

Microphones will be muted and webcams will be turned off for presenters and members of the public unless called upon to speak.

If participant(s) disrupt the meeting, the participant(s) microphone and webcam will be turned off.

If disruption continues, the participant(s) will be removed from the meeting.

#### CITY OF MILLERSBURG PLANNING COMMISSION MEETING

This meeting will be conducted remotely. See instructions below to join. June 22, 2021 @ 6:00 p.m.

#### Agenda

Instructions for joining the meeting by computer or phone are attached to this agenda. If you do not have access to a phone or computer, or need additional support, please contact City Hall prior to 5:00 p.m. on Tuesday, June 22.

#### Meeting link to join via computer: https://aspenuc.accessionmeeting.com/j/1167791701

#### Phone number to join meeting: 503-212-9900 Meeting ID: 116 779 1701

- A. CALL TO ORDER
- B. ROLL CALL
- C. MEETING MINUTE APPROVAL
  - 1) Planning Commission Meeting held on:
    - i. April 20, 2021 Planning Commission Meeting

#### D. QUASI-JUDICIAL PUBLIC HEARING

1) File No: SP 21-03 Industrial Project

The applicant is proposing to construct five industrial buildings for light industrial use. They are for lease, and no tenants are identified at this time. The application also proposes to entitle four existing structures on the property for single family use, office uses, storage uses, and manufacturing. These were all constructed without a prior land use approval. Improvements include parking areas, utilities, landscaping, and stormwater systems.

- E. CITY PLANNER UPDATE
- F. ADJOURNMENT

<u>Upcoming Meeting(s):</u> <u>https://www.cityofmillersburg.org/calendar</u>

The location of the meeting is accessible to the disabled. If you have a disability that requires accommodation to attend or participate, please notify the Millersburg City Hall in advance by calling 458-233-6300.



## CITY OF MILLERSBURG PLANNING COMMISSION MEETING

4222 NE Old Salem Road Tuesday, April 20, 2021 6:00 pm

## **Minutes**

- A. CALL TO ORDER: Commission Chair Anne Peltier called the meeting to order at 6:07 pm.
- B. ROLL CALL:

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	Members Present:	Commissioners Connie Lepin, Steve Vogler, Anne
		Peltier, Monte Ayers, Mark Raum, and Caryl Thomas
	Members Absent:	Ryan Penning
	Staff Present:	Matt Straite, City Planner; Kimberly Wollenburg, City
		Recorder; Janelle Booth, Assistant City Manager/City
		Engineer; Kevin Kreitman, City Manager; and Forrest
		Reid, City Attorney

#### C. MEETING MINUTE APPROVAL

1) Review and Acceptance of March 16, 2021 Meeting Minutes. Action: Motion to accept the minutes as presented made by Commissioner Raum; a second by Commissioner Thomas.

	-
Chair Peltier:	Yes
Commissioner Lepin:	Yes
Commissioner Vogler:	Yes
Commissioner Raum:	Yes
Commissioner Ayers:	Yes
Commissioner Thomas:	Yes
Commissioner Penning:	Absent
Motion Passed: 6/0	

## D. QUASI-JUDICIAL PUBLIC HEARINGS

1) Public hearing on Land Use File SP 21-02 opened by Commission Chair Peltier at 6:05 pm.

File No: SP 21-02 Electrical Substation

Proposal: The applicant is requesting to build electrical substation to connect to an existing 115kV line. This will include a concrete pad, transformer placement, and chain link fencing seven-foot-high with onefoot barbed wire strand on top surrounding the site, shielded lighting fixtures, placement of several informational signs (64) and a gravel parking lot. No landscaping is proposed. The Project Site access includes a new rocked driveway which extends south on tax lot 101, adjacent to the Project Site.

i. No conflicts of interest or ex parte contacts stated by any member of the Planning Commission.

- ii. Staff report was presented by Matt Straite, City Planner.
- iii. There was lengthy discussion regarding the styling of the fence and the size of the trees, including spacing, that would be installed for restricting view of site.
- iv. Commissioner Vogler asked how many new power poles will be placed along Conser. Applicant noted she didn't have the exact amount but that the poles would remain and noted that there might be one or two at the site along Conser Road. He asked if they would be taller than the current ones and applicant said no.

Commissioner Vogler further spoke about his concerns regarding the view of the site from the residences along Woods Road nearest the site. There was lengthy discussion that followed the zoning and the aesthetics of the substation.

- v. Commissioner Thomas asked about an extension of Woods Road and how that would affect the property. Assistant City Manager/City Engineer Booth noted that if/when the City wants to build the planned access road to the substation out as a public road in the future, the intent is that the access road would be lined up with the current Woods Road and widened. She also said that there could be additional control at the intersection in the future. There was additional discussion regarding the potential future of extending Woods Road.
- vi. Public Testimony No public in attendance.

Public hearing closed at 6:42 pm by Chair Peltier.

Deliberation of Planning Commissioners with questions for staff.
No further deliberation.

#### ACTIONS

#### Motion to Approve Site Plan 21-02 with the Conditions of Approval made by Commissioner Raum; seconded by Commissioner Lepin.

Chair Peltier:	Yes
Commissioner Lepin:	Yes
Commissioner Vogler:	Yes
Commissioner Raum:	Yes
Commissioner Ayers:	Yes
Commissioner Thomas:	Yes
Commissioner Penning:	Absent
Mation Dressed 1/0	

#### Motion Passed: 6/0

<u>Motion for Amendment 1 to Have Slats Added to North and East Sides of</u> <u>Chain Link Fence made by Commissioner Vogler; seconded by</u> Commissioner Thomas.

Chair Peltier:	Yes
Commissioner Lepin:	Yes
Commissioner Vogler:	Yes
Commissioner Raum:	Yes

Commissioner Ayers: Yes Commissioner Thomas: Yes Commissioner Penning: Absent **Motion Passed: 6/0** 

Motion for Amendment 2 to 10-Foot Trees When Planted Instead of 6-Foot Trees made by Commissioner Vogler; seconded by Commissioner Ayers.

