

**Type II Design Review
Type II Minor Conditional Use Permit
Type II Variance**

Applicant's Submittal

April 11, 2025

APPLICANT: Consor North America
One SW Columbia Street
Suite 1700
Portland, Oregon 97204

OWNER: City of Sandy
39250 Pioneer Blvd.
Sandy, Oregon 97055

REQUEST: Applicant requests review and approval of a Type II Design Review, a Type II Minor Conditional Use Permit, and a Type II Variance to install minor upgrades to an existing major utility facility that provides potable water to the City of Sandy residents.

LOCATION: 17160 Revenue Avenue between McElroy Street and Hood Street,
Clackamas County Assessor's Map No. 24E13AC, Tax lot 00201

BACKGROUND

1. **Existing Conditions:** The ±1.07-acre property Owned by the City of Sandy and known as the Revenue Avenue Reservoir Site currently contains a one-million gallon drinking water storage tank, a 22 foot by 26 foot transfer pump station with a concrete sidewalk and CMU retaining wall, a stormwater detention pond, a generator with foundation pad, an electrical vault with foundation pad, two electrical transformers on foundation pads, several electrical equipment pads, a water meter box, a natural gas meter with bollards, and an asphalt concrete driveway at the entrance. The site has a network of electrical lines, a natural gas line, communication lines, 24 inch and 18 inch ductile iron water lines with 1 inch water service line, and multiple HDPE storm lines with storm structures (pipe sizes 6 inches, 12 inches and 18 inches). There is also an existing 5 foot wide Ziply easement for electric utilities and a 20 foot wide Ziply easement around the communication line utilities.

The City currently receives unfiltered water from the City of Portland. They blend this water with treated water from the City's other sources at the Revenue Reservoir site before pumping it into the distribution system.

2. **Zoning:** The property is zoned Single Family Residential (SFR) and has a comprehensive zoning map designation of Low Density Residential. Neighboring properties to the north, south, east, and west are zoned Single Family Residential (SFR). The property to the north houses a telecommunications operational facility owned by Ziplly.
3. **Proposed Project Description:** The project will upgrade the City's existing water storage tank and pump station facility by adding a new 26 foot by 15.3 foot building that will house a double walled tank containing low concentration liquid sodium hypochlorite, similar to bleach. The project is necessary because in 2027 the City is scheduled to start receiving filtered, pH adjusted, chloraminated water from the City of Portland's new water treatment plant instead of the unfiltered water from the Lusted Pump Station.

The sodium hypochlorite that will be stored in the new building will be injected into the water before the water flows into the reservoir. The sodium hypochlorite will remove ammonia from the water and provide a free-chlorine disinfectant residual in the drinking water before it is pumped into the City's distribution system.

The project will also upgrade the existing pump station on the site by adding one additional electric pump inside the existing pump station building. Other improvements will include modifications inside the existing water storage tank to facilitate mixing the chlorinated water as part of the disinfection process; relocation of the existing emergency generator inside the new building; minor stormwater modifications; site grading and improvements needed to accommodate the new building; and landscaping and screening.

Land use drawings are included as Appendix A with this narrative. Cut sheets for the proposed exterior lights are included as Appendix B. The property title report and plat are in Appendix C. The irrigation system as-built drawing is Appendix D.

II. **APPROVAL CRITERIA AND RESPONSES**

The following sections of the Sandy Municipal Code apply to this land use approval.

CHAPTER 17.34 - SINGLE-FAMILY RESIDENTIAL (SFR)

CHAPTER 17.56 - HILLSIDE DEVELOPMENT

CHAPTER 17.66 - ADJUSTMENTS AND VARIANCES

CHAPTER 17.68 - CONDITIONAL USES

CHAPTER 17.76 - MAJOR UTILITY SITING STANDARDS

CHAPTER 17.84 - IMPROVEMENTS REQUIRED WITH DEVELOPMENT

CHAPTER 17.90 - DESIGN STANDARDS

CHAPTER 17.92 - LANDSCAPING AND SCREENING GENERAL STANDARDS—ALL ZONES

CHAPTER 17.98 - PARKING, LOADING, AND ACCESS REQUIREMENTS

CHAPTER 15.30 - DARK SKY ORDINANCE

RESPONSES: COMPLIANCE WITH DEVELOPMENT CODE STANDARDS

CHAPTER 17.34 - SINGLE-FAMILY RESIDENTIAL (SFR)

Sec. 17.34.20. - Minor conditional uses and conditional uses.

B. Conditional Uses:

6. Major utility facility;

Applicant's Response: The project is located on land that is zoned Single Family Residential (SFR). Existing major utility facility improvements were approved by a Conditional Use Permit in 2012. This project proposes to install minor upgrades to the existing major utility Improvement.

Sec. 17.34.30. - Development standards.

Type		Standard
A. Minimum Lot Area	Other permitted uses	No minimum
C. Minimum Lot Frontage		20 ft.
D. Minimum Average Lot Depth	No minimum	
E. Setbacks (Except Garage/Carport)	Front yard	10 ft. minimum
	Rear yard	20 ft. minimum
	Side yard (interior)	7.5 ft. minimum
G. Projections into Required Setbacks		See Chapter 17.74
H. Accessory Structures in Required Setbacks		See Chapter 17.74
I. Structure Height		35 ft. maximum
J. Building Site Coverage		No minimum
K. Off-Street Parking		See Chapter 17.98

Applicant's Response: The proposed building is located approximately 18.5 feet from the west property line and approximately 24.5 feet from the south property line. At the highest point, the building height is approximately 17 feet above surrounding ground. The property is a flag lot with a 24.22 foot frontage along Revenue Avenue. There are no proposed improvements that extend into the required setbacks. The property currently has two parking stalls for City service vehicles. No additional off-street parking is proposed or required for this project.

No additional staff will be needed once the project is complete. The only increase in traffic will be a sodium hypochlorite bulk truck delivery every 1 – 2 months.

Sec. 17.34.40. - Minimum requirements.

- A. Shall connect to municipal water in accordance with the 2022 Water System Master Plan.
- B. Shall connect to municipal sewer if service is currently within 200 feet of the site, as measured from the nearest property line.
- C. Shall have frontage or approved access to public streets.

Applicant's response: Project is connected to the municipal water supply system. The project does not include restroom facilities or sinks.

Extension of public stormwater and sewer is not necessary for future development of adjacent properties. All adjacent properties can be readily served from existing utilities that abut the properties. The City of Sandy owns the subject property, which is encumbered by a large water storage reservoir (tank), a pump station, underground water pipelines, and broadband utilities.

In lieu of a sanitary sewer connection, the project proposes an on-site holding tank to collect discharge from the building floor drain, which will collect water from an emergency eyewash and shower station and any potential chemical spill. The 300 gallon storage tank will be sized to accommodate anticipated discharge from the eyewash and shower and interior hose bibb and will be designed and installed in accordance with Section 811 of the Uniform Plumbing Code on chemical wastes, per the direction from the City Building Official in an email on February 24, 2025. The sodium hypochlorite storage tank will be double walled so the holding tank will provide a second level of protection against a spill. The holding tank will have an alarm system to notify operators when it needs to be pumped out.

