of Chapter 17.90 and none of the exceptions (17.90.10(B-F)) exempt “prefabricated structures” from adhering to development regulations therefore the proposed structure will have to conform to the applicable code sections identified above.
- To meet the design regulations of 17.90.130 the applicant must be granted the following:
 - *Special Variance from 17.50.30(A) to allow the proposed structures to be within the front 30-foot setback requirement. Request identified within submitted narrative.*

- *Design Deviation from 17.90.130(C)(3) to allow flat/sheet metal siding when this section prohibits it. Request identified within submitted narrative.*
- *Special Variance from 17.90.130.D.1-4 to reduce the required 3:12 roof pitch to a flat roof top (\$1,070 review fee). Identified in submitted narrative*
- *Design Deviation from 17.90.130.E.1 to completely waive the required entry orientation*.*
- *Design Deviation from 17.90.130.E.3 to eliminate an entrance connection directly between the right-of-way and the building interior*.*
- *Design Deviation from 17.90.130.E.5 (similar req. in Sec. 17.90.130(C)(8)) to completely waive the required entry shelter. Request identified within submitted narrative*.*
- *Design Deviation from 17.90.130.H to eliminate the required lighting required for the site (\$430 review fee) or provide photometric study and cut sheet of lighting fixtures for compliance determination or justify existing lighting is sufficient.*
- *Submit a storm water management plan or provide written notice that the missing information will not be provided.*

**17.90.130(E)(1,3&5) design deviations should be justified in the narrative however only one \$430 processing fee will be required. ii*

- Submit an updated, to scale, site plan (Exhibit B identified on the submitted narrative) for review.
- Submit a copy of Exhibits: B, C, D and E as identified on the submitted narrative.
- 17.18.40(D) on the 181st day after initial submission, an application is void if the Director has notified the applicant of missing information and the applicant has not responded as described in subsection 17.18.40(C). Please note staff believes the intent of the “180-Day date for completeness 3/26/19” identified on the cover of the submitted narrative is intended to illustrate the application void date. If this is the case, please update accordingly to reduce the potential for future misunderstanding. The 181st date from initial submission would be 3/27/19.

Total fees:

Type III Design Review (\$25,001 - \$100k)	\$1,710
Special Variance (17.50.30(A))	\$1,070
Special Variance (17.90.130(D)(1-4))	\$1,070
Design Deviation (17.90.130(C)(3))	\$430
Design Deviation (17.90.130(E)(1,3&5))	\$430
<i>Total Due</i>	<i>\$4,710</i>
<i>Total Paid</i>	<i>\$3,845</i>
<i>OUTSTANDING BALANCE</i>	<i>\$865</i>

Application Process: Type III Design Review and Type III Special Variance processes.

Projected Processing Steps:

- Submittal Requirements: narrative for applicable code sections, mailing labels for all property owners within 500 feet of subject property, fees, site plan, photometric analysis, lighting fixture cut sheets, preliminary Stormwater Report (Exhibit D), and Exhibits C & E identified within submitted narrative.
- Staff review for completeness (30 days max.), if determined incomplete then the applicant submits additional information as required, staff then reviews for completeness again, if the application is deemed complete then the application is processed.
- Building permit for self-storage will be required prior to Certificate of Occupancy for Advanced Plastics storage building (File No. 17-045 DR)

June 7, 2019

VIA EMAIL

Mr. Jerry Crosby, Chair
City of Sandy Planning Commission
Sandy City Hall
39250 Pioneer Boulevard
Sandy, OR 97055

Michael C. Robinson
Admitted in Oregon
T: 503-796-3756
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mrobinson@schwabe.com

RE: City of Sandy File No. 18-046 DR/VAR Stow-A-Way Mini Storage

Dear Chair Crosby and Members of the Sandy Planning Commission:

This office represents the Applicant in the above-referenced matter. The Applicant respectfully requests that the Sandy Planning Commission open the public hearing on June 10, 2019 solely for the purpose of continuing the public hearing to the date and time certain of July 22, 2019 at 7:00 p.m. and without hearing a staff report or taking public testimony.

The purpose of the Applicant's request for a continuance is to allow it to work with City of Sandy Planning Department staff on several of the recommended conditions of approval and to prepare a presentation to the Sandy Planning Commission and the public. The Applicant believes that after discussing the matter with City staff, which was not possible between the time the Staff Report was issued and the initial evidentiary hearing scheduled for June 10, 2019, that it may be able to resolve several questions regarding the proposed conditions of approval.

If the Planning Commission continues the public hearing, the Applicant hereby extends the 120-day period in ORS 227.187(1) by 42 days, the period of the continuance.

I have asked Mr. Cramer to place this letter before you on June 10, 2019 and in the official Planning Department file for this Application.

Very truly yours,



Michael C. Robinson

MCR:jmhi

cc: Ms. Lacy Renard (via email)
Ms. Kelli Grover (via email)
Mr. James Cramer (via email)
Mr. Kelly O'Neill (via email)
Mr. David Doughman (via email)

PDX\133895\244222\MCR\25567289.1

Exhibit M

CHAPTER 17.60 - FLOOD & SLOPE HAZARD (FSH) OVERLAY DISTRICT

Background:

A portion of the Stow-A-Way site is situated within the restricted development area setback as defined in section 17.60.30. "No Name" creek is situated to the west and this flows into a wetland area. Per the code the creek has a 50ft setback and the wetland has a 25ft setback. The subject area is not within the Special Flood Hazard Area and not subject to flooding. The subject area is illustrated in Figure 1 below.

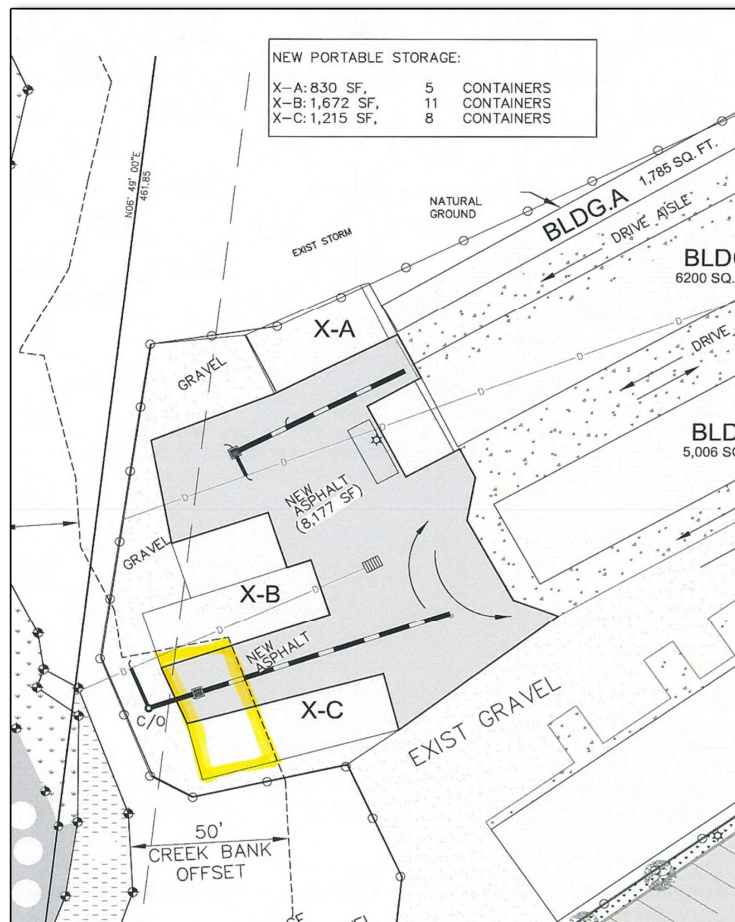


Figure 1 - Portable Storage FSH Adjustment

The subject area is within an existing fenced area of the Stow-A-Way site that is and has been a graveled surface storage area for the industrial use. Early photo's from 1995 illustrate that this area has been utilized as an industrial storage area prior to the adoption of the FSH ordinance.