Discussion followed regarding the eventual size of the trees and blocking ability. Chair Peltier: Yes

Motion Passed: 6/0	
Commissioner Penning:	Absent
Commissioner Thomas:	Yes
Commissioner Ayers:	Yes
Commissioner Raum:	Yes
Commissioner Vogler:	Yes
Commissioner Lepin:	Yes
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- E. City Planner Update:
  - 1) City Planner Matt Straite provided updates on proposed land use application and past approvals.
  - 2) Commissioner Vogler asked about status of intermodal facility. City Manager Kevin Kreitman provided an update noting the current construction with their intent to start with the rail sections for the design. He also discussed in the current plan they aren't envisioning any truck parking (which was previously presented and approved).
- F. Meeting adjourned by Commission Chair Peltier at 7:10 pm.

Respectfully submitted:

Reviewed by:

Kimberly Wollenburg City Recorder Matt Straite City Planner



#### File No: SP 21-03 Industrial Project

**Proposal:** The applicant is requesting to build five new industrial buildings with landscaping, water quality features, and parking. The applicant is also requesting to legalize four structures/business that are already operating on the property without the benefits of permits. The project is proposed in two phases, three structures in the first phase and two in the last.

#### I. BACKGROUND

- A. <u>Applicant</u>: Greg Brown
- B. Location: 3790 Conser Road NE
- C. <u>Review Type</u>: The proposed Site Development Review requires a hearing before the Planning Commission. The Planning Commission is scheduled to hold a hearing on the application on June 15, 2021. The Planning Commission decision can be appealed to the City Council. Any appeal of the City Council's decision relating to this matter will be considered by the Oregon Land Use Board of Appeals (LUBA).
- D. <u>Public Notice and Hearing</u>: Notice was mailed to all property owners within 200 feet of the proposed location, posted in City Hall on May 24, 2021, and posted on the City's website here <u>http://cityofmillersburg.org/planning-commision/</u>
- E. <u>Review Criteria</u>: Chapter 5.05.060 Site Development Review Criteria
- F. <u>Current Zoning</u>: General Industrial (GI)
- G. Proposed Zoning: N/A
- H. <u>Property Size</u>: 3.85 Acres (pending the recording of a property line adjustment- LA 21-05)
- I. <u>Background</u>: The applicant has recently filed for a property line adjustment to enlarge the parcel for the project. This will also move the proposed project away from the existing gas line easement to the east of the site. The applicant has previously submitted an application with the City, which was withdrawn and replaced with SP 21-03 in order to have the project work with the new development code.

#### II. AFFECTED AGENCY, PUBLIC NOTICE, AND PUBLIC COMMENTS

#### Agencies:

The applicant's materials were transmitted to the following agencies/departments on June 1, 2021: City of Albany, Albany Fire Department, City of Millersburg Engineer, PacificCorp, Linn County Planning and Building Department, Linn County GIS, and Northwest Natural Gas. To date, the following comments have been received:

- Albany Fire Department letter dated June 2, 2021
- City of Millersburg Engineering comments dated June 8, 2021

#### Public:

Notice of the June 15, 2021 hearing was mailed to all property owners within 200 feet of the property. To date, no written comments from the public have been received by staff.

#### III. CRITERION

#### CITY OF MILLERSBURG DEVELOPMENT CODE

The applicable site development review criteria are from section 5.05.060. All analysis and findings are in addition to those provided by the applicant, which are included here by reference.

#### The review of a site plan shall be based upon the following criteria:

# (1) The proposed use is allowed in the zone and complies with the underlying zone development standards.

**ANALYSIS:** The project is proposing five new structures, all are spec buildings, meaning there are no users identified. The proposed buildings are industrial in nature and are capable of accommodating the kinds of uses allowed in the zone. The project also proposes to permit four other structures that were built without land use approvals. The project narrative says these include a single-family dwelling, an office building, a storage building and a manufacturing building. All uses in these four unpermitted buildings are allowed in that zone except the single family home. The Code does allow a home in the GI Zone unless it is used for a caretaker's residence, but not as a stand-alone home. The narrative did not state that the applicant plans to use this as a caretaker's facility. Therefore, the residential use on the site is not permitted in the Code.

The home is a legal non-conforming use now. That means that the tenant can continue to use that structure as a home as long as they like, but they cannot expand

the non-conforming use (residential). In order to address the single family home, the applicant has a few choices:

- The applicant can modify the application to request a permitted use within the structure, like offices. That would allow the applicant to change the use someday to the new proposed use; however, they would not be required to remove the tenant, even if it was approved for a different use. In a normal situation that approval would expire after a year if the new use did not start in that structure. In this case the rest of the project would 'vest' the permit and the approval for new proposed use in the home (like an office) would not expire.
- The applicant can remove the home from the permit request. The home would then continue to be usable as a legal non-conforming use.

Regarding the zoning standards, the GI Zone does not have a minimum lot size requirement. There are only side and rear setbacks if the property is adjacent to residentially zoned property (not an existing residence if it is not in a residential zone). There is no height limit requirement or lot coverage requirement. All other development standards are reviewed in the next section of the staff report.

There is a 30-foot front setback because the property is along Conser Road. All structures on this site meet this requirement. The closest structure is 33 feet from the property line.

FINDING: Based on the analysis above, the project meets the required criteria.

(2) The proposed use will not create negative impacts on the surrounding area resulting from traffic flow, noise, dust, glare, odor, potential incompatible adjacent uses such as parking lots, or other impacts identified in the public hearing process.

**ANALYSIS:** The applicant has explained in their narrative:

The surrounding properties are primarily industrial in nature. Existing and proposed uses of the subject property are permitted in the General Industrial zoning district, as such these uses have been determined to be compatible with other nearby industrial uses.