Existing frontage improvements along Revenue Avenue are complete. The project does not propose additional frontage improvements along the property's 24 foot flag lot frontage.

Sec. 17.34.50. - Additional requirements.

- A. Design review as specified in Chapter 17.90 is required for all uses.
- B. Lots with 40 feet or less of street frontage shall be accessed by a rear alley or a shared private driveway.

Applicant's Response: A Type II Design Review application is included in this land use application. The project is a flag lot with a 24.22 foot frontage and access, which meets the intent of this code requirement.

CHAPTER 17.56 - HILLSIDE DEVELOPMENT

Sec. 17.56.10. - Applicability.

These regulations shall apply to any parcel with slopes greater than 25 percent as shown on the Hillside Development Overlay District Map or with slope hazards mapped by the Department of Geology and Mineral Industries (DOGAMI). This chapter shall apply only to activities and uses that require a building, grading, tree removal, and/or land use permit.

Applicant's Response: This chapter does not apply to this project. The subject property is not located within the City of Sandy Hillside Development Overlay District boundary. The property is mapped "moderate" on the DOGAMI slope hazards map, which corresponds to mapped slopes of 7 to 17%.

CHAPTER 17.66 - ADJUSTMENTS AND VARIANCES

Sec. 17.66.70. - Type II and type III variance criteria.

The authority to grant a variance does not include authority to approve a development that is designed, arranged, or intended for a use not otherwise approvable in the location. The criteria are as follows:

- A. The circumstances necessitating the variance are not of the applicant's making.
- B. The hardship does not arise from a violation of this Code, and approval will not allow otherwise prohibited uses in the district in which the property is located.
- C. Granting of the variance will not adversely affect implementation of the Comprehensive Plan.
- D. The variance authorized will not be materially detrimental to the public welfare or materially injurious to other property in the vicinity.

- E. The development will be the same as development permitted under this Code and City standards to the greatest extent that is reasonably possible while permitting some economic use of the land.
- F. Special circumstances or conditions apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape (legally existing prior to the effective date of this Code), topography, or other circumstances over which the applicant has no control.

Applicant's Response: The project is requesting a Type II Variance for Design Review criteria that require 30% of the building facade to be windows. Because this project is upgrading an existing utility facility, special circumstances or conditions apply to the property which do not apply generally to other properties in the same zone or vicinity.

The project is a drinking water treatment facility that requires security to maintain the safety of the drinking water supply. Windows are not desirable on water treatment facilities because they can provide access to the building that someone looking to compromise the water system could use. The existing transfer pump station at the site does not have any windows. The building will not be visible from the public right-of-way. Granting this variance will not adversely affect implementation of the Comprehensive Plan.

CHAPTER 17.68 - CONDITIONAL USES

Certain uses listed in each zoning district require special review to determine what their effects may be to the surrounding properties, neighborhood, and community as a whole. The Minor Conditional Use Permit (Type II) and Conditional Use Permit (Type III) processes provide an opportunity to allow a use when potential adverse effects can be mitigated or deny a use if concerns cannot be resolved.

It is the intent of this chapter to permit minor conditional uses or conditional uses that are consistent with the Comprehensive Plan, subject to procedures and criteria intended to mitigate potentially negative impacts. [...]

Sec. 17.68.20. - Review criteria.

[...] The applicant must submit evidence substantiating that all requirements of this Code relative to the proposed use are satisfied and consistent with the purposes of this chapter, policies of the Comprehensive Plan, and any other applicable policies and standards adopted by the City Council. The following criteria and compatibility factors shall be considered:

- A. The use is listed as either a minor conditional use or conditional use in the underlying zoning district or has been interpreted to be similar in use to other listed conditional uses.
- B. The characteristics of the site are suitable for the proposed use considering the size, shape, location, topography, and natural features.

Applicant's Response: The proposed project is a minor improvement to a previously approved Conditional Use permit for a Major Utility Facility, which is a conditional use in the underlying Single Family Residential zone. As determined in the original Conditional Use permit, the characteristics of the site are suitable for the approved use, a major utility facility.

- C. The proposed use is timely considering the adequacy of the transportation systems, public facilities and services existing or planned for the area affected by the use.

Applicant's Response: The proposed project does not propose a new connection to the existing sewer, which currently has a moratorium on new sewer connections through June 3, 2025, per Resolution No. 2024-24. The project proposes installing an on-site holding tank to contain waste from the building floor drain and eyewash and shower, in lieu of connecting to the City sewer system. The proposed minor improvement project will not change the number of daily vehicle trips required for this facility.

- D. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, precludes, or impairs the use of surrounding properties for the primary uses listed in the underlying zoning district.
- E. The proposed use will not result in the use of land for any purpose which may create or cause to be created any public nuisance including, but not limited to, air, land, or water degradation, noise, glare, heat, vibration, or other considerations which may be injurious to the public health, safety, and welfare.
- F. The proposed use will be reasonably compatible with existing or planned neighboring uses based on review of the following:
 - 1. Basic site design (organization of uses on the site).
 - 2. Visual elements (scale, structural design and form, materials, and so forth).
 - 3. Noise.
 - 4. Noxious odors.
 - 5. Lighting.
 - 6. Signage.
 - 7. Landscaping for buffering and screening.
 - 8. Traffic.

9. Effects on off-street parking.
10. Effects on air quality and water quality.

Applicant's Response: The proposed project will address noise complaints that have been received from surrounding properties when the emergency generator runs or pumps are running. To reduce noise, the project will move the existing emergency generator into the new building, which will include noise reduction louvers. The new building location will block noise from the existing pump station and improved landscaping will reduce the noise levels heard to the west of the property where most noise complaints come from.

Sec. 17.68.30. - Modification to an approved conditional use.

G. *Major Modification.* A major modification to an approved Minor Conditional Use Permit or Conditional Use Permit must be processed as a new application. Major Modifications include:

1. Changes in proposed land use.
2. Substantial change in building elevation, color, or materials.
3. Changes in type and location of access ways and parking areas where off-site traffic would be affected.
4. Increase in the floor area proposed for nonresidential use by more than ten percent from what was previously specified.
5. Increase in the total ground area proposed to be covered by structures by more than ten percent from what was previously specified.
6. Reduction of project amenities provided, such as recreational facilities, screening, and/or landscaping provisions by more than ten percent from what was previously specified.
7. Any other modification to specific requirements established at the time of conditional use permit approval.

H. *Minor Modification.* Minor Modifications may include any of the changes listed above provided that the change is quantified below the thresholds for a Major Modification. [...] Minor modifications are processed as a Type II decision.

Applicant's Response: The proposed project is a Minor Modification to an existing Conditional Use. The improvements proposed in this project do not meet the thresholds for Major Modification. The existing floor area of the reservoir and transfer pump station is 7,655 square feet. The new building area is 400 square feet. The proposed improvements increase the building floor area on the property by approximately 5 percent.

Applicant reviewed the 2012 conditional use approval and did not see any conditions that will be impacted by this project.

CHAPTER 17.76 - MAJOR UTILITY SITING STANDARDS

Sec. 17.76.10. - Siting standards.