ADJUSTMENT REQUEST:

The applicant requests for the City to recognize that this area has historically been used as a storage space for the industrial use and grant an adjustment to the setback distance. The area has been a gravel storage area prior to the establishment of the FSH Ordinance and therefore the use within the FSH setback should be considered to be grandfathered. No changes to the extents or limits of the area used within the FSH setback has been changed. No additional vegetation removal has occurred, the area has a fence around the perimeter of the graveled storage area that limits further encroachment.

17.60.50 SPECIAL REPORTS Where development is proposed on restricted development areas within the FSH overlay district as defined in Section 17.60.20.A, the Director shall require submission of the following special reports.

This criteria can be satisfied through a condition of approval.

17.60.60 APPROVAL STANDARDS AND CONDITIONS

The following approval standards apply to development proposed within restricted development areas of the FSH overlay district.

1. Cumulative Impacts. Limited development within the FSH overlay district, including planned vegetation removal, grading, construction, utilities, roads and the proposed use(s) of the site will not measurably decrease water quantity or quality in affected streams or wetlands below conditions existing at the time the development application was submitted.

RESPONSE: The subject area exhibits an existing condition that has been used in similar ways for the last 24 plus years. An existing fence delineates the area that contains the graveled surface. In order to satisfy section 17.98.130 requiring "driveways, aisles and turnarounds shall be paved" a strip of existing gravel is proposed to be paved. Stormwater from the paved area and roof runoff from the portable units will be directed into a catch basin with a water quality filter that will treat the stormwater prior to discharging into the waterway.

The proposed portable storage units are a use that is not associated with pollutant generating activities.

Therefore the proposed use will not measurably decrease the water quality or quantity below existing conditions, this criteria is met.

2. Impervious Surface Area. Impervious surface area within restricted development areas shall be the minimum necessary to achieve development objectives consistent with the purposes of this chapter.

RESPONSE: The applicant would prefer to maintain the area as a graveled surface but in order to meet section 17.98.130 of the code the applicant is required to pave 2880 sq.ft. of the area within the FSH setback. The graveled area is compacted and nearly an impervious surface in its current condition, therefore no significant change to the impervious surface is proposed, this criteria is met.

3. Construction Materials and Methods. Construction materials and methods shall be consistent with the recommendations of special reports, or third-party review of special reports.

RESPONSE: The construction material and methods will be consistent with industry standard and all necessary measures will be implemented to prevent erosion and pollution during construction per City approved permit plans. This will include catch basin inserts, perimeter straw waddles, etc.. This criteria can be met.

4. Cuts and Fills. Cuts and fills shall be the minimum necessary to ensure slope stability, consistent with the recommendations of special reports, or third-party review of special reports.

RESPONSE: The subject area is relatively flat so no significant cuts and/or fills will be required to pave the aisles and no grading is proposed at the locations of the proposed storage units, as these are in-place. Slope stability will be maintained and no impacts to the water resources will occur from grading. This criteria is met.

5. Minimize Wetland and Stream Impacts. Development on the site shall maintain the quantity and quality of surface and groundwater flows to locally significant wetlands or streams regulated by the FSH Overlay District.

RESPONSE: The existing stormwater conveyance system for this area directs flow to the wetland area. The proposed portable storage units and requisite improvements will maintain the quantity and quality of surface and groundwater flows to the wetland area as the treated stormwater from the new impervious areas will be connecting into the existing point of discharge to maintain flows to the water resource. This criteria is met.

6. Minimize Loss of Native Vegetation. Development on the site shall minimize the loss of native vegetation. Where such vegetation is lost as a result of development within restricted development areas, it shall be replaced on-site on a 2:1 basis according to type and area. Two native trees of at least 1.5-inch caliper shall replace each tree removed. Disturbed understory and groundcover shall be replaced by native understory and groundcover species that effectively covers the disturbed area.

RESPONSE: The subject area currently does not have any vegetation present and the proposed location of the storage unit will not require removal of any vegetation. This criteria is met.

17.60.70 FLOODPLAIN REGULATIONS

This section regulates development within the Area of Special Flood Hazard.

RESPONSE: The subject area is not within the Special Flood Hazard area this section does not apply.

17.60.110 ADJUSTMENTS

Variations to Chapter 17.60 provisions are not permitted. In contrast, adjustments to dimensional standards of the underlying zoning district may be approved when necessary to further the intent of this overlay district.

A. Adjustment Option. One or more adjustments to the setback, height or lot area standards of the underlying zoning district may be approved to allow development consistent with the intent of the FSH overlay district. The intent of the adjustment process is to reduce adverse impacts on water quantity and quality, locally significant wetlands and perennial streams, and on the potential for slope or flood hazards.

RESPONSE: The applicant requests for an adjustment to the setback to be reduced to 25 feet for a distance of X feet, this would result in a setback matching the wetland setback.

B. Adjustment Criteria. A special FSH adjustment may be requested when development is proposed within the FSH overlay district. Adjustments are reviewed under the procedure type applicable to the primary application.

The applicant shall demonstrate that the following criteria are fully satisfied:

1. The adjustment is the minimum necessary to allow a permitted use, while at the same time minimizing disturbance to restricted development areas.

RESPONSE: The adjustment is the minimum necessary to allow the permitted use. The area within the restricted development area has been impacted through historical use as a gravel storage area. This adjustment will not create or allow additional disturbance. This criteria is satisfied.

2. Explicit consideration has been given to maximizing vegetative cover, minimizing excavation and minimizing impervious surface area on restricted development areas.

RESPONSE: The existing condition within the restricted development area exhibits a lack of vegetation and compacted gravel surface. The area is flat and minimal grading and/or excavation will occur during the paving within this area. As the area is currently is a near impervious condition the proposed paving and storage units will not significantly alter the condition and function of the area with regard to the waterway.

3. Design options have been considered to reduce the impacts of development, including but not limited to multi-story construction, siting of residences close to streets to reduce driveway distance, maximizing the use of native landscaping materials, minimizing parking area and garage space.

RESPONSE: The area of paving has been limited to extend only to the building frontage and not beyond, which would extend further into the restricted development area, thus impacts of the improvements are minimized. This criteria is satisfied.

4. In no case shall the impervious surface area (including the building footprint, parking areas, accessory structures, swimming pools and patios) exceed 2,500 square feet of restricted development area except for a private drive that reduces the disturbance to restricted development areas.