Traffic Flow: The subject property has two unimproved driveway accesses onto Conser Road. These are unmarked accesses and do not direct traffic in any particular direction. Although this proposal will not significantly increase the amount of traffic on Conser Road, it will improve existing circulation. Existing driveways will be improved to City standards and designate specific entrance and exit points. These improvements will more effectively direct traffic in and out of the proposed development to and from Conser Road. Noise, Dust, Glare, and Odor: The existing and proposed buildings are not expected to generate significant levels of noise, dust, odor, or glare. Because these are indoor operations, the ability to create noticeable levels of the abovementioned impacts at the property line is incredibly limited. Additionally, mitigation will be provided through compliance with landscaping standards required by MDC Section 3.09 and the previously discussed setback standards. Unintentional dust production will be limited when travel aisles and parking areas are paved as proposed.

Potential Incompatible Adjacent Uses: The purpose of the General Industrial zoning district, as provide by MDC 2.10.010, is "The General Industrial Zone is applied to area well suited for all types of industrial development that require excellent highway and rail access and are free from conflict with other noncompatible land uses" (emphasis added). This proposal does not create negative impacts and complies with standards that traditionally mitigate for offsite impacts. Furthermore, it is the purpose of the applicable zone to permit more intensive uses in an area away from uses that could be considered incompatible. Therefore, the proposed development satisfies this criterion.

Staff concurs with this analysis.

FINDING: Based on the analysis above, the project meets the required criteria.

# (3) The City may impose conditions of approval intended to mitigate potential impacts including but not limited to:

#### a. Provisions for public utilities, including drainage and erosion control needs;

**ANALYSIS:** The site already features a host of utility connections. The street contains a 12" water line and an 8" sewer line that serve the property. These have capacity to serve the new proposed structures as well. Regarding stormwater, the applicants have explained in their narrative that the impervious surface is proposed to be constructed to direct stormwater into the proposed landscape islands, where it will be detained before leaving the project site. A condition of approval has been added to require a final stormwater analysis prior to building permit.

Conditions of approval have been added to assure all improvements match the Code requirements.

**FINDING**: Based on the analysis above, with conditions of approval, the project meets the required criteria.

#### b. Parking, traffic safety, and connectivity of internal circulation to existing and

#### proposed streets, bikeways, and pedestrian facilities;

**ANALYSIS:** Conser Road is a Linn County facility. The street is not constructed to Linn County standards. Sidewalks are required, but not proposed on the site plan. The applicant has requested a waiver of remonstrance. A waiver is essentially a document that the applicant signs stating that they will not build the sidewalk now, but will not protest when the City elects to construct the sidewalk. Additionally, this obligates the future property owner to pay for their fair share of sidewalk construction if and when the City elects to build the sidewalk fronting their property on Conser Road. The waiver would be submitted to the County, because the street is their facility. The project was sent to the County road department for comments, the City did not receive a reply. A condition of approval has been added requiring the applicant to provide evidence to the City of a signed waiver of remonstrance with the County. Should the applicant not be able to provide the signed document, the sidewalks must be constructed to County standards.

The project is proposing to add paved parking to the property for the new uses and the existing. This is addressed in more detail in the next section of this staff report. With conditions of approval, the project does comply with all parking and connectivity requirements.

**FINDING**: Based on the analysis above, with conditions of approval, the project meets the required criteria.

**CONDITION OF APPROVAL:** Prior to the issuance of occupancy permits for a new structure, the applicant shall provide evidence to the City that the County and applicant have executed a waiver of remonstrance regarding the sidewalks fronting Conser Road. Should the applicant not be able to provide the executed agreement, the sidewalks must be constructed to County standards prior to the issuance of occupancy permits (or as approved by the County).

#### c. Provision for adequate noise and/or visual buffering from non-compatible uses including using site and landscaping design to provide needed buffering; and

**ANALYSIS:** The project is not located near any residentially zoned property. The applicant has included landscape plans. The plans are not detailed enough to show compliance with the landscape standards listed in the Code. A condition of approval has been added to require more detailed final landscape plans. With this, all required screening will be addressed.

However, the existing single family home is still considered a non-compatible use. There are three ways to address this:

- If the home is made part of the project, and a compatible use is proposed, no additional noise or visual screening will be required.
- If the home is removed from the project, and is treated as a legal nonconforming use, the Planning Commission can find that the proposed uses are all indoors and there will be no impact, or the Commission can request additional visual and noise screening to mitigate possible impacts.
- The Commission can add more requirements for screening.

Staff's recommendation on this issue is to have the applicant add the house as an office (or similar) use.

If they elect to remove the home from the project, staff recommends that the Commission find that the surrounding uses do not require additional noise or visual screening, because all proposed uses would be enclosed and therefore not generate any significant impacts.

**FINDING**: Based on the analysis above, depending on how the applicant addresses the home, the project meets the required criteria.

#### d. Protections from any potential hazards.

**ANALYSIS:** The applicant has stated in their narrative:

This proposal is not sited within a location identified as containing potential natural hazards. Additionally, the small-scale manufacturing buildings or existing uses are not anticipated to generate any potential hazards. Therefore, this criterion does not apply to the proposed development.

Staff concurs with this finding. Any use of potentially hazardous material by the future users will be addressed on a case by case basis with the State Department of Environmental Quality.

FINDING: Based on the analysis above, the project meets the required criteria.

#### IV. STANDARDS

The proposed design complies with all the specifications and design requirements of Chapter 2, specifically the GI Zone setbacks and siting requirements, and Chapter 3 General Provisions as shown below. The following analysis is a summary of only the applicable standards or items that required additional explanation and/or additional conditions of approval to show clear consistency: This chapter includes requirements for parking and loading.

**ANALYSIS:** Table 14 in Chapter 3.03 of the Code shows the number of parking stalls required based on the use. Manufacturing and storage parking is based on the square footage of the structure proposed. The following shows the project's compliance.