Major Utilities (as defined in Chapter 17.10—Definitions) require Conditional Use approval. In addition to complying with the review criteria for conditional uses, major utilities shall meet the following siting standards:

- A. The setback from the base of a major utility structure to any lot in an adjoining residential district shall be at least 20 percent of the structure height.

Applicant's Response: The proposed minor improvements to the existing major utility facilities also meet the requirements of Sec. 17.76.10A. The height of the new building is 17 feet, so the required setback is 3.4 feet, which is significantly less than the proposed setbacks of 18.4 feet to the west and 48.8 feet to the south.

CHAPTER 17.84 - IMPROVEMENTS REQUIRED WITH DEVELOPMENT

Sec. 17.84.30. - Pedestrian and bicyclist requirements.

- A. Sidewalks shall be required along both sides of all arterial, collector, and local streets, as [defined in A.1 through A.5].

Applicant's Response: The frontage of the subject property includes existing sidewalks and improvements that were installed with the original Conditional Use project. No changes are proposed to the existing frontage.

Sec. 17.84.40. - Transit requirements.

- A. Development sites located along existing or planned public transit routes, as indicated in the 2020 Sandy Transit Master Plan, shall incorporate bus pull-outs and/or shelters into the site design, unless waived by the Transit Director because it is not needed to meet transit service standards. These improvements shall be installed in accordance with the guidelines and standards of the 2020 Sandy Transit Master Plan, pages 70-74.

Applicant's Response: The subject property is not located along an existing or planned public transit route. No transit improvements are proposed with this project.

Sec. 17.84.50. - Street requirements.

- A. *Transportation Impact Study (No Dwellings)*. For development applications that do not propose any dwelling units, the City may require a transportation impact study that evaluates the impact of the proposed development on the transportation system.

Applicant's Response: A Transportation Impact Study was not prepared for this project. Traffic is not expected to increase above existing conditions due to the improvement made by this project. The project does not propose any transportation improvements as part of the minor utility improvements proposed for the site. The improvements proposed for this project will not change current staffing requirements at the site. Currently the project is not staffed on a regular basis, with City staff visiting the site approximately two to three times per week. The project improvements will require deliveries of diluted sodium hypochlorite (bleach) that will be used to disinfect the drinking water. Approximately one delivery is expected every one or two months.

CHAPTER 17.90 - DESIGN STANDARDS

Sec. 17.84.60. - Public facility extensions.

- A. All development sites shall be provided with public water, sanitary sewer, broadband (fiber), and storm drainage and shall meet the following requirements:
1. The required improvements shall be installed at the expense of the developer.
 2. Public water facilities shall meet the requirements of Title 13 of the Sandy Municipal Code and the 2022 City of Sandy Water System Master Plan and shall be designed in conformance with the City of Sandy Water Service Utility Standard Details.
 3. Sanitary sewer facilities shall meet the requirements of Title 13 of the Sandy Municipal Code and shall be designed in conformance with the City of Sandy Sewer Service Utility Standard Details.
 4. Storm drainage facilities meet the requirements of Title 13 of the Sandy Municipal Code and the City of Portland Stormwater Management Manual, as adopted by the City of Sandy, and shall be designed in conformance with the City of Sandy Stormwater Utility Standard Details.

Applicant's Response: The subject property is currently served by City of Sandy water, stormwater, and broadband. Improvements to onsite stormwater facilities are designed in accordance with City of Sandy requirements. In addition, all downspout drains are routed to the stormwater pond, which has adequate capacity to accommodate the additional

runoff. Porous pavement for the driveway in front of the new building is proposed for the project to reduce stormwater runoff from new hard surfaces.

Sec. 17.84.60. - Public facility extensions.

- E. Private on-site sanitary sewer and storm drainage facilities shall only be considered if all the following conditions exist:
1. Extension of a public facility through the site is not necessary for the future 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.E.7. or 17.84.50.F.5., 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.

Applicant's Response: In lieu of a sanitary sewer connection, the project proposes an on-site holding tank to collect discharge from the floor drain. Potential discharge the floor drain would collect is an emergency eyewash and shower station, water from a hose, and any potential sodium hypochlorite spill. The 300 gallon storage tank will be sized to accommodate anticipated discharge from those facilities and will be designed and installed in accordance with Section 811 of the Uniform Plumbing Code regarding chemical wastes. The sodium hypochlorite storage tank will be double walled so the holding tank will be backup containment in the event of a chlorine spill.

Extension of public stormwater and sewer are not necessary for future development of adjacent properties. All adjacent properties can be readily served from existing utilities that abut the properties. The City of Sandy owns the subject property, which is encumbered by a large water storage reservoir (tank), a pump station, underground water pipelines, and broadband utilities.

CHAPTER 17.90 - DESIGN STANDARDS

Sec. 17.90.40. - Type of review.

- B. *Type II—Director's Review.* Type II review includes floor area expansions greater than the thresholds for a Type I review and all other multi-family, commercial, industrial development, and non-residential development on residentially zoned land that is in compliance with code standards, except where a Type III procedure is requested or required.

A Type III review includes development where the applicant has requested one or more Design Deviations from the standards in this chapter or otherwise has requested a Type III Design Review.

Applicant's Response: The applicant is submitting this application for a Type II – Director's Review based on recommendation at pre-application meeting. The project is proposing non-residential development on residentially zoned land. The applicant has not requested a design deviation, so a Type III review is not required.

Sec. 17.90.80. - Modifying approvals.

- A. *Major Modification.* A major modification to a Design Review approval shall be processed as a new application. Major Modifications include but are not limited to:
1. Changes in proposed land use;
 2. Substantial change in building elevation and materials;
 3. Changes in type and location of access ways and parking areas where off-site traffic would be affected;
 4. Increase in the floor area proposed for nonresidential use by more than ten percent from what was previously specified;
 5. Increase in the total ground area proposed to be covered by structures or parking by more than ten percent from what was previously specified;
 6. Reduction of project amenities provided, such as civic space, recreational facilities, screening, and/or landscaping provisions by more than ten percent from what was previously specified, and;
 7. Any other modification to a requirement established at the time of Design Review approval.
- B. *Minor Modification.* Minor Modifications may include any of the changes listed above provided the change is below the quantifiable thresholds for a Major Modification, per Section 17.90.80.A. Minor modifications shall be processed as a Type I or Type II decision; a Type II procedure shall be used where the modification requires interpretation of a discretionary standard.

Applicant's Response: The applicant is proposing a minor modification to a previously approved Type III Design Review. The proposed modifications are below the threshold listed in Section 17.90.80.A. The project does not propose substantial changes to building materials or existing elevations. The project will not include revisions to access or offsite parking. The floor area will be increased by approximately 5%. The total area of ground that will be covered by structures or driveway area will be increased by approximately 9%. Screening and landscaping will not be reduced. Landscape screening will be increased by approximately 5%.

Sec. 17.90.120. - General commercial and industrial (C-2 and I-1) and non-residential uses in residential zones design standards.

Development in the C-2 and I-1 zoning districts and non-residential uses in a residential zone shall conform to all of the following standards, as applicable.