RESPONSE: The area of paving and roof top impervious area within the restricted development area is 1032 sq.ft. - less than 2,500 sq. ft.

5. Assurances are in place to guarantee that future development will not encroach further onto restricted development areas under the same ownership.

RESPONSE: The area is presently fenced and this restricts further encroachment into the restricted development area beyond the existing conditions. This criteria is satisfied.

6. The Planning Commission or Director may impose any reasonable condition necessary to mitigate identified impacts resulting from development on otherwise restricted development areas.

RESPONSE: The applicant submits that as the area has historically been used for storage, prior to the adoption of the FSH ordinance and no additional impacts are proposed that require mitigation.

July 3, 2019

VIA EMAIL

Mr. Jerry Crosby, Chair
City of Sandy Planning Commission
Sandy City Hall
39250 Pioneer Boulevard
Sandy, OR 97055

Michael C. Robinson
Admitted in Oregon
T: 503-796-3756
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mrobinson@schwabe.com

RE: City of Sandy File No. 18-046 DR/VAR, Stow-A-Way Mini Storage Application

Dear Mr. Crosby:

This office represents the Applicant in this matter. This letter is the Applicant's additional argument and evidence responding to the June 3, 2019 Staff Report and to the oral and written testimony by Mr. Mark Benson.

This Application requests approval of a Design Review Application, two Special Variances and five Design Deviations to allow three storage buildings in an existing mini storage facility. The three proposed storage buildings with twenty-four storage units are Building X-A, containing 830 square feet and five storage units, Building X-B, containing 1,672 square feet and seven storage units and Building X-C, containing 1,215 square feet and eight storage units (**Exhibit 1, Revised Site Plan**).

1. Status of Review of the Application.

The City provided timely notice on May 21, 2019 of the June 10, 2019 initial evidentiary Planning Commission hearing. The City provided a timely Staff Report available to the public on June 3, 2019.

The Planning Commission opened the initial evidentiary hearing on June 10, 2019 with a quorum of six members present and Commission Don Carlton presiding as Chair *pro tem* in the absence of Chair Crosby. The Planning Commission heard a staff report, testimony from the Applicant, testimony from Mr. Benson, a summary by the staff and a brief rebuttal by the Applicant. The Planning Commission continued the public hearing at the request of the Applicant to the date and time certain of July 22, 2019 at 7:00 p.m. at Sandy City Hall. The Applicant extended the 120-day period in ORS 227.187(1) by forty-two days.

2. Applicant's Response to Staff-Recommended Conditions of Approval and Response to Recommendations for the Requested Design Deviation and Special Variance B.

The June 3, 2019 Staff Report at Pages 21 and 22 contains nine recommended conditions of approval. The Applicant has reviewed the conditions of approval and has the following responses. The Applicant met with City staff on June 24, 2019 to discuss its responses to the conditions of approval.

Mr. Jerry Crosby, Chair
July 3, 2019
Page 2

A. Conditions of approval with which the Applicant agrees.

The Applicant agrees with the following conditions of approval to be satisfied prior to issuance of a building permit:

a. **Condition 2, Light Fixtures.** The Applicant will provide a pedestrian-scaled light fixture cut sheet and a photometric plan. The revised site plan shows the compliant light fixtures at the end of Building X-B with two 400-watt fixtures that will illuminate the access aisle serving Buildings X-A and X-B. *See* Staff Report Page 17. This condition is feasible to satisfy.

b. **Condition 4, Identification System.** The revised site plan identifies the identification system for Buildings X-A, X-B and X-C. *See* Staff Report Pages 17 and 18.

c. **Condition 5, Driveway Area.** The revised site plan shows the driveway area to be paved serving Buildings X-A, X-B and X-C. The other existing gravel areas will not be paved because they are non-conforming development (Sandy Municipal Code (“SMC”) 17.08.00) and need not be paved. *See* Staff Report pages 5 and 19.

The Applicant requests that the Planning Commission revise the condition as follows:

“5. Submit a revised site plan identifying driveways, aisles and turnarounds associated with onsite maneuvering for both the existing and proposed storage units Buildings X-A, X-B and X-C located on the subject property. In addition, all driveways, aisles and turnarounds serving the proposed storage Buildings X-A, X-B and X-C shall be paved with concrete, asphalt or comparable surfacing, constructed to city standards for off-street vehicle areas.”

d. **Condition 6, Bicycle Spaces.** The revised site plan shows one bicycle rack with two bicycle parking spaces as required by SMC 17.98.20.A.6. *See* Staff Report Page 20.

e. **Condition 7, Stormwater Report.** The Applicant will submit a stormwater report meeting the requirements of SMC 13.18 and 13.20. *See* Staff Report Page 21. This condition is feasible to satisfy.

f. **Condition 8, Final Drainage Report.** *See* Staff Report Page 22. This condition is feasible to satisfy.

g. **Condition 9, Revised Stormwater.** *See* Staff Report Page 23. This condition is feasible to satisfy.

Mr. Jerry Crosby, Chair
July 3, 2019
Page 3

B. Conditions of approval which the Applicant requests that the Planning Commission amend or delete.

a. **Condition 1, Setback.** The Applicant and the City have determined that Tickle Creek does not abut the site. “No Name Creek” abuts the site. Therefore, a fifty foot setback instead of a seventy foot setback applies. *See* Staff Report Pages 7-9 and 16. The revised site plan shows this information. The Applicant proposes that Condition 1 be revised to reflect this fact. The Applicant has submitted a request for an adjustment to the fifty foot setback under SMC 17.60.110.

b. **Condition 3, Architectural Modifications.** The Applicant requests that the Planning Commission delete this condition and approve the Design Deviations to SMC 17.90.130(E)(5) and 17.90.130(D) for the following reasons. *See* Staff Report Page 25.

First, the application site is in the I-2 zone. SMC 17.50.00 provides the intent of the I-2 zone and notes that I-2 zone locations provide for commercial uses “**that do not depend on high visibility.**” (emphasis added) The I-2 zone intent statement also provides that “[b]ecause building design standards are less restrictive in [the I-2] zone than in other zones, buildings (regardless of use) shall be screened from view from arterial streets and highways.”

Second, the intent of the Design Standards does not require condition 3 to be imposed. The proposed storage units are located at the rear of the property, are accessed from a private road and are not visible, except for a brief and limited view from a highway and are located where only customers of the use will be present. This site is unlike a site on U.S. Highway 26, such as Sandy Vault Self Storage, which is both highly visible and has pedestrian accessibility not limited to customers. In fact, the Staff Report Page 12 acknowledges this: “It is reasonable to conclude that the facility is not intended for pedestrian use but rather for individual patrons who have rented a storage unit utilizing the facility.”

Third, the Staff Report at Pages 8, 9, 12 and 15 notes that the use of the property is not intended for public use, is not meant for public access (other than customers) and is not highly visible.

Fourth, the Applicant cannot install the entry shelters required by SMC 17.90.130.E.3 because this would prohibit truck access to the units as intended.