Structure proposed	Use proposed	Code req.	Spaces
Existing 1,527 sq ft	Office	1 per 400 plus one	4
		per 2 employees	
Existing 2,120 sq ft	Storage	1 per 3,000 sq ft	0
Proposed 4,200 near the	Manufacturing	1 per 600 sq ft	7
home sq ft			
Existing 4,737 sq ft	Manufacturing	1 per 600 sq ft	8
Proposed 4,200 sq ft to the	Storage	1 per 3,000 sq ft	1
rear of the property			
Proposed 4,200 sq ft to the	Storage	1 per 3,000 sq ft	1
rear of the property			
Proposed 4,200 sq ft to the	Manufacturing	1 per 600 sq ft	7
rear of the property			
Proposed 4,200 sq ft to the	Manufacturing	1 per 600 sq ft	7
rear of the property			
		Total	35

The applicant has indicated in their narrative that 54 spaces are required. The narrative did not include any calculations to show how they arrived at the 54 space total. The office use requires an additional space for every two employees. The applicant did not state how many employees work in the office. Based on the table above the project only requires 35 spaces. The difference between the applicant's 54 space total and the 35 spaces noted above could be based on the number of employees that were using the office. The space is only 1,500 square feet. The difference between the applicant total and the staff total is 19 spaces, which would translate to 38 employees in the office, which is unlikely. The provided number of spaces appears to be adequate for the uses of the site.

The project is required to provide 1 bike parking space for every 20 manufacturing spaces and 1 for every 30 storage spaces. The project requires a total of 33 parking spaces based on the manufacturing and office uses and 2 based on storage uses. Therefore, the project requires a total of 3 bike parking spaces. These are not shown on the site plan and the narrative does not explain where these will be located. A condition of approval has been added to require 3 bike parking spaces prior to occupancy permit issuance on any new structure.

Loading spaces are required only for buildings greater than 10,000 square feet. None of the structures proposed are larger than 10,000 square feet.

All parking areas are proposed to be paved. This can be done in phases but must be completed for access to each structure prior to the occupancy of each structure served by the parking area. Existing uses must be paved within one year of permit issuance. All parking stalls are required to be at least 9 feet wide and 20 feet deep. Twenty percent of the spaces can be compact spaces 8.5 feet wide and 18 feet deep. The site plan does not conform to these requirements. All stalls on the site plan are shown as 9 feet wide by 18.5 feet deep, which is 1.5 feet short of the required 20 feet. A condition of approval has been added to require the applicant to revise the spaces on the site plan.

The internal drive aisles are required to be at least 26 feet wide for two-way traffic, and 12 feet for one-way. Both driveways shown on the site plan are only 16 feet wide. If these are one-way driveways this meets the Code. If they are two-way, they do not. As such, a condition of approval has been added to require clarification.

**FINDING:** Based on the analysis above, with conditions of approval, the project meets the standards.

#### CONDITIONS OF APPROVAL:

- Prior to the issuance of building permits, the applicant shall provide a revised site plan to Planning showing:
  - $\circ$  Where the 3 bike spaces will be located.
  - Each parking stall shall be at least 9 feet wide and 20 feet deep. Twenty percent of the spaces may be compact spaces but must be marked as such. Compact spaces can be 8.5 feet wide and 18 feet deep.
  - The driveways and internal drive aisles shall be either enlarged to be 26 feet wide or marked as one-way drives for each driveway.
- Prior to the issuance of the first occupancy permit the applicant shall construct 3 bike parking areas.
- Prior to the issuance of occupancy permits, each individual structure must provide paved parking for the structure.
- Any existing uses/structures must be paved within one year of permit issuance.

#### CHAPTER 3.04 STORM DRAINAGE AND GRADING

This chapter includes requirements for proper drainage of the site and treatment of stormwater.

**ANALYSIS:** As outlined above, the applicant has not provided a drainage study. A 1200-C permit and a Millersburg permit for temporary erosion protection during construction will be obtained by the contractor prior to any ground disturbing activities. Conditions of approval have been added to assure development matches the requirement of the Code.

**FINDING:** Based on the analysis above, with conditions of approval, the project meets the standards.

#### CHAPTER 3.09 LANDSCAPING STANDARDS

#### SECTION 3.09.030(1)b NON RESIDENTIAL LANDSCAPING

Landscaping is required in all setback areas. Standards are included in this section of the Code which explain how the landscaping is supposed to be designed. All required setbacks must be landscaped. This must include:

- i. One tree at least six feet tall when planted for every 30 feet of street frontage.
- ii. Five 5-gallon or eight 1-gallon shrubs, trees, or accent plants.
- iii. The remaining area treated with suitable living ground cover, lawn, or decorative treatment of bark, rock, or other attractive ground cover.
- iv. When the yard adjacent to a street of an industrially zoned property is across a right-of-way (excluding Old Salem Road right-of-way) from other industrially or commercially zoned property, only 30% of such setback area must be landscaped.

**ANALYSIS:** The site plan shows preliminary landscaping but not to the level of detail needed to assure compliance with the Code requirements. Because landscaping is required, a condition of approval has been added to require a final landscaping plan that conforms with Section 3.09.030(1)b.

**FINDING:** Based on the analysis above, with conditions of approval, the project meets the standards.

#### CONDITIONS OF APPROVAL:

• Prior to building permit issuance the applicant shall provide the City with a final landscape plan showing the proposed landscaping for the site. Said plan shall be fully consistent with the requirements of 3.09.030(1)b.

- Prior to final inspection (certificate of occupancy) all landscaping, including the 30-foot setback spanning the entire frontage of NE Conser Road, shall be landscaped in a manner that is consistent with the requirements of 3.09.030(1)b.
- The site plan shall be revised to include a planter bay along the southern edge of the property to assure that no more than 12 spaces are shown without a planter bay at least five feet wide with a canopy tree at least 10 feet high at the time of planting.

#### V. RECOMMENDATION

Based on the above findings of fact, and the conditions of approval, the proposed project satisfies the applicable criteria and standards, and staff recommends the Planning Commission approve Application No. SP 21-03.

#### VI. PROPOSED MOTION

Based on the findings of fact in the staff report, and the conditions of approval, the proposed project satisfies the applicable criteria and standards, and the Planning Commission approves Site Plan SP 21-03 with the conditions of approval.