- A. *Site Layout and Access*. Intent: To provide for compact, walkable development, and to design and manage vehicle access and circulation in a manner that supports pedestrian safety, comfort, and convenience.
1. All lots shall abut or have cross access to a dedicated public street.
 3. Off-street parking shall be located to the rear or side of buildings with no portion of the parking lot located within required setbacks or within ten feet of the public right-of-way, as shown in Figure 17.90.120-A. When access must be provided directly from a public right-of-way, driveways for ingress or egress shall be limited to one per 150 feet. For lots with frontage of 150 feet or less, shared access shall be required if an individual access would not meet the 150 foot spacing requirement.
 7. Walkways from the public street sidewalk to the building entrance(s) are required. Crosswalks through parking lots and drive aisles shall be constructed of a material contrasting with the road surface or painted (e.g., colored concrete inlay in asphalt).
 12. Minimum parking requirements are contained in Chapter 17.98. For developments containing more than 150 parking spaces, at least 20 percent of all parking spaces shall be constructed of permeable materials such as permeable asphalt, permeable concrete, pavers, and/or similar materials as approved by the City.

Applicant's Response: The property and improvements proposed by this project meet the applicable Site Layout and Access requirements.

1. Pedestrian access to the site is restricted because the site is a secure facility with fencing and locked gates intended to protect the City's water supply.
3. The subject property is a flag lot with frontage in Revenue Avenue. Existing off-street parking will be maintained in its current location on the south side of the proposed building.
7. Walkways are not proposed from the public street sidewalk to the building entrance because access to the site is restricted and the site is fenced and gated to protect the City's water supply. Pedestrian walkways will be provided between off-street parking and the building entrance.
12. Additional parking is not required per CHAPTER 17.98 - PARKING, LOADING, AND ACCESS REQUIREMENTS, because the existing use is not being intensified per Sec. 17.98.10.D., the original facility requires no more than four vehicle spaces per Sec.

17.98.10.E., and no change in use is being proposed per Sec. 17.98.10.F. Proposed parking spaces will be paved with pervious pavers.

B. ***Building Facades, Materials, and Colors.*** Intent: To provide building façades, materials, and colors consistent with the Sandy Style.

1. ***Articulation.*** The Sandy Style includes asymmetrical building forms, which by definition require buildings to be articulated, varied, and provide visual interest. This standard is met by dividing elevations visible from an abutting public street or pedestrian way into smaller areas or planes to minimize the appearance of bulk as follows:
 - a. All elevations visible from an abutting public street or pedestrian way shall be divided into distinct planes of no more than 40 lineal feet long to include the following:
 - i. Wall planes meeting this standard shall include a feature or variation in the wall plane that are those that are entirely separated from other wall planes by a recessed or projecting section of the structure that projects or recedes at least six inches from the adjacent plane, for a length of at least four feet. Changes in plane may include but are not limited to recessed entries, bays, secondary roof forms (e.g., gables, lower roof sheds, dormers, and towers), building bases, canopies, awnings, projections, recesses, alcoves, pergolas, porticos, or roof overhangs. Other features consistent with the Sandy Style may be approved through Design Deviation.
 - ii. Wall planes shall incorporate at least one change in materials or changes in texture or patterns, including trim or moldings. Except for residential components of development (other than those requesting a Design Deviation), these changes shall be visually contrasting and complementary.
 - iii. The lower and upper floors of multi-storied buildings shall be delineated by using pedestrian shelters, changes in siding materials, heavy timbers, or natural wood accents (e.g., brackets, paneling, or other detailing).

Applicant's Response: The new single story building dimensions are 15.3 feet by 26 feet, so articulation of the walls is not required. Proposed walls include changes in materials textures as required. Walls will have smooth and split face CMU textures and include two different CMU colors. Roof and gable ends will be matching metal seam and have the same color.

2. *Pedestrian Shelters.* Buildings must incorporate pedestrian shelters, as follows:
- a. Pedestrian shelters shall be provided over the building's primary entrance(s) and all pedestrian areas (i.e., sidewalks, and civic spaces) abutting the subject building, where pedestrians are likely to use these facilities.
 - b. Features such as canopies, arcades, awnings, roofs overhangs, covered porches, alcoves, and/or porticoes are required to protect pedestrians from the rain and sun.
 - c. Pedestrian shelters must extend at least five feet over the pedestrian area.
 - d. Shelters over building entrances shall be designed with gable or shed roofs over building entrances and must comply with the roof pitch standards in Section 17.90.110.C. Dome or bubble shaped awnings are not permitted.

Applicant's Response: The proposed building will have multiple pedestrian access points. The primary entrance to the building is located on the south wall of the building. There are no public pedestrian areas (i.e., sidewalks, and civic spaces) abutting the subject building. The project proposes a metal canopy that extends five feet from the building wall over the building entrances on the north and south side of the building.

3. *Building Materials.* Exterior building materials shall convey an impression of strength and durability consistent with the Sandy Style, as follows:
- a. The following standard does not apply to residential components of development, except those requesting a Design Deviation. Buildings on the same site shall be architecturally unified. This provision shall apply to new construction, additions, and remodeling such that buildings are related in architectural style and share some common elements, such as color scheme, materials, roof forms, and/or detailing. Unity does not mean repetition or mirroring of building elevations.

Applicant's Response: The proposed building will be constructed with durable CMU walls and metal roofs. The existing pump station and reservoir are built partially into the hillside and are constructed of cast in place concrete. The existing pump station is only seen from the west side of the property and will be covered from view by neighboring properties due to the location of the new building and additional landscape screening.

- b. Strong base materials such as natural stone (e.g., basalt, granite, river stone), split-faced rusticated concrete block, brick, or concrete form liner replicating these materials are required. Cultured stone may be allowed if it has a stone texture and is similar in appearance and durability to natural stone. A building's base must extend at least 36 inches but not more than 60 inches

above the adjacent finished grade and be included on those sides of the building visible from an abutting public street. If the site contains a grade differential making construction of a minimum 36 inch base impracticable, the reviewing body may allow portions of the base to be less than 36 inches.

Applicant's Response: The proposed building will not be visible from an abutting public street, so this standard does not apply. The proposed building will be constructed of concrete masonry units. The building design will include dark toned split face CMU block to 40 inches above grade, with a lighter toned smooth face CMU block above the base. The design will include a belly band of 2 courses of medium toned smooth face block 1 course above the base.

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

Applicant's Response: The foundation of the proposed building will not be visible from a public street or neighboring properties. The foundation will be a cast in place concrete mat foundation matching the scale of the proposed building. Only 8 inches of the cast in place foundation will be visible from the exterior of the building. This 8" of visible foundation will relate in scale, color, and material to the CMU block above.

- d. Siding shall consist of wood, composite-wood, concrete fiberboard, or fiber cement panels or shingles; stone; brick; split-faced or rusticated concrete block; concrete form liner; or a combination of these materials. Stucco, synthetic stucco, or metal are only permitted as specified below. Vinyl and plastic are not permitted.