Finally, condition 3(b) is not required because metal siding is allowed in the I-2 zone. SMC 17.90.130.C.2 (“metal is not allowed as the primary exterior building material **except in the I-2** and I-3 districts. . .”). (emphasis added) SMC 17.90.130.C.2 provides that other siding materials are *encouraged*. The provision allowing metal siding in the I-2 zone is mandatory because it uses the word “shall” and controls over the standard containing the word “may” because “may” is permissive. SMC 17.10.20.C (defining “shall” as mandatory and “may” as permissive).

Mr. Jerry Crosby, Chair
July 3, 2019
Page 4

C. Occupancy Requirement.

While not a condition of approval, Staff Report Pages 4 and 21 contain findings concerning occupancy of Buildings X-A – X-C. These sections provide that the non-permitted structures shall be vacated by the tenants until such time as the structures have legal certificates of occupancy and that the Applicant must require the units to be vacated within sixty (60) days of issuance of the Finding of Fact and Final Order.

The Applicant requests that the Planning Commission revise the occupancy requirement on Staff Report Page 21 as follows:

“The nonpermitted structures are not compliant with City Code and have been in operation without approval/occupancy permits since at least September, 2017. To solve the deficiencies identified within the staff report and in order to bring the nonpermitted structures and site into compliance, the structures shall be vacated by tenants until such time the structures can secure legal certificates of occupancy. The owner of the Stow-A-Way storage facility shall have all storage units in the nonpermitted Units-Buildings X-A, X-B and X-C vacated within sixth (60) days of issuance of a written order from the City if the City determines that the owner is not making reasonable progress to implement the final decision in City of Sandy File No. 18-046 DR. For purposes of these requirements, “final decision” shall mean the final resolution of all appeal periods for the decision. After the expiration of the 60-day period, of the findings of fact and final order, the nonpermitted storage units-buildings shall remain unoccupied until certificates of occupancy are issued for the structures.”

The Applicant makes this request for two reasons. First, if this requirement is to be adopted by the Planning Commission, sixty (60) days from issuance of the Findings of Fact and Final Order is an insufficient time in which to accomplish the conditions of approval, especially if the Planning Commission imposes condition 3. The Applicant’s revised language proposes that the obligation not arise until the “final decision”, which includes the resolution of any appeals, provided the Applicant acts in good faith during that time to make the changes. The Planning Director will determine if the Applicant is acting in “good faith.”

Second, the Planning Commission does not have the authority to impose this condition. This is a condition best achieved under Sandy Municipal Code (“SMC”) Chapter 17.06, “Enforcement.” SMC Chapter 17.06 contains ample authority for the Planning Director to enforce relevant provisions of the SMC. The Applicant appreciates the spirit with which the Planning Director has worked with it to achieve compliance and the Applicant has not resisted submitting the required application to approve the proposed storage units. However, an enforcement obligation is not relevant to the approval criteria and is not among those conditions of approval which the Planning Commission may impose.

Mr. Jerry Crosby, Chair
July 3, 2019
Page 5

The Applicant would accept the occupancy requirement if it is amended but otherwise, the Applicant must respectfully disagree with the occupancy requirement.

D. Special Variance B.

Special Variance B for a flat roof satisfies the approval criteria in SMC 17.66.80.A. and B. (C. is inapplicable). The Findings at Staff Report Pages 9 and 10 reflect the purpose of the Sandy Style, including the City's status as the gateway to Mount Hood (SMC 17.90.00(C)(1)), to protect the tree canopy along U.S. Highway 26 (SMC 17.90.00(C)(2), and to emphasize a "village scale" that is, among other things, "walkable". (SMC 17.90.00(C)(3))

First, the Stow-A-Way site generally, and the location of the three proposed storage buildings specifically, do not depend on high visibility. The property is located off of a private road and the proposed storage buildings are at the rear of the property. The Application site is lower than U.S. Highway 26. The site and the proposed storage buildings are hardly visible, let alone highly visible, to the public, except to users of the commercial business.

Second, the only near-by highway is U.S. Highway 26. Dubarko Road is neither an arterial nor a highway. The roofs of the three proposed storage buildings are visible from U.S. Highway 26 in one limited location where the trees on the south side of U.S. Highway 26 have been removed. However, the view of the site is brief and it is very difficult for vehicle drivers and passengers to see the three storage buildings.

Finally, allowing flat roofs will not be detrimental to the public welfare nor will it be injurious to surrounding property in the area. The uses noted in the Staff Report are owned, in part, by the Applicant and are all located below the surrounding areas, are served from a private road and are not generally visible to a highway or arterial.

E. Conclusion.

For all of the above reasons, the Planning Commission should delete Condition 3 and approve Special Variance B to the required roof pitch and the Design Deviations to SMC17.90.130(C)(3) and (E)(5).

3. Response to Testimony by Mr. Mark Benson.

Mr. Benson owns the Sandy Vault Self Storage site at U.S. Highway 26 and Champion Way. Mr. Benson submitted a one-page letter dated June 10, 2019 with three pages of exhibits to the Planning Commission. Mr. Benson also testified orally to the Planning Commission at the June 10, 2019 public hearing.

The Applicant would usually not address Mr. Benson's testimony because it has little to do with the applicable approval criteria. As the Planning Commission knows, the Applicant bears the burden of proof to demonstrate satisfaction of the applicable approval criteria by substantial evidence. The notice of the public hearing and the staff report plainly explained the approval criteria. However, because Mr. Benson has "opened the door" to other issues, the Applicant

Mr. Jerry Crosby, Chair
July 3, 2019
Page 6

must address them in order to avoid the possibility that the Planning Commission might find them relevant to the approval criteria. The remainder of this part of the letter addresses Mr. Benson's written and oral testimony.

Mr. Benson's comments do not address relevant approval criteria except in a very minimal way. The Applicant has requested Design Deviations and Special Variances from those Sandy Style elements that it believes are not relevant to this site and the Planning Commission can make the decision on whether those requests should be approved or not. As the Planning Commission considers this request, the Applicant respectfully requests that it keep in mind the location and nature of the storage buildings and whether the storage buildings at the rear of the site where they are barely visible from any public right of way and not subject to pedestrian traffic except for pedestrians visiting the storage units should require the same design treatment as storage units on U.S. Highway 26, like the Sandy Vault Self Storage, or another highly visible site. This is the point that City Attorney Parsons made to the Planning Commission concerning the Sandy Vault Self Storage application (**Exhibit 2**).

A. Most of Mr. Benson's complaints are directed at the City. Mr. Benson testified on June 3, 2019 that he "doesn't like the Sandy Style". Mr. Benson's June 10, 2019 letter complains about lack of inspections from various city departments, lack of assessment of the property on Clackamas County tax assessment rolls and lack of a "fair and equal playing field." As a note and without further comment, Mr. Benson's assertion that Statewide Planning Goal 2 is relevant is not well taken. The Statewide Planning Goals are not relevant to permit applications such as this. ORS 197.175(2)(e).

B. Mr. Benson's primary complaint is that the Applicant has submitted a project similar to one he contemplated in 2016 and he is unhappy, in his words, that his proposal was "vehemently denied by your [the City] Planner in 2016." Mr. Benson did not submit a container application to the City nor was his 2016 proposal the same as this Application.

First, Mr. Benson never sought approval nor submitted any application following Mr. Brown's email. Had he followed Mr. Brown's advice and submitted a Design Review application, including a Design Deviation request, he might have prevailed and have been able to construct his project. However, Mr. Brown's email was not a "denial"; it was simply a response to Mr. Benson's consultant and Mr. Benson never acted on his desire to submit a container application.