#### VII. ALTERNATIVE RECOMMENDATION

Should the Planning Commission not elect to approve the proposed development, they could continue the item for further discussion or deny the application citing the specific criteria not satisfied by the application.

#### VIII. CONDITIONS OF APPROVAL

#### **General Conditions:**

- 1. This land use approval shall substantially comply with the submitted preliminary plans included as Exhibit C, except as indicated in the following conditions. Additional development or change of use may require a new development application and approval.
- 2. Copies of any required federal or state permits that may be required shall be filed in the Record File of this application.
- 3. This approval does not negate the need to obtain permits, as appropriate from other local, state, or federal agencies, even if not specifically required by this decision.
- 4. Applicant shall comply with all requirements of the Linn County Road Department.

5. Any parking areas for existing uses/structures must be paved within one year of permit issuance.

#### Prior to Building Permit Issuance:

- 6. Stormwater detention and water quality facilities shall be designed as required to meet City standards. Stormwater calculations shall be submitted to the City Engineer for review and approval. Maintenance of detention basin and water quality facilities shall be the responsibility of the City.
- 7. The applicant shall submit engineering plans for all public improvements, including connections to public utilities (water, sewer, stormwater, and streets) to City Engineer. The engineering plans shall conform to the Millersburg engineering design standards, to the satisfaction of the City Engineer.
- 8. Prior to the issuance of any building permits the applicant shall provide evidence to the City that all requirements of the Albany Fire Department letter dated June 2, 2021 has been met to the satisfaction of Albany Fire.
- 9. Prior to the issuance of building permits, the applicant shall provide a revised site plan to Planning showing:
  - Where the 3 bike spaces will be located.
  - Each parking stall shall be at least 9 feet wide and 20 feet deep. Twenty percent of the spaces may be compact spaces but must be marked as such. Compact spaces can be 8.5 feet wide and 18 feet deep.
  - The driveways and internal drive aisles shall be either enlarged to be 26 feet wide or marked as one-way drives for each driveway.
  - The site plan shall be revised to include a planter bay along the southern edge of the property to assure that no more than 12 spaces are shown without a planter bay at least five feet wide with a canopy tree at least 10 feet high at the time of planting.
- 10. Prior to building permit issuance the applicant shall provide the City with a final landscape plan showing the proposed landscaping for the site. Said plan shall be fully consistent with the requirements of 3.09.030(1)b.

#### Prior to Grading:

11. The applicant must obtain a City of Millersburg Erosion Control Permit and Grading Permit prior to construction.

12. Stormwater:

- Obtain a 1200C Erosion Control Permit and a City of Millersburg Erosion Prevention and Sediment Control Permit for all the disturbed ground, both on and off site, that is in excess of one acre. The applicant shall follow the latest requirements from DEQ for NPDES 1200-C Permit submittals.
- Stormwater facilities shall be designed and constructed in accordance with the City of Millersburg Engineering Standards. A **City of Millersburg Grading Permit** is required for this work.
- 13. All required public improvement plans shall be approved by the City prior to beginning construction. All utilities shall remain uncovered until inspected and approved by the City. All required public improvements shall be completed and approved by the City prior to occupancy.
- 14. Prior to the issuance of any grading permits the applicant shall provide evidence to the City that all requirements of the Albany Fire Department letter dated June 2, 2021 has been met to the satisfaction of Albany Fire.

#### Prior to Final Inspection:

- 15. Prior to final inspection (certificate of occupancy), the applicant shall provide the City with a landscape plan showing the proposed landscaping for the site. Said plan shall be fully consistent with the requirements of 3.09.030(1)b.
- 16. Prior to final inspection (certificate of occupancy), the 30-foot setback spanning the entire frontage of NE Conser Road shall be landscaped in a manner that is consistent with the requirements of 3.09.030(1)b.
- 17. All required street signage and street lighting shall be approved by the City Engineer and installed.
- 18. Install the landscaping according to the landscape plan prior to occupancy or provide security, at the option of the City. Landscaping shall be completely installed or provide for erosion control measures around any disturbed or exposed areas.
- 19. Prior to final inspection the applicant shall provide evidence to the City that all requirements of the Albany Fire Department letter dated June 2, 2021 has been met to the satisfaction of Albany Fire.
- 20. Prior to the issuance of occupancy permits for a new structure, the applicant shall provide evidence to the City that the County and applicant have executed a waiver of remonstrance regarding the sidewalks fronting Conser Road. Should the applicant

not be able to provide the executed agreement, the sidewalks must be constructed to County standards prior to the issuance of occupancy permits (or as approved by the County).

- 21. Prior to the issuance of the first occupancy permit the applicant shall construct 3 bike parking areas.
- 22. Prior to the issuance of occupancy permits, each individual structure must provide paved parking for the structure.
- 23. Prior to final inspection (certificate of occupancy) all landscaping, including the 30-foot setback spanning the entire frontage of NE Conser Road, shall be landscaped in a manner that is consistent with the requirements of 3.09.030(1)b.

#### IX. NOTICES TO THE APPLICANT

The applicant should also be aware of the following standards and processes that are required for development. These are not part of the decision on this land use case and are provided as a courtesy to the applicant. Please contact City Hall with any questions.

- 1. All applicable System Development Charges (SDCs) will be due at the time of building permits.
- 2. All applicable Connection Charges will be due at the time of building permits.
- 3. Compliance with the Conditions of Approval is the responsibility of the developer or its successor in interest.
- 4. All required street signage and street lighting shall be approved by the City Engineer and installed.
- 5. Dust shall be controlled within the development during construction and shall not be permitted to drift onto adjacent properties.
- 6. The developer is responsible for all costs associated with any remaining public facility improvements and shall ensure the construction of all public streets and utilities within and adjacent to the tentative map as required by these conditions of approval to the plans, standards, and specifications of the City of Millersburg.
- 7. This approval is valid for a period of one (1) year from the date of the decision notice. Extensions may be granted by the City as afforded by the Millersburg Development Code.