- iii. Where masonry siding is used, it shall consist of brick, stone, or rusticated concrete block, and must incorporate decorative patterns over not less than 15 percent of every elevation where it is used. Examples of decorative patterns include multi-toned masonry units, such as brick, stone, or cast stone, in layered or geometric patterns or split-faced concrete block to simulate rusticated stone-type construction. Changes in pattern shall be used to accentuate breaks in building stories, corners, windows, structural bays, and building tops (e.g., parapets where flat roofs are allowed).
- iv. Where metal siding is used, it shall be used as an accent only, comprising not more than 30 percent of the surface area of the

building elevation (e.g., wainscoting, or other accent paneling). Metal must be architectural grade and have a non-reflective (burnished or painted) finish conforming to the Color Palette in Appendix C. Metal may also be used for flashing, gutters, downspouts, brackets, lighting, and signage and similar functional elements.

Applicant's Response: Siding will consist of split face and smooth concrete block with two different colors. Decorative design includes a belly band around the entire building to provide a visual contrast along the wall. Metal siding will be used for the gable ends of the roofs. The metal siding will match the color of the metal standing seam roof and will be consistent with the approved color palette per Sandy Municipal Code Chapter 17 Appendix C.

- e. Building elevations facing a public street shall incorporate at least three of the following features: Using these features may also address other code requirements, such as those related to building articulation, change in relief, pedestrian shelters, storefront elements.
 - i. Exposed, heavy timbers;
 - ii. Exposed natural wood color beams, posts, brackets, and/or trim (e.g., eaves or trim around windows);
 - iii. Natural wood color shingles (e.g., used as siding or to accent gable ends);
 - iv. Metal canopies; Heavy metal brackets (e.g., cast iron or similar appearance), which may be structural brackets or applied as cosmetic detailing, and/or;
 - v. Similar features, consistent with the Sandy Style, if approved through Design Deviation.
- f. Materials required on elevations visible from an abutting public street must turn the building corner and incorporate transitions onto elevations not requiring these materials for a distance of not less than four feet.

Applicant's Response: The proposed project is not required to meet this section of code because the building elevations are not visible from a public street due to the flag lot configuration. The project also proposes to screen the building from adjacent properties with landscaping according to Sec. 17.92.

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

- a. Permitted colors include warm earth tones (tans, browns, reds, grays, and greens) conforming to Color Palette in Appendix C. The City has adopted Miller Paint Company's Historic Colour Collection as the approved Building Color Palette, except for those colors listed in Appendix C.
- b. High-intensity primary colors, metallic colors and black, may be utilized in non-residential components of development as trim and detail colors only, not to exceed one percent of the surface area of any elevation. Such color shall not be used as primary wall colors. All residential components of development shall conform to the Color Palette provided in Appendix C.
- c. Other colors not permitted under a. or b. are prohibited.

Applicant's Response: The proposed project meets the requirements of this section. The concrete block colors will be Mutual Materials "Willow" which matches the Miller Paint color "Phelps Putty", and Mutual Materials "Onyx" which matches the Miller Paint color "Pointed Fir". The color of the metal wall panels, standing seam roof panels, door frames and panels, and other miscellaneous metal elements will be selected to match Metallion Industries "Charcoal", which is a dark gray that is complimentary to the concrete block colors of the building and is approved per City of Sandy Municipal Code Chapter 17 Appendix C.

- C. *Roof Pitch, Materials, and Parapets.* Intent: To provide roof forms and detailing consistent with the Sandy Style. For purposes of interpreting the Sandy Style, representative illustrations and photos are provided.
1. Except as provided in subsections 17.90.120.C.8., below, pitched (gabled or hipped) roofs are required on all new buildings with a span of 50 feet or less. Gable and hipped roof forms must achieve a pitch not less than the following:
 - Zoning District C-2 and I-1
 - Primary Roof Forms (minimum) 6:12
 - Secondary Roof Forms (minimum) 4:12
 3. Buildings shall be oriented so the gable end of the roof faces the abutting street.
 5. Visible roof materials must be architectural grade composition shingle, slate, or concrete tile. Metal with standing or batten seam may also be used conforming to the Color Palette in Appendix D. The City of Sandy requires only specific colors of metal roofing to be used on commercial and industrial buildings. The City has adopted Metallion Industries metal roof colors as the approved Metal Roof Color Palette, except for those colors listed in Appendix D.
 6. All roof and wall-mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, shall be screened from view from all adjacent public rights-of-way and civic spaces by parapets, walls or by

other means approved through Design Deviation. Roof plans and elevations must show proposed equipment locations, approximate dimensions, and line of sight from public rights-of-way and civic spaces. The reviewing body may require additional equipment setbacks, screen walls, or other mitigation to ensure compliance.

Applicant's Response: This project meets the requirements of this section. The new building proposed for this project has a 6:12 roof pitch, which meets the development code requirements. The building roof is not visible from the street due to the flag lot configuration and the location of the building on the property. The roofing will be standing seam metal panels in a color selected to match Metallion Industries "Charcoal", which is a dark gray that is complimentary to the concrete block colors of the building and is approved per City of Sandy Municipal Code Chapter 17 Appendix C. Roof and wall-mounted mechanical, electrical, communications, and service equipment and not proposed for this project.

E. *Windows.* Intent: To promote business vitality, public safety and aesthetics through effective window placement and design, consistent with the Sandy Style.

2. *Ground Floor Windows.* The ground floor elevation of all new buildings shall contain ground floor display areas, windows, and doorways on the "activated" frontage as follows:

Building Size: 0—10,000 sq. ft.

Percentage Windows Required: 30 percent of elevation

Applicant's Response: The building area proposed for this project is 399 square feet, so windows are required on 30% of building elevations. The applicant proposes no windows in the building due to the use, internal functions, and security required for the City's water supply. The applicant is applying for a Type II Variance according to the process defined in Sec. 17.66.70.

F. *Landscaping and Streetscape Design.* Intent: To promote business vitality, public safety and aesthetics through effective landscaping and streetscape design, consistent with the Sandy Style, and to provide for a continuous pedestrian network that promotes pedestrian safety, comfort, and convenience, and provides materials and detailing consistent with the Sandy Style.

a. *The provisions of Chapter 17.92 Landscaping and Screening General Standards shall apply.*

3. *Landscape buffer plantings shall contain a mixture of both deciduous and evergreen species selected from the list below and shall be of a sufficient quantity to provide a partial buffer within two years from the date they are planted:*
 - *Trees—Deciduous (minimum one and one-half inch caliper)—Trees on the City of Sandy's Street Tree List. Evergreen (minimum eight—ten feet)—Hogan Cedar, Incense Cedar, Western Red Cedar, Douglas fir.*
 - *Small Trees/Shrubs—Vine Maple, Serviceberry, Chinese Kousa Dogwood, Red flowering Currant, Ceanothus "Blue Blossom," Rhododendron, Pacific Wax Myrtle.*
 - *Groundcover—Kinnickinick, Salal, Low Oregon Grape, Coastal Strawberry, Rock Rose.*
4. *All service and storage areas must be screened from view from all adjacent rights-of-way.*

Applicant's Response: The project includes new landscaping consisting of a row of red elderberry shrubs along the west edge of the property to visually obscure the new building and seeding. This screening selection was based on conversations with the City who stated the neighbor to the west did not want trees planted that would interfere with the natural light coming onto their property from the east. Existing landscaping is a mix of deciduous and evergreen trees and shrubs that provide adequate screening for the existing buildings. There are enough existing trees that will remain on the site after construction to meet the tree requirements of Chapter 17.92. No service or storage areas visible from the street are proposed with this project. Access to the proposed improvements is via a flag lot driveway that leads back one hundred ninety-five(195) feet to the site's primary ingress/egress gate. The access road requires its current width to accommodate a variety of Public Works vehicles. Additional landscaping is not proposed along the flag lot access.