Second, Mr. Benson did not submit an application similar to this Application. The email from Mr. Benson's consultant explained to then-Sandy Planning Director Tracy Brown that Mr. Benson was "interested to develop the lower area south of the AM/PM into a container storage area similar to the facility in this link." His consultant then asked Mr. Brown

"As a new building is not proposed, would a design review be required? If so what elements in Chapter 17.90 will be required?"

Mr. Jerry Crosby, Chair
July 3, 2019
Page 7

Mr. Brown responded on December 12, 2019 to the email from Mr. Benson's consultant and wrote, in part:

“At first blush it appears the proposed containers would not meet a number of these standards. An option would be to go through a design deviation process with the Planning Commission. Please let me know if you have additional questions.” (emphasis added)

The exhibits attached to Mr. Benson's letter show that his proposal for containers – apparently shipping containers – is not the same as the Application that is before the Planning Commission. His consultant's December 12, 2016 email directed Mr. Brown to storage units similar to those at <https://willowcreekselfstorage.com>. The photos found at Willow Creek Self Storage in **Exhibit 3** show dozens of shipping containers proposed to be used as storage units. This Application proposes just twenty-four much smaller storage units.

Third, Mr. Benson asked rhetorically “will the Stow-A-Way Mini Storage be treated equally”? He assumes that this Application, where the Applicant has submitted a Design Review application with appropriate Design Deviation and Special Variance requests, is equivalent to his email response to the Planning Director. The two are not equivalent and for whatever reason, Mr. Benson failed to pursue the options suggested by Mr. Brown.

The Planning Commission can find that there is no basis to conclude that Mr. Benson's assertion that he is not being treated the same as this Applicant. However, even if the facts were different, the result would not make any difference to the outcome of this Application because each quasi-judicial application is decided based on the facts of that application, not as compared to other quasi-judicial applications.

C. Mr. Benson's June 10, 2019 letter asserts:

“By not imposing the same municipal building requirements and codes on all minor and major developments, it sets a precedent that a business can build and operate structures and simply claim ignorance! Moreover, such a business can't be subjected to fines or the burden of designing a building to the Sandy Style.”

First, the City treated Mr. Benson's 2019 Sandy Vault Self Storage application the same way it is treating this Application. The City is applying applicable approval criteria and recommending approval or denial of certain aspects of this Application. This Application requests approval of five Design Deviations and two Special Variances. The Sandy Vault Self Storage application requested five Special Variances and one Design Deviation in its application. The Planning Commission ultimately granted five of the six requests for the Sandy Vault Self Storage application including Special Variances to allow metal siding and flat roofs (**Exhibit 4**).

Mr. Jerry Crosby, Chair
July 3, 2019
Page 8

If the Planning Commission were to apply Mr. Benson's argument, it should approve most of the Design Deviations and Special Variances requested in this Application. Nevertheless, the Applicant understands that it bears the burden of proof and its obligation is to demonstrate to the Planning Commission that the design deviations and variances meet the applicable approval criteria. This is one of the reasons that the Applicant requested that the Planning Commission continue the public hearing to July 22, 2019: to allow the Applicant the opportunity to respond to the recommended conditions of approval, demonstrate to the Planning Commission how the conditions of approval can be satisfied and where the Applicant disagrees with one or more of the conditions of approval, explain why the requested Special Variances and Design Deviations should be approved by the Planning Commission.

Second, as noted above, no quasi-judicial action sets a precedent. **Exhibit 2** is from the minutes of the April 11, 2019 Planning Commission hearing on the Sandy Vault Self Storage application in which City Attorney Spencer Parsons explained that precedent is not established by quasi-judicial decisions. Each quasi-judicial application is different and whether a particular application satisfies the applicable approval criteria is based on the applicable approval criteria and the evidence submitted by the application.

Further, the Applicant has submitted an Application which addresses the relevant approval criteria. As Mr. Benson himself argued in two posts to the Sandy Vault Self Storage Facebook page dated August 6, 2018 and May 25, 2019 (**Exhibit 5**), a number of the Sandy Style requirements should not be imposed.

Finally, as City Attorney David Doughman told the Planning Commission at the June 3, 2019 public hearing, this Application is located in the I-2 zone, whereas the Sandy Vault Self Storage is in the I-1 zone. Sandy Development Code ("SDC") 17.50.00, "Intent", for the I-2 zone provides in relevant part:

"The intent of this district is to provide locations in suitable areas for manufacturing and warehousing business, or other commercial uses that do not depend on high visibility. * * * Because building design standards are less restrictive in this zone than other zones, buildings (regardless of use) shall be screened from view from arterial streets and highways."

The I-1 zone has no similar intent statement. Moreover, the two sites are not alike at all in terms of visibility. This Application proposes storage units at the rear of a property that is barely visible from a highway, whereas the Sandy Vault Self Storage site is highly visible at the intersection of U.S. Highway 26 and Champion Way. This locational difference alone is a justifiable reason for the Planning Commission to approve the Design Deviations and Special Variances for this site where the storage units are located at the rear of the property, are hardly visible from any public street and are in the I-2 zone with an express statement that "building design standards are less restrictive," as compared to the Sandy Vault Self Storage site which is in the I-1 zone without such a restrictive statement regarding design standards and is highly visible from both U.S. Highway 26 and Champion Way.

Mr. Jerry Crosby, Chair
July 3, 2019
Page 9

D. The Applicant does not understand Mr. Benson's comment about a business not being subjected to fines where the burden is to design a building meeting the "Sandy Style." As noted below, whether the City should have sought enforcement of relevant standards on this site is up to the discretion of the City. Further, SMC Chapter 17.06, "Enforcement", leaves enforcement of the Sandy Development Code to the Planning Director. As is always the case with enforcement matters, the Planning Director has discretion about how to proceed. Moreover, the Applicant understands that it will not be able to proceed without a building permit application.

E. Mr. Benson asserts that a 1200C permit must be required. If required, the Applicant will obtain a 1200C permit.

F. Mr. Benson complained about the lack of inspections from various City departments. The Staff Report for this Application shows that eleven City departments, private utility providers and the Oregon Department of Transportation ("ODOT") received notice of the Application and had an opportunity to comment. Only Portland General Electric and the City-contracted engineer commented. Neither Fire District No. 72, the Sandy Building Department, the Sandy Public Works Department nor the Sandy Police Department commented on the Application (Staff Report Pages 2 and 3).

The lack of comment shows that there are no concerns about public health, safety and welfare with the establishment of these storage buildings prior to land use approval. The Applicant understands that it must seek and receive approval of its Application in order to continue to use the storage buildings. However, had any City department or other agency found the storage buildings to be a threat to public health, safety and welfare, they certainly would have said so. The absence of such comments shows that there are no valid concerns regarding public health, safety and welfare.

G. The fact that the storage buildings are not assessed in the Clackamas County tax assessment rolls has nothing to do with the Applicant. The storage buildings are assessed as personal property, so they do not appear on the ad valorem tax records. Further, this is not a relevant approval criterion. Further, the City has not "turned a blind eye" since the Application is before the Planning Commission because of the City's efforts.