- 8. The continual operation of the property shall comply with the applicable requirements of the Millersburg Development Code.
- 9. This approval does not negate the need to obtain permits, as appropriate from other local, state, or federal agencies, even if not specifically required by this decision.
- 10. Noise shall be kept at the minimum level possible during construction. The developer shall agree to aggressively ensure that all vehicles working in the development shall have adequate and fully functioning sound suppression devices installed and maintained at all times.
- 11. All construction sites shall be maintained in a clean and sanitary condition at all times. Construction debris includes food and drink waste. All waste shall be contained on site in proper containers or construction fencing enclosures and shall leave the construction site in proper disposal containers. Failure to comply with this condition may result in a "Stop Work" order until deficiencies have been corrected to the satisfaction of the City.

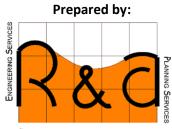
#### X. EXHIBITS

- A. Zoning Map
- B. Vicinity Map
- C. Applicant's Exhibits dated 10/14/20:
- D. Millersburg City Engineer Comments dated April 7, 2021
- E. Albany Fire Department Comment Letter dated April 6, 2021
- F. Public Hearing Notice

# Site Development Review/Property Boundary Adjustment Application 3790 NE Conser Road

#### **Prepared for:**

Greg Brown Properties, LLC C/O Greg Brown 5862 SE Lipscomb Street Salem, Oregon 97317



Reece & associates, inc.

Reece & Associates, inc. 321 first avenue east, suite 3a albany, oregon 97321 541/926-2428 www.r-aengineering.com

> March 10, 2021 Revised: May 24, 2021

Project Summary		
Request:	Application for a Site Development Review to construct five new manufacturing buildings and permit four existing buildings.	
	Application for a property boundary adjustment to modify three properties.	
Location:	3790 Conser Road NE	
	Albany Oregon 97321	
	Linn County Assessor's Maps No. 10s03w21D and 10s03w28, Lots	
	1500, 401, and 400	
Applicant/Owner (Lot 1500):	Greg Brown	
	5862 Lipscomb Street SE	
	Salem, Oregon 97317	
	Phone: 503-364-8441	
	Email: gb.llorn@gmail.com	
Applicant/Owner (Lot 401):	Linn County	
	Darrin Lane	
	300 4 <sup>th</sup> Avenue SE	
	Albany, Oregon 97321	
	541-979-4321	
Applicant (Lot 400):	Linn Economic Development Group	
	C/O Don Waddell	
	321 1 <sup>st</sup> Avenue NE, Suite 3A	
	Albany, Oregon 97321	
	Phone: 541-967-3919	
	Email: wadsie@hotmail.com	
Owner (Lot 400):	Albany-Millersburg Economic Development Corporation	
	C/O John Pascone	
	435 1 <sup>st</sup> Avenue W	
	Albany, Oregon 97321	
	Phone: 541-926-1519	
5	Email: pasconj@peak.org	
Engineer/Planner:	Reece & associates, Inc.	
	321 1 <sup>st</sup> Avenue Suite 3A	
	Albany OR 97321	
	541-926-2428	
	Engineer: David J. Reece, PE Planner: Hayden Wooton	
	dave@r-aengineering.com haydenw@r-aengineering.com	

Exhibits:

A – Linn County Assessor's Maps

B – Aerial Photograph

C – City of Millersburg Zoning Map

#### I. Project Description

This Site Development Review application proposes to adjustment the boundaries between three properties and construct five industrial manufacturing buildings at 3790 NE Conser Road in Millersburg, Oregon.

Each of these proposed industrial buildings will be rented to and occupied by various manufacturing operations, as such these buildings are classified as manufacturing uses for the purposes of this application. These five buildings will be constructed throughout the subject property in two phases of construction. Three buildings will be constructed in Phase One. The first building constructed during Phase One will be adjoining the existing 2,120-square-foot storage building. The other two buildings will be constructed near the gravel parking area. These two buildings will be constructed five feet north of the current southern property boundary. The two remaining buildings constructed during Phase Two will be constructed on the land gained during the proposed property boundary adjustment.

Furthermore, this Site Development Review application applies to four existing buildings on the subject property: a single-family dwelling, office building, storage building, and manufacturing building. These buildings were previously constructed without a land use approval and are being acknowledged by this application to correct this non-conforming situation. The proposed site improvements including parking areas, utility connections, landscaping, and stormwater system have been designed to serve both existing and proposed development.

The proposed development conforms to all applicable sections of the Millersburg Development Code (MDC). This application narrative provides findings of fact that demonstrate conformance with all applicable sections of the MDC. Applicable criteria of the City of Millersburg Development Code will appear in *italics* followed by the applicants' responses in regular font.

#### II. Existing Conditions

The subject property can be identified by its address, 3790 Conser Road, or as Linn County Assessor's Map No. 10s03w21D, Lot 1500 (Exhibit A). Conser Road is a paved road, has one lane in each direction, and is not currently improved to Linn County's (the road authority) local street standards. This roadway serves as the property's northern boundary. The subject property has two unimproved driveway accesses on this street. Presently, the subject property is a moderately improved industrial site; it is mostly gravel with a few sections of pavement. There are five existing buildings on the property. Four of these buildings are not associated with a past land use approval, as previously discussed. One existing building located near the western property line was constructed under an approved Site Development Review permit. This approval also permitted the gravel storage area near the southwest corner of the property.

Linn County Assessor's Map No. 10s03w28, Lots 400 and 401, are subject to the proposed property boundary adjustment. Both properties have frontage and direct access to Old Salem Road, which intersects with Interstate-5 at the South Jefferson interchange approximately 2.4 miles north, the Murder

Creek interchange approximately 0.8 miles south, and the Knox Butte interchange approximately 2.5 miles south. Linn County is the road authority for Old Salem Road. Lot 400 is currently being developed under City of Millersburg File No. SP18-02.

For Adjacent zones and land uses refer to (Exhibit B for aerial photograph and Exhibit C for City of Millersburg zoning map):

North: Conser Road. One industrial property (3783 Conser Road NE) zoned General Industrial by the City of Millersburg

South: Old Salem Road and Arauco Duraflake Particleboard.