- G. *Civic Space.* Intent: To connect buildings to the public realm and create comfortable and attractive gathering places and outdoor seating areas for the public, consistent with Sandy's Downtown Streetscape Design.
 1. Not less than three percent of the building area of every development shall be improved as civic space.
 2. All civic spaces shall have dimensions of not less than eight feet across and have a surface area of not less than 64 square feet. No civic space is required if the size of this space results in an area of less than 64 square feet.

3. Civic space improvements may include plazas, private extensions of sidewalks and walkways (i.e., to accommodate outdoor seating), public art, pedestrian-scale lighting, bus waiting areas, tourist amenities (e.g., way finding signs as approved by the City) or similar pedestrian amenities as approved through Design Review.
4. The highest priority locations for civic space are those areas with the highest pedestrian activity (e.g., street corners and mid-block pedestrian access ways) that have a western or southern exposure.
5. Civic spaces should abut a public right-of-way or otherwise be connected to and visible from a public right-of-way by a sidewalk or approved pedestrian access way; access ways shall be identifiable with a change in paving materials (e.g., pavers inlaid in concrete or a change in pavement scoring patterns and/or texture) or painted. Where a right-of-way connection is not possible, the owner must provide a public access way easement to the civic space. Civic spaces shall not be gated or closed to public access, unless otherwise required by the City.

Applicant's Response: The proposed project is located on a flag lot, which includes a 200-ft long by 20-ft wide driveway access that connects the non-flag portion of the lot to Revenue Avenue. Except for the 200 foot long access the property is fenced and gated to provide security for the City's water supply. Sec. 17.90.120.G.2. requires a civic space to be at least 8 feet wide and to have a minimum area of 64 square feet. Sec. 17.90.120.G.5. requires civic spaces to abut public right of way or otherwise be connected to and visible from public right of way by a sidewalk or approved pedestrian accessway. The entire width of the flag lot that abuts revenue Avenue is needed for vehicular access to the City's Water Supply Facility. The access way is not wide enough to accommodate a civic space near the right of or along the flag lot access. The rest of the property is fenced and gate to prohibit public access and protect the City's water supply.

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

1. Streetscape lighting shall conform to Chapter 15.30 Dark Sky Ordinance.
2. The following standard does not apply to residential components of development, except those requesting a Design Deviation. 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. Walkways and parking lots shall be illuminated at a minimum of 1.5 foot candles.

Applicant's Response: The project will include one exterior light each on the north and south side of the building for the off-street parking and pedestrian access to the entrances. The lights will provide 1.5 foot candles along the pedestrian areas around the proposed building. Lighting will comply with Chapter 15.30 dark Sky Ordinance. There is one existing exterior light on the property above the entrance to the existing pump station. That location is below ground level as the pump station is built into the hillside and provides less than 0.25 foot candles 20 feet from the light.

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

1. Locate windows so that all pedestrian, parking and loading areas are visible from at least one window.
2. In commercial, public, and semipublic development, including civic spaces, locate windows in a manner that enables surveillance of interior activity from the public right-of-way.
3. Provide street address numbers measuring a minimum of six inches high, which clearly locates buildings and their entries for patrons and emergency services.
4. The following standard does not apply to residential components of development, except those requesting a Design Deviation. Locate, orient, and select on-site lighting to facilitate surveillance of on-site activities from the public right-of-way and other public areas.

Applicant's Response: The subject property is not accessible by the public. It is fenced and gated to protect the City's water supply. The proposed building is also not visible from the roadway. The applicant is applying for a Type II variance according to the process defined in Sec. 17.66.70, requesting that the requirement for windows be eliminated for this building to ensure the maximum security possible for the project. There are no public pedestrian, parking, loading areas, or civic spaces as a part of this project.

J. External Storage. Intent: To promote land use compatibility and aesthetics, particularly where development abuts public spaces. (Figure 17.90.120-K)

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

2. Where such storage is allowed, it must be screened from view from public rights-of-way and civic spaces at least eight feet and not more than ten feet unless the screen is a continuation of the building wall.
3. Mechanical, electrical, and communications equipment including meters and transformers, service and delivery entrances, and garbage storage areas shall be screened from view from all public rights-of-way and civic spaces.
4. Trash collection and recycling storage areas must be located within the structure or otherwise screened from view in an enclosed facility. Such facilities must be screened from view from all public rights-of-way and civic spaces behind a screening wall constructed to match the materials used on the primary building(s) on the subject site.
5. Exceptions to the above provisions may be allowed through Design Review where no other practical alternative exists and such equipment is made to be visually subordinate to the proposed building and landscape, for example, through the use of common materials for screening walls or landscape berms. The reviewing body may require additional setbacks, screening walls or other mitigation, for aesthetic reasons and to minimize odors or noise impacts on adjoining properties, public rights-of-way, or civic spaces.

Applicant's Response: No outside storage is proposed on this property. An existing natural gas-powered emergency generator will be relocated to be inside the proposed building. There are two existing electrical transformers on-site that are not viewable from the public right-of-way. The gas and electric meters for this site are also not viewable from the public right-of-way. Trash collection is not proposed for this property due to the limited intermittent staffing required at this facility. Any trash generated at the site is taken by City Staff to the Public Works Shop where it is disposed properly. Landscape screening is being provided with this project as described in Sec. 17.90.120.F.

CHAPTER 17.92 - LANDSCAPING AND SCREENING GENERAL STANDARDS—ALL ZONES

Sec. 17.92.00. - Intent. The City of Sandy recognizes the aesthetic and economic value of landscaping and encourages its use to establish a pleasant community character, unify developments, and buffer or screen unsightly features; to soften and buffer large scale structures and parking lots; and to aid in energy conservation by providing shade from the sun and shelter from the wind. The community desires and intends all properties to be landscaped and maintained.

Sec. 17.92.10. - General provisions.

- C. Significant trees shall be preserved and integrated into the design of a development. Trees of 11 inches DBH or greater (6 inches or greater in the FSH Overlay District) are

considered significant. Plants to be saved and methods of protection shall be indicated on the detailed planting plan submitted for approval. Existing trees shall be considered preserved if no cutting, filling, or compaction of the soil takes place between the trunk of the tree and the area five feet outside the tree's drip line. Trees to be retained shall be protected from damage during construction by a construction fence located five feet outside the dripline.

Applicant's Response: The proposed project will not disturb any significant trees as defined in this section.

Sec. 17.92.50. - Types and sizes of plant materials.

- A. At least 75 percent of the required landscaping area shall be planted with a combination of trees, shrubs, and evergreen ground cover except as otherwise authorized by Subsection 17.92.10.F.