H. Mr. Benson asserts that this is not a "fair and equal playing field for new businesses" and refers to the storage units as "cans." Mr. Benson applied for the kind of application he wanted to develop (as noted above, he could have applied for a shipping container application but chose not to) and this Applicant has submitted the required application to use pre-fabricated structures for storage (*see* Application Page 2 showing photo of "USC Z-box portable moving and storage").

I. There is no SDC prohibition on an applicant asking for an approval where a land use has been established without the requisite approval. Were that the case, an applicant would never be able to bring a land use into compliance with the SMC. Moreover, the fact that the storage units were established without a land use approval has no relevance to the approval criteria or how they are applied by the Planning Department.

Mr. Jerry Crosby, Chair
July 3, 2019
Page 10

6. Conclusion.

The Planning Commission can find that the Applicant has satisfied the relevant approval criteria, including for the Design Deviations and the Special Variances. The three proposed storage buildings are appropriately designed and located for their intended purpose on a part of the Stow-A-Way Mini Storage site that is not highly visible from a highway or arterial street and will be visited and seen only by customers of the storage units.

The Applicant respectfully requests that the Planning Commission approve the Application without condition of approval 3, with modified condition of approval 5 and with the occupancy findings as recommended by the Applicant.

Very truly yours,



Michael C. Robinson

MCR:jmhi

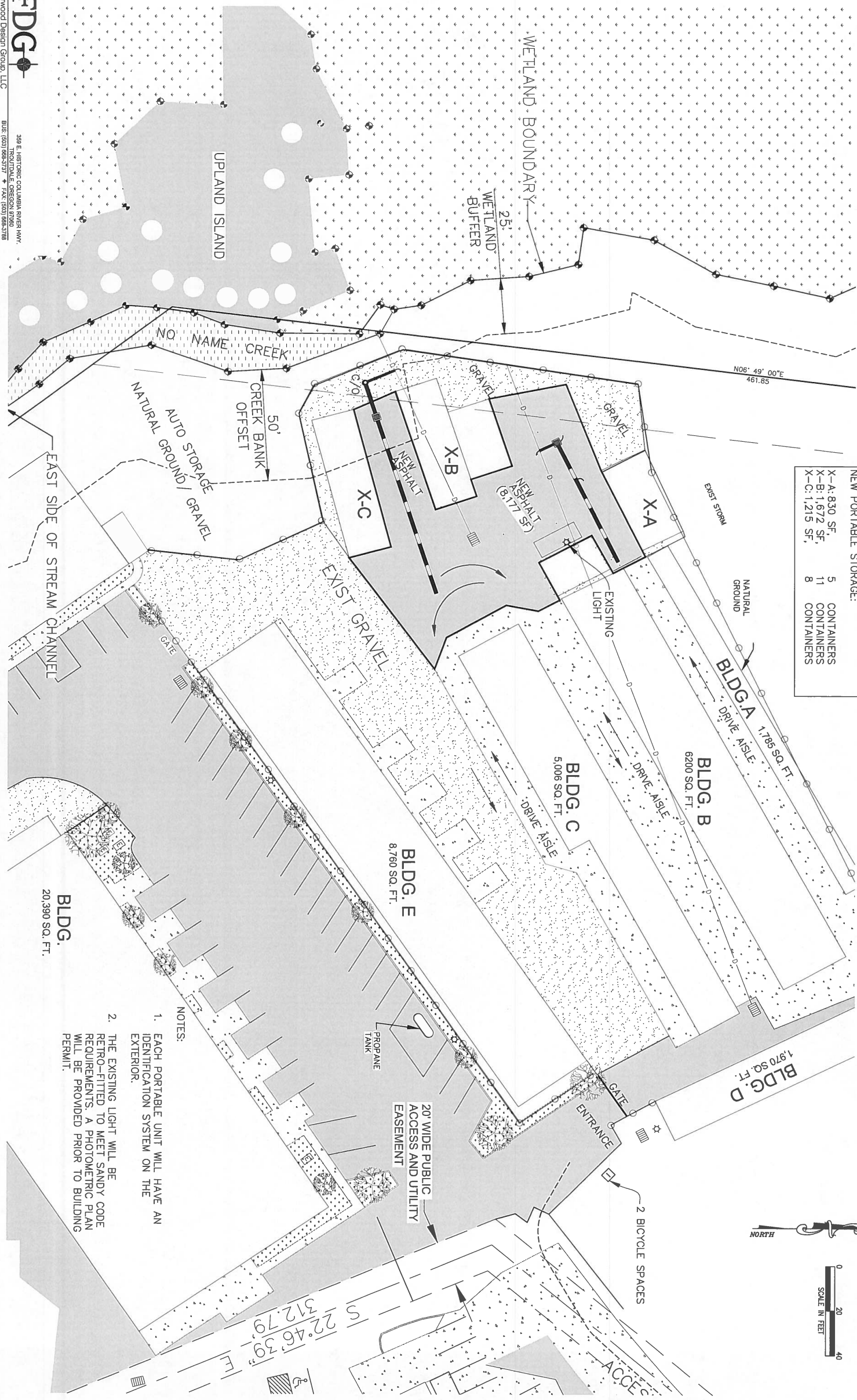
Enclosures

cc: Ms. Lacy Renard *(via email) (w/enclosures)*
Ms. Kelli Grover *(via email) (w/enclosures)*
Mr. James Cramer *(via email) (w/enclosures)*
Mr. Kelly O'Neill *(via email) (w/enclosures)*
Mr. David Doughman *(via email) (w/enclosures)*

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EXHIBITS

- | | |
|------------------|--|
| Exhibit 1 | Revised Site Plan |
| Exhibit 2 | April 11, 2019 Sandy Planning Commission Minutes Page 9 |
| Exhibit 3 | Photos of Willow Creek Self Storage storage units suggested by Mr. Mark Benson for his site at U.S. Highway 26 and Champion Way. |
| Exhibit 4 | Sandy Vault Self Storage (City of Sandy File No. 18-047 DR/VAR/ADJ) Decision Pages 33 and 34 |
| Exhibit 5 | Sandy Vault Self Storage Facebook August 6, 2018 and May 25, 2019 Posts |



NEW PORTABLE STORAGE:

X-A: 830 SF	5	CONTAINERS
X-B: 1,672 SF	11	CONTAINERS
X-C: 1,215 SF	8	CONTAINERS

- NOTES:
1. EACH PORTABLE UNIT WILL HAVE AN IDENTIFICATION SYSTEM ON THE EXTERIOR.
 2. THE EXISTING LIGHT WILL BE RETRO-FITTED TO MEET SANDY CODE REQUIREMENTS. A PHOTOMETRIC PLAN WILL BE PROVIDED PRIOR TO BUILDING PERMIT.

Exhibit 1
 Page 1 of 1

discussed the 50 percent frontage on Industrial Way, the streetscape and pedestrian access.

Planning and Building Director Kelly O'Neill Jr. stated that the applicant's presentation was one of the best visual presentations shown at a Planning Commission in Sandy. He did want to point out to the Commission to keep in mind that over time trees may fall or be removed in the Wetland Buffer Zone creating a possible visual exposure of the metal on Building 2. He also suggested the applicant "beef" up or do an extra treatment on the facades that will be highly visible.