East: Interstate-5 and Union Pacific Railroad right-of-way.

West: Old Salem Road, Willamette Memorial Park, Weyerhaeuser Albany Distribution Center, Camco Manufacturing Inc., Pelletrox Truck Shop, vacant land owned by City of Millersburg, Gardner Trucking, Callisto Integration, and R.J. Reimers Co.,

#### III. Property Boundary Adjustments

Per MDC 5.06.050, Decision Criteria, "Approval of a property boundary adjustment shall require compliance with the following criteria." The applicant has provided detailed findings of fact in response to these criteria below:

(1) A property boundary adjustment cannot create or vacate a parcel. Creation or vacation of a parcel requires approval of a land division. (Added Response)

The proposed property boundary adjustment does not create or vacate a parcel. Therefore, the proposed boundary adjustment satisfies with this criterion.

(2) Following the adjustment, all lots or parcel must comply with the area and dimension standards of the applicable zone. For existing nonconforming lots or parcels, the adjustment shall not increase the degree of nonconformance of the subject property or surrounding properties. (Added Response)

All subject properties are zoned General Industrial by the City of Millersburg and must comply with the area and dimension standards outlined in MDC 2.10.050.

<u>Minimum Lot Size</u>: The General Industrial zoning district does not have a set numerical minimum lot size. Instead, it requires a parcel contain enough area to meet setbacks and comply with other development requirements. As demonstrated by this section of the application narrative, the proposed boundary adjustment complies with required setbacks and development standards.

<u>Minimum Setbacks</u>: There are only two minimum setbacks applicable to these properties: yards adjacent to Old Salem Road and Conser Road. The proposed boundary adjustment does not cause structures on these properties to be situated closer to either roadway. Therefore, the proposed adjustment complies with this standard.

<u>Maximum Lot Coverage</u>: The maximum lot coverage in the General Industrial zoning district is 100 percent coverage. After the proposed boundary adjustment is completed, none of the subject

properties will have achieved 100 percent lot coverage. Therefore, the proposed adjustment complies with this standard.

(3) If there are existing structures on the lots or parcels, the boundary adjustment shall not reduce required setbacks or place a boundary beneath a structure. (Added Response)

The proposed property boundary adjustment does not reduce any required setbacks or place a boundary beneath a structure. Therefore, the proposed adjustment satisfies this criterion.

#### IV. Site Development Review Criteria

Because the subject property is zoned General Industrial by the City of Millersburg, development must comply with MDC 2.10.060(4): "All new development and expansion of an existing structure or use in the General Industrial Zone shall be subject to the site development review procedures of Chapter 5.05." This section of the application narrative provides detailed findings of facts demonstrating compliance with the applicable Site Development Review criteria outlined in MDC 5.05.060.

1. *The proposed use is allowed in the zone and complies with the underlying zone development standards.* (Revised Response)

This proposal includes nine buildings and several different uses. Six buildings (five proposed and one existing) are intended to be industrial manufacturing operations, as described and permitted in MDC 2.10.020(1)(n). Another existing building, labeled as a storage building, has been included in this classification because it is used in conjunction with the existing on-site industrial buildings.

One existing building, an office, is operated by Pacific Excavation, a general contractor. Consequently, this office building is classified as a construction business, an approved use set forth by MDC 2.10.020(11).

Finally, the existing detached, single-family dwelling can continue to operate on this property as an existing nonconforming use under MDC 3.21.100(1).

MDC 2.10.050, GI Zone Dimensional Standards, details development standards applicable to construction including minimum lot area, minimum setbacks (all yards and yards adjacent to Conser Road), and maximum lot coverage.

<u>Minimum Lot Area</u>: The General Industrial zoning district does not prescribe a strictly defined minimum lot area. Instead, it requires a parcel contain enough area to meet setbacks and comply with other development requirements. As demonstrated by this application narrative, the proposed project complies with required setbacks and development standards.

<u>All Yards (Minimum Setbacks)</u>: There are no required setbacks for all yards (zero-foot setback) in the General Industrial zoning district. The proposed development provides five-foot setbacks along the interior property lines. Therefore, this proposal complies with this standard.

<u>Yards Adjacent to Conser Road (Minimum Setbacks)</u>: The subject property has frontage on Conser Road; consequently, the proposed development must comply with the required 30-foot front yard setback. At 33 feet from the north property line, the existing office building is the closest structure to Conser Road. All other buildings are setback further than the office. Therefore, this proposal complies with this standard. <u>Maximum Lot Coverage</u>: Maximum lot coverage in the General Industrial zoning district is 100 percent coverage. After the proposed construction is completed, the entirety of the site will still not be covered by improvements. Therefore, this proposal complies with this standard.

As demonstrated by the applicant's response, the proposed and existing development are permitted in the General Industrial zoning district and complies with all applicable development standards of this zone. Therefore, the proposed development satisfies this criterion.

2. The proposed use will not create negative impacts on the surrounding area resulting from traffic flow, noise, dust, glare, odor, potential incompatible adjacent uses such as parking lots, or other impacts identified in the public hearing process.

As described in Section II of this application narrative, the surrounding properties are primarily industrial in nature. Existing and proposed uses of the subject property are permitted in the General Industrial zoning district, as such these uses have been determined to be compatible with other nearby industrial uses.

<u>Traffic Flow</u>: The subject property has two unimproved driveway accesses onto Conser Road. These are unmarked accesses and do not direct traffic in any particular direction. Although this proposal will not significantly increase the amount of traffic on Conser Road, it will improve existing circulation. Existing driveways will be improved to city standards and designate specific entrance and exit points. These improvements will more effectively direct traffic in and out of the proposed development to and from Conser Road.