Applicant's Response: The proposed project will replace disturbed landscaping in-kind and provide elderberry shrubs as screening along the west property line. The City has stated this would be acceptable as this complies with the wishes of the neighbor to the west. Existing trees and shrubs that will not be disturbed by the project comply with this section.

Sec. 17.92.100. - Screening of service facilities.

Sight-obscuring shrubbery or a berm, wall or fence shall be placed along a property line between residential and commercial and industrial zones and around trash and recycling areas, gas meters, ground level air conditioning units, disc antennas exceeding 36 inches in diameter, and equipment storage or an industrial or commercial use with outside storage of equipment or materials. Such "sight-obscuring" screening shall be at least 80 percent opaque when viewed horizontally from between two and eight feet above the average ground level.

Applicant's Response:

Existing landscaping on the property is generally concentrated along the south and east property lines. Current structures are screened by 80 to 100 percent opaque barrier along those property lines. The north property line abuts Ziply Communications. There is little landscaping along the north property line, but similar utility uses don't necessarily require screening between them.

The improvements proposed with the current project are concentrated in the southwest corner of the property. The proposed project will plant shrubs as sight-obscuring screening along the west property line, where little or no screening currently exists.

There are no trash areas, ground level AC units, or equipment storage areas as a part of this project. The natural gas meter for the generator and the electric meter are not visible from the right-of-way or neighboring properties.

Sec. 17.92.110. - Outdoor storage.

All outdoor storage areas for commercial, industrial, public, and semi-public uses are to be entirely screened by sight obscuring shrubbery or a berm, wall, or fence.

Applicant's Response: No outside storage is proposed on this property. The site will be screened from neighboring properties with vegetation.

CHAPTER 17.98 - PARKING, LOADING, AND ACCESS REQUIREMENTS

Sec. 17.98.20. - Off-street parking requirements.

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

Applicant's Response: Sec. 17.98.20 does not include specific requirements for a public use of the type proposed for this project. The original conditional use that was approved for the existing major utility facility included parking and circulation requirements for typical city maintenance vehicles. The current site was constructed to meet those requirements, and the site has adequate parking and circulation for utility use. The proposed minor improvements will not change the number of vehicles that will access the site or require additional parking once the improvements are completed.

Sec. 17.98.50. - Setbacks.

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

of five feet shall be provided along the property fronting on a public street. The setback area shall be landscaped as provided in this Code.

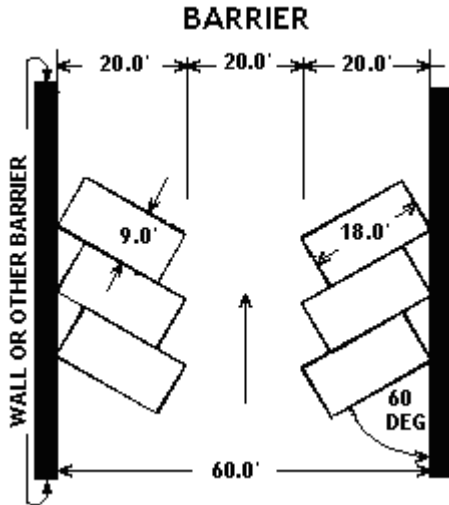
Applicant's Response: The setback for the parking area is 18.4 feet and there will be planted landscaping shrubs between the parking area and the property line. This exceeds the setback of 5 feet required for alley or rear access from Sec. 17.34.30.

Sec. 17.98.60. - Design, size, and access.

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

- A. Parking Lot Design. All areas for required parking and maneuvering of vehicles shall have a surface made of concrete or asphalt.
- B. Size of Space.
 - 1. A standard parking space shall be a minimum of nine feet wide by 18 feet in length.
 - 2. A compact parking space shall be a minimum of eight feet wide by 16 feet in length.
 - 3. Accessible parking spaces shall be nine feet by 18 feet and include an adjacent access aisle meeting ORS 447.233. Access aisles may be shared by adjacent spaces. Accessible parking shall be provided for all uses in compliance with the requirements of the State of Oregon (ORS 447.233) and the Americans with Disabilities Act.
 - 4. Parallel parking spaces shall be a length of 22 feet.
 - 5. No more than 40 percent of the parking stalls shall be compact spaces.
 - 6. Parking spaces that do not conform to the dimensional standards in Subsections 1-5 shall be reviewed through the procedures in Chapter 17.66 of the Sandy Development Code.
- C. Aisle Width.

Parking Aisle	Single Sided One-Way	Single Sided Two-Way	Double Sided One-Way	Double Sided Two-Way
90 degree	20 feet	22 feet	25 feet	25 feet
60 degree	20 feet	20 feet	20 feet	20 feet
45 degree	20 feet	20 feet	20 feet	20 feet
Parallel	12 feet	12 feet	16 feet	16 feet



Applicant's Response: Off street parking is provided at the site for two City service vehicles. Parking stalls are 9 feet by 18 feet. A maneuvering area of roughly 30 feet by 30 feet is provided to allow services vehicle to turn around on the site. All parking is located behind a gated fence and is not accessible to the public, so no accessible spaces are provided.

D. Pedestrian Circulation.

1. Pedestrian circulation shall be provided in the form of pathways in all new off-street parking lots. Pathways shall connect sidewalks adjacent to parking lots to the entrances of new buildings.
2. Crosswalks. Where a pathway crosses a parking area or driveway ("crosswalk"), it shall be clearly identified with pavement markings or contrasting paving materials (e.g., pavers, light-color concrete inlay between asphalt, or similar contrast). The crosswalk may be part of a speed table to improve driver-visibility of pedestrians.
3. Pathway Width and Surface. Pedestrian pathways shall be constructed in accordance with the sidewalk construction standards in the Utility Standard Details adopted by the City in 2004. Multi-use pathways (i.e., designed for shared use by bicyclists and pedestrians) shall be concrete or asphalt and shall conform to the Utility Standard Details.

Applicant's Response: Pedestrian circulation is provided for use by Utility Staff to travel between the existing pump station, reservoir (tank), proposed treatment building, and off-street parking. The pathways do not cross parking areas or driveways, so crosswalks are not required. Pathways are designed to meet City of Sandy Building Code requirements.

Sec. 17.98.70. - On-site circulation.

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

Applicant's Response: No new parking spaces are proposed for this site. Two existing parking spaces are not permanently marked. Accessible spaces are not provided because the facility is not accessible by the public. Parking is located far from public streets, so all maneuvering occurs on the subject property.

Sec. 17.98.80. - Access management.

- A. Access Spacing. All proposed development shall have access to a public right-of-way. Spacing requirements for access points and intersections are shown in the City of Sandy 2023 Transportation System Plan Tables 5 and 6 and in *Table 17.98.80.A. 1: Minimum Access Spacing Standards for City Street Facilities*.

Applicant's Response: The minimum driveway spacing (public street to driveway and driveway to driveway) for a local street is 20-ft. the existing driveway is 13 feet from the nearest driveway to the north of the flag lot entrance. This is an existing access spacing that was approved in 2012 with the initial reservoir development and is not a part of the proposed improvements.