O'Neill also explained to the Commission that they wouldn't be setting a precedent just for granting the Special Variances. He said there are special circumstances and unique sites that require variances. Staff understands the applicant's position and is trying to honor their requests with slight "tweaks" and modifications.

Applicant Recap:

None

Discussion:

Commissioner Lesowski wanted to say that he doesn't like to consider this to be a compromise and believes both parties should go into the approval with good faith. City Attorney Spencer Parsons explained the Code has allowances built into it for exactly that reason to accommodate flexibility when needed. Parsons also followed on what O'Neill said and stated the application doesn't carry precedential value just because the Planning Commission determines in this context the flexibility is warranted and doesn't necessarily carry that over to the next application.

The Commission went through staff's recommendations and denials and made adjustments during their discussion.

Staff Report - 0121

Motion: To Close Public Hearing

Moved by: Commissioner Lesowski

Seconded by: Commissioner Logan

No votes: None

Abstentions: None

The motion passed.



1 – Exhibit 3
PDX\133895\244222\MCR\25731477.1



2 – Exhibit 3
PDX\133895\244222\MCR\25731477.1



3 – Exhibit 3
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4 – Exhibit 3
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5 – Exhibit 3
PDX\133895\244222\MCR\25731477.1

107. CIVIC SPACE SPECIAL VARIANCE

Section 17.90.120(G.1) requires that not less than three (3) percent of the building area of every development shall be improved as civic space.

Request: The applicant did not request a variance to Section 17.90.120(G); however, the applicant is proposing 250 square feet of civic space, which is less than the required amount. Because the amount of civic space provided is of the applicant's making, a request to not meet the requirements of Section 17.90.120(G.1) would need to be processed as a special variance.

The total area of the five (5) proposed buildings is 57,559 square feet, therefore, the required civic space is 1,727 square feet. Based on the proposed use as a storage facility, staff believes the proposed 250 square foot civic space located adjacent to the office entry is reasonable; however, this would require a Special Variance since it's of the applicant's making. In the staff report, staff recommended that the applicant either update the plan set to detail at least 1,727 square feet of civic space or request a Special Variance to Section 17.90.120(G) and pay the appropriate fee (\$1,070). The office space in Building 1 serves as the public interface of the proposed storage facility. This is where the general public would go if they wanted to rent a storage unit, close out an account, or pay a bill. The remaining four (4) buildings will only be accessed by people who are renting storage facilities. Thus, staff believes that locating 250 square feet of civic space adjacent to the office is reasonable. At the March 19, 2019 Planning Commission hearing, the applicant indicated they would like to apply and pay for the Special Variance to allow less than the required amount of civic space. **The Planning Commission approves a Special Variance to allow 250 square feet of civic space rather than the required 1,727 square feet. The applicant shall pay the Special Variance fee (\$1,070) prior to issuance of building permits.**

DECISION

For the reasons described above, the request by Axis Design Group to construct a self-storage facility consisting of five (5) buildings is hereby **approved as modified by the conditions listed below**. The Planning Commission also **approves** the following adjustments, variances, special variances, and deviations:

- a. Type II Adjustment to Section 17.90.120(B.3.d.4) to allow up to 36 percent metal siding on the south elevations of Buildings 4 and 5.
- b. Special Variance to Section 17.90.120(A.3) and 17.98.80(A) to allow a second right-out only driveway egress on Champion Way to be spaced less than 150 feet from the existing common access easement driveway, or as otherwise approved by the City Transportation Engineer.
- c. Special Variance to Section 17.90.120(C.1) to allow flat roofs on all buildings.
- d. Special Variance to Sections 17.90.120(E.2) to allow less than the required window coverage on the north elevation of Building 1, the east elevations of Buildings 1 and 2, and the south elevations of Buildings 4 and 5, provided the applicant detail metal awnings above the proposed windows and landscaped trellises in the two proposed sections of metal siding on the south elevations of Buildings 4 and 5.

- e. Special Variance to Section 17.74.40(B.3) to allow a retaining wall in the front yard greater than 6 feet tall. The Planning Commission approves a maximum 8.5 foot wall reveal, as proposed by the applicant.
- f. Special Variance to Section 17.90.120(B.3.d.4) to allow 89.7 percent metal siding on the south elevation of Building 2 and 100 percent metal siding on the north elevation of Building 3, as proposed by the applicant.
- g. Special Variance to Section 17.90.120(D.1) to allow less than 50 percent of the street frontage along Industrial Way to be comprised of buildings within 20 feet of the sidewalk, provided the applicant expand the wetland natural area by planting a mix of native groundcover, shrubs, and trees in the areas between Buildings 4 and 5 and the Industrial Way right-of-way.
- h. Special Variance to Section 17.90.120(G) to allow 250 square feet of civic space rather than the 1,727 square feet required.
- i. Design deviation to Section 17.90.120(D.3 and 7) to not require a public entrance and connecting walkway on Buildings 2-5.

The Planning Commission **denies** the applicant's request for a Special Variance to Section 17.90.120(E.2) to allow less than the required window percent coverage on the east elevation of Building 5 and the west elevations of Buildings 3 and 4.

CONDITIONS OF APPROVAL

- A. Within 30 days of issuance of this final order the applicant shall pay \$2,140 for the two additional Special Variance requests (civic space and 50 percent building frontage). These fees shall be paid regardless of the project progressing to grading, excavation, or construction.**
- B. Prior to submitting construction plans or building permits, including grading and erosion control permits, the applicant shall update the plan set and associated documents based on the conditions of approval and shall submit two (2) full sets to Planning Division staff for review and approval, including the following:**
 - 1. Submit a revised Site Plan and supplemental Plans to include all changes as identified in this Order including:
 - a. Detail the ingress to the Sandy Vault office and Building 1 located opposite the existing drive aisle between the Arco station and the convenience store. The City Transportation Engineer estimates that distance to be approximately 120 feet west of the west curb of Champion Way.
 - b. Detail a 6-inch change in plane where the parapet height changes.
 - c. Detail the civic space to include at least one public bench and one public art element or similar pedestrian amenity reviewed and approved by staff.
 - d. Detail four (4) parking spaces in the parking area adjacent to the office (3 for the office use, plus 1 for Building 1).
 - e. Detail one (1) parking space near Building 2 and one (1) parking space near Building 5.



Sandy Vault
@sandyvaultselfstorage

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 **Sandy Vault**
May 25 ·


We have been an outspoken critics' of our local government, and believe that all the laws must be applied equally. The sign permit was submitted in September of 2018. Here we are eight months later and still not up to code as May 6th. The submitted permit shows significant rock around the sign, but maybe the heavy snows in April and May have stalled the rock? If you are an ordinary citizen, try to operate a business with an extension cord powering your sign! The fines start at \$100 per day!

 **Dropout Cookie Bakery**

 **Hawaiian Islands Ministries**
Religious Organization

 **Research Route 66**
Nonprofit Organization

 **Cypress Massage**
Massage Therapist

 **Honest Car Payment**
Loan Service

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Doug Lindsay Sad when people do not understand how hard it is to put up a new business. All the permits special rules for each city, they all want something. Most people have no clue what it takes to run a small business. ... See More

34w

9

Most Relevant is selected, so some replies may have been filtered out.