Sec. 17.98.100. - Driveways.

- A. A driveway to an off-street parking area shall be improved from the public right-of-way to the parking area a minimum width of 20 feet for a two-way drive or 12 feet for a one-way drive, but in either case not less than the full width of the standard approach for the first 20 feet of the driveway.

- B. The location and design of any driveway approach shall provide for unobstructed sight per the vision clearance requirements in Section 17.74.30. Requests for exceptions to these requirements may be made as part of a discretionary review and will be evaluated by the City Engineer considering the physical limitations of the lot and safety impacts to vehicular, bicycle, and pedestrian traffic.

Applicant's Response: No driveway improvements are proposed with this project. The existing one-way driveway apron is 12 feet wide from the street to the parking area. The project site is accessed only by City vehicles visiting the site on an intermittent basis.

Sec. 17.98.110. - Vision clearance.

- A. Except within the Central Business District, vision clearance areas shall be provided at intersections of all streets and at intersections of driveways and alleys with streets to promote pedestrian, bicycle, and vehicular safety. The extent of vision clearance to be provided shall be determined from standards in Chapter 17.74. For non-residential applications, and for residential applications processed through discretionary review, the determination of required vision clearance area shall take into account functional classification of the streets involved, type of traffic control present at the intersection, and designated speed for the streets.

Functional Street Classification	Measurement along curb line
Intersection of a street and an alley	20 feet
Intersection of a street and another street	30 feet

Applicant's Response: Site distance where the driveway connects to Revenue Avenue meets requirements of Section 17.74.30. Section 17.74.30 requires a clear vision triangle of 20 feet in each direction at a point that is 20 feet from the curb line for the intersection of a street and an alley. The existing driveway access is similar to an alley as it is not a public street, and it has clear vision of 20 feet in each direction.

Sec. 17.98.120. - Landscaping and screening.

- A. Screening of all parking areas containing four or more spaces and all parking areas in conjunction with an off-street loading facility shall be required in accordance with zoning district requirements and Chapter 17.98. Where not otherwise specified by

district requirement, screening along a public right-of-way shall include a minimum five feet depth of buffer plantings adjacent to the right-of-way.

- B. When parking in a commercial or industrial district adjoins a residential zoning district, a sight-obscuring screen that is at least 80 percent opaque when viewed horizontally from between two and eight feet above the average ground level shall be required. The screening shall be composed of materials that will achieve the required degree of screening within three years after installation.
- C. Except for a residential development which has landscaped yards, parking facilities shall include landscaping to cover not less than ten percent of the area devoted to parking facilities. The landscaping shall be uniformly distributed throughout the parking area and may consist of trees, shrubs, and ground covers.
- D. Parking areas shall be divided into bays of not more than 20 spaces in parking areas with 20 or more spaces. Between, and at the end of each parking bay, there shall be planters that have a minimum width of five feet and a minimum length of 17 feet for a single depth bay and 34 feet for a double bay. Each planter shall contain one tree with a canopy when mature that is at least 20 feet wide and ground cover. Truck parking and loading areas are exempt from this requirement.
- E. Parking area setbacks shall be landscaped with trees, shrubs, and ground cover as specified in Chapter 17.92.F. Wheel stops, bumper guards, or other methods to protect landscaped areas and pedestrian walkways shall be provided. No vehicle may project over a property line or into a public right-of-way. Parking may project over an internal sidewalk, but a minimum clearance of five feet for pedestrian circulation is required.

Applicant's Response: This project is not proposing new parking spaces. The project currently has two parking spaces that were approved during the original 2012 land use Approval. The project area is screened from adjacent properties with sight-obscuring landscape screening that is at least 80 percent opaque. Existing parking spaces are located away from property lines, so vehicles cannot project across property lines.

Sec. 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.

Applicant's Response: The proposed project meets this requirement. Existing parking areas, the driveway, and turnaround areas are paved with asphalt. The new driveway areas will be paved with pervious concrete or pervious pavers.

Sec. 17.98.140. - Drainage.

Parking areas, aisles and turnarounds shall provide 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, in compliance with Title 13 of the Sandy Municipal Code and the 2020 City of Portland Stormwater Management Manual, as adopted by the City of Sandy.

Applicant's Response: New driveway area will be pervious concrete or pervious pavers, which will eliminate runoff from the new pavement. The existing impervious pavement of the driveway drains to the street where it enters a catch basin. The project is replacing 530 square feet of impervious asphalt pavement with new pervious concrete or pavers so the driveway and parking area will produce less stormwater once the project is complete.

Sec. 17.98.150. - Lighting.

The Dark Sky Ordinance in Chapter 15 of the municipal code applies to all exterior lighting. Artificial lighting shall be provided in all required off-street parking areas and bicycle parking areas in compliance with SMC Chapter 15.30.

CHAPTER 15.30 - DARK SKY ORDINANCE**Sec. 15.30.000. - Purpose.**

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

Sec. 15.30.020. - Scope and applicability.

- A. New Lighting. All exterior outdoor lighting installed after the effective date of this Chapter in any and all zones in the City shall conform with the requirements established by this Chapter and Title 17 of the Sandy Municipal Code unless otherwise exempted. This chapter does not apply to indoor lighting.
- B. Existing Lighting. All existing lighting located on a subject property that is part of a land use application or building permit, dependent on the value of the project, shall be brought into conformance with this chapter. The value of the project will be determined in accordance with Sections 15.20.040 and 15.20.050 of the Sandy Municipal Code. If the value exceeds the threshold in Sections 15.20.020 and

15.20.030, all lighting on the property must be brought into full compliance before reoccupation or reuse.

- D. Preferred Source Low-pressure Sodium (LPS) lamps and LED lamps in the 3000K color range are the preferred illumination source throughout the city and their use is encouraged.

Sec. 15.30.060. - General standards.

- A. Area Lights: All area lights, including streetlights and parking area lighting, shall be downward-facing, full cut-off fixtures.
- B. Canopy Lights: All lighting shall be recessed sufficiently so as to ensure that no light source is visible from public rights-of-way or adjacent property and that the limits in Subsection D, below, are not exceeded.
- C. Illumination Levels: Illumination levels and uniformity shall be in accordance with current recommended practices of the Illuminating Engineering Society, as provided in the IES Lighting Applications Standards Collection. Recommended standards of the illuminating engineering society shall not be exceeded. Lighting shall not exceed a color temperature of 4,125 Kelvins (4125K).
- D. All outdoor lighting systems shall be designed and operated so that the area ten feet beyond the property line of the premises receives no more than one-quarter of a foot-candle of light from the premises lighting system.

Sec. 15.30.120. - Shielding.

All outdoor light fixtures shall have shielding as set forth in Table 1.

Applicant's Response: The proposed project meets this criteria. All new area lights will be downward-facing full cutoff fixtures. Lighting will be designed so that areas ten feet beyond the property line receive no more than one-quarter of a foot candle. Lighting temperature will not exceed 4,125 Kelvins. Light intensity at the property will be less than 0.25 foot-candles. Appendix B provides a cut sheet of the proposed exterior light and a light intensity map of the light.