Sandy Vault Thank you Doug for your comment. The people in Sandy are good hard working people, that are living their lives. Sadly, the market can support many more services, but not based upon the non-revenue producing demands required by the city. (We estimate that building in Sandy, increase costs 20-35%).

34w

2

View 1 more reply



Matt Naegel You have very limited options to start or operate a business in Sandy, Oregon. The city is run by a council who acts more like a overstepping neighborhood association than a city council. HIGHLY DISCRIMINATORY if you do not live within the city limits ... See More

34w · Edited

8

Most Relevant is selected, so some replies may have been filtered out.



Sandy Vault Thank you for investing your wisdom Matt. It seems to me that if local government assisted businesses equally and helped them thrive, all would be good! If you have any advise on how to achieve a level playing field, please let us know.

34w

1

View 3 more replies

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Sandy Vault August 6, 2018 ·

Does local government know best?

Well, as it pertains to mini-storage and new construction, you decide! First let me state for the record, that mini-storage is an outright permitted use on the property surrounding my AMPM station in Sandy. Unfortunately, the use also includes a number of strings, which are contrary to a normal mini-storage development.

When you consider renting mini-storage, how important are the following items to you:

A minimum of 20% to 30% of all visible... See More



Dropout Cookie Bakery



Hawaiian Islands Ministries Religious Organization



Research Route 66 Nonprofit Organization



Cypress Massage Massage Therapist



Honest Car Payment Loan Service

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June 7, 2019

VIA EMAIL

Mr. Jerry Crosby, Chair
City of Sandy Planning Commission
Sandy City Hall
39250 Pioneer Boulevard
Sandy, OR 97055

Michael C. Robinson
Admitted in Oregon
T: 503-796-3756
C: 503-407-2578
mrobinson@schwabe.com

RE: City of Sandy File No. 18-046 DR/VAR Stow-A-Way Mini Storage

Dear Chair Crosby and Members of the Sandy Planning Commission:

This office represents the Applicant in the above-referenced matter. The Applicant respectfully requests that the Sandy Planning Commission open the public hearing on June 10, 2019 solely for the purpose of continuing the public hearing to the date and time certain of July 22, 2019 at 7:00 p.m. and without hearing a staff report or taking public testimony.

The purpose of the Applicant's request for a continuance is to allow it to work with City of Sandy Planning Department staff on several of the recommended conditions of approval and to prepare a presentation to the Sandy Planning Commission and the public. The Applicant believes that after discussing the matter with City staff, which was not possible between the time the Staff Report was issued and the initial evidentiary hearing scheduled for June 10, 2019, that it may be able to resolve several questions regarding the proposed conditions of approval.

If the Planning Commission continues the public hearing, the Applicant hereby extends the 120-day period in ORS 227.187(1) by 42 days, the period of the continuance.

I have asked Mr. Cramer to place this letter before you on June 10, 2019 and in the official Planning Department file for this Application.

Very truly yours,



Michael C. Robinson

MCR:jmhi

cc: Ms. Lacy Renard (via email)
Ms. Kelli Grover (via email)
Mr. James Cramer (via email)
Mr. Kelly O'Neill (via email)
Mr. David Doughman (via email)

PDX\133895\244222\MCR\25567289.1

Exhibit P

June 10, 2019

Sandy Planning Commission

RE: Integrity

Dear Commission,

I will be brief as it pertains to the Stow-a-way mini-storage application that is before you. I could go line by line and prove that this business has been allowed to operate, generating income, within city limits with impudence for over two years! Municipality requirements and processes ignored include, but are not limited to:

- 1200C permit to disturb soil, erosion control measures, water retention, solid surface (paving) for emergency vehicles, ADA, stamped building permit, system development charges.
- Sandy Style color palette, rock, façade, exposed beam timbers, landscaping & irrigation, visibility from road(s), public space, windows varied façade, overhang for the missing man-doors, and small flat roofs, etc.
- Lack of inspections from the fire marshal, electrical inspector, mechanical inspector, building inspector, structural engineer, geo-tech, special inspectors, city inspectors, etc. I strongly encourage you to seek a written legal opinion about the city's exposure; should an accident occur on this property and the damaged person claims you are complicate for not enforcing the laws. (Perhaps naive, but this is my first exposé to structures being permitted after public occupancy! When Sanford Jones built the AMPM, it would not have opened without occupancy approval through completing the tasks ignored in this instance.)
- The new structures are not assessed on the county tax records, because they have not been permitted by the city. (The rest of us pay more, because the city has turned a blind eye.)
- How does this create a fair and equal playing field for new businesses interested in developing in the City of Sandy? What is stopping someone from renting 200 of these cans next month?
- The state of Oregon, land use planning goal #2 includes: "*They help create predictable outcomes for the people that live and operate businesses in the community for development of homes, stores, and industries.*"

The City of Sandy now has a decision to make. By not imposing the same municipal building requirements and codes on all minor and major developments, it sets a precedent that a business can build and operate structures and simply claim ignorance! Moreover, such a business can't be subjected to fines or the burden of designing and building to the Sandy Style.

You may even open a cause of action, as Sandy Automotive proposed a similar project in 2016 and was vehemently denied by your planner in 2016. Will the Stow-a-way Mini-storage be treated equally? The T. Brown email is attached for your consideration.

In closing, either this commission enforces the rules and regulations demanded by the recorded city codes or is it simply a mere suggestion. (Personally, I believe that many of your city codes damage business and job creations, but until they are legally changed, we must work within the rules.) Please weigh your options prudently, as there are millions of dollars invested and rest assured, will be protected.

Mark Benson



Exhibit A

On Monday, December 12, 2016, kelli grover <kg@firwooddesign.com> wrote:

Hi Mark - the initial feedback isn't very encouraging. Below is the response from Tracy. -Kelli

From: Tracy Brown [<mailto:tbrown@ci.sandy.or.us>]
Sent: Monday, December 12, 2016 4:36 PM
To: kelli grover
Subject: Re: Benson Storage

Hi Kelli, that is an interesting concept. The code is clear that self storage facilities need to comply with design standards. These standards specify requirements related to the following elements: building facades, materials and colors, roof pitch, materials and parapets, building orientation and entrances, windows, civic space, lighting, and safety and security. At first blush it appears the proposed containers would not meet a number of these standards. An option would be to go through a design deviation process with the Planning Commission. Please let me know if you have additional questions. Tracy

On Mon, Dec 12, 2016 at 4:01 PM, kelli grover <kg@firwooddesign.com> wrote:
Hi Tracy - Mark Benson requested that I reach out to you to see if you could answer a couple of question regarding a new twist on the storage project he has been mulling over. He is interested to develop the lower area south of the AM/PM into a container storage area similar to the facility in this link

<https://www.willowcreekselfstorage.com/>

Also attached are a couple of sketched mock up of the location and general look.
It appears that this is an outright permitted use.

Questions are:

As a new building is not proposed, would a design review be required?
If so what elements of Chapter 17.90 will be required?

Thank you in advance for your feedback.

Kelli A. Grover, P.E.

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