<u>Noise, Dust, Glare, and Odor</u>: The existing and proposed buildings are not expected to generate significant levels of noise, dust, or glare. Because these are indoor operations, the ability to create noticeable levels of the above-mentioned impacts at the property line is incredibly limited. Additionally, mitigation will be provided through compliance with landscaping standards required by MDC Section 3.09 and the previously discussed setback standards. Unintentional dust production will be limited when travel aisles and parking areas are paved as proposed.

<u>Potential Incompatible Adjacent Uses</u>: The purpose of the General Industrial zoning district, as provide by MDC 2.10.010, is "*The General Industrial Zone is applied to area well suited for all types of industrial development that require excellent highway and rail access and <u>are free from conflict</u> <u>with other non-compatible land uses</u>" (emphasis added). This proposal does not create negative impacts and complies with standards that traditionally mitigate for off-site impacts. Furthermore, it is the purpose of the applicable zone to permit more intensive uses in an area away from uses that could be considered incompatible. Therefore, the proposed development satisfies this criterion.* 

3. The City may impose conditions of approval intended to mitigate potential impacts including but not limited to:

While the applicant acknowledges the City of Millersburg's authority to impose conditions of approval intended to mitigate potential off-site impacts, the findings of fact provided in this application narrative demonstrate additional regulation is not necessary to prevent potential off-site impacts.

#### 3.a. Provisions for public utilities, including drainage and erosion control needs.

<u>Water</u>: There is a 12-inch waterline located in Conser Road. This waterline already serves existing structures on this property and could serve the proposed development.

<u>Sanitary Sewer</u>: There is an eight-inch sanitary sewer line located in the subject property's frontage. This sanitary sewer line already serves existing structures on this property and could serve the proposed development.

<u>Stormwater Drainage</u>: Impervious surface will be constructed to direct stormwater into the proposed landscape islands, where it will be detained before leaving the project site. Final design details for stormwater facilities will be submitted and reviewed prior to construction of this project.

# 3.b. Parking, traffic safety, and connectivity of internal circulation to existing and proposed streets, bikeways, and pedestrian facilities.

Conser Road is currently not improved to Linn County's standard for a local street; it lacks sidewalks along the subject property's frontage. The applicant is requesting to submit a waiver of non-remonstrance for participation in future street improvements, as permitted in MDC 3.02.030(13).

The proposed development ability to provide for internal circulation and parking facilities is addressed in Section IV of this application narrative. Findings and conclusions from the abovementioned section are herein incorporated by reference. Therefore, the proposed development satisfies this criterion.

# 3.c. Provisions for adequate noise and/or visual buffering from non-compatible uses including using site and landscaping design to provide needed buffering.

As demonstrated by the attached plan sheet, the proposed development complies with the applicable landscaping standards in MDC Chapter 3.09. Compliance with these standards ensures the adequate buffering has been provided. Furthermore, the extent to the proposed development needs to provide buffering from non-compatible uses does not extend past the base requirements outlined in the MDC because it is surrounded by compatible uses. Therefore, the proposed development satisfies this criterion.

#### 3.d. Protections from any potential hazards.

This proposal is not sited within a location identified as containing potential natural hazards. Additionally, the small-scale manufacturing buildings or existing uses are not anticipated to generate any potential hazards. Therefore, this criterion does not apply to the proposed development.

#### V. General Industrial Zone Development Standards

As required by MDC 2.10.060, Development Standards, proposals in the General Industrial zoning district must comply with the specific standards outlined below. This section of the application narrative provides detailed findings of facts demonstrating compliance with these standards.

(1) Off-Street Parking. Parking, Driveway, and loading improvements shall comply with provisions in Chapter 3.03.

As required by MDC 3.03.060(1), the proposed development requires 54 parking stalls; the proposed development will construct 54 vehicle parking stalls and 3 bicycle parking stalls. All parking and travel aisles will be paved per MDC 3.03.080(1) and designed per 3.03.080(2)-(3). This proposal does not include buildings large enough to require loading areas. As demonstrated by the applicant's response, the proposed and existing development complies with all applicable development standards of this chapter.

#### (2) Signs. Signs in the GI zone shall conform to the standards contained in Chapter 3.06.

This proposal does not include the construction of signage. Therefore, the standards contained in Chapter 3.06 do not apply to the proposed development.

#### (3) Yards and Lots. Yards and lots shall conform to provisions contained in Chapter 3.08.

This proposal does not include front, side, or rear yard projections that would require compliance with MDC 3.08.030 through MDC 3.08.050. The remaining applicable standard in Chapter 3.08 governs Visions Clearance. Vision clearance triangles demonstrating compliance with these standards are shown on the attached plan sheet. Therefore, the proposed development complies with these standards when necessary.

# (4) Site Development Review. All new development and expansion of an existing structure or use in the General Industrial Zone shall be subject to the site development review procedures of Chapter 5.05.

This application narrative, exhibits, and plans are for a Site Development Review intended to be processed under the review procedures of Chapter 5.05. Therefore, the proposed development complies with this standard.

# (5) Landscaping. Any required or established yard shall be landscaped with trees, shrubs, and groundcover and maintained pursuant to provisions in Chapter 3.09.

As an industrial zone, all front and interior setbacks must be landscaped in accordance with Chapter 3.09. However, the proposed development only has one required setback: the front setback from Conser Road. Landscaping as described in MDC 3.09.030(1)(b)(i)-(iv) has been detailed on the attached plan sheet. Also applicable are the parking lot landscaping standards found later in this same chapter. An alternative plan as permitted in MDC 3.09.030(2)(c) has been designed to provide landscaping of at least five percent of the total parking area (please refer to the attached plan sheet for more information). Therefore, the proposed development complies with these standards.

(6) Residential Screening. Property abutting an RL, RU, or RM zone shall be screened with a sight-obscuring fence not less than six feet in height. This requirement shall not include the front yard.

The subject property is not adjacent to land zoned RL, RU, or RM. Therefore, this standard does not apply to the proposed development.


(7) Environmental performance standards may limit placement of certain uses in the zone if the site is located within 300 feet of residential zoned land.

The subject property is not located within 300 feet of residential zoned land. Therefore, this standard does not apply to the proposed development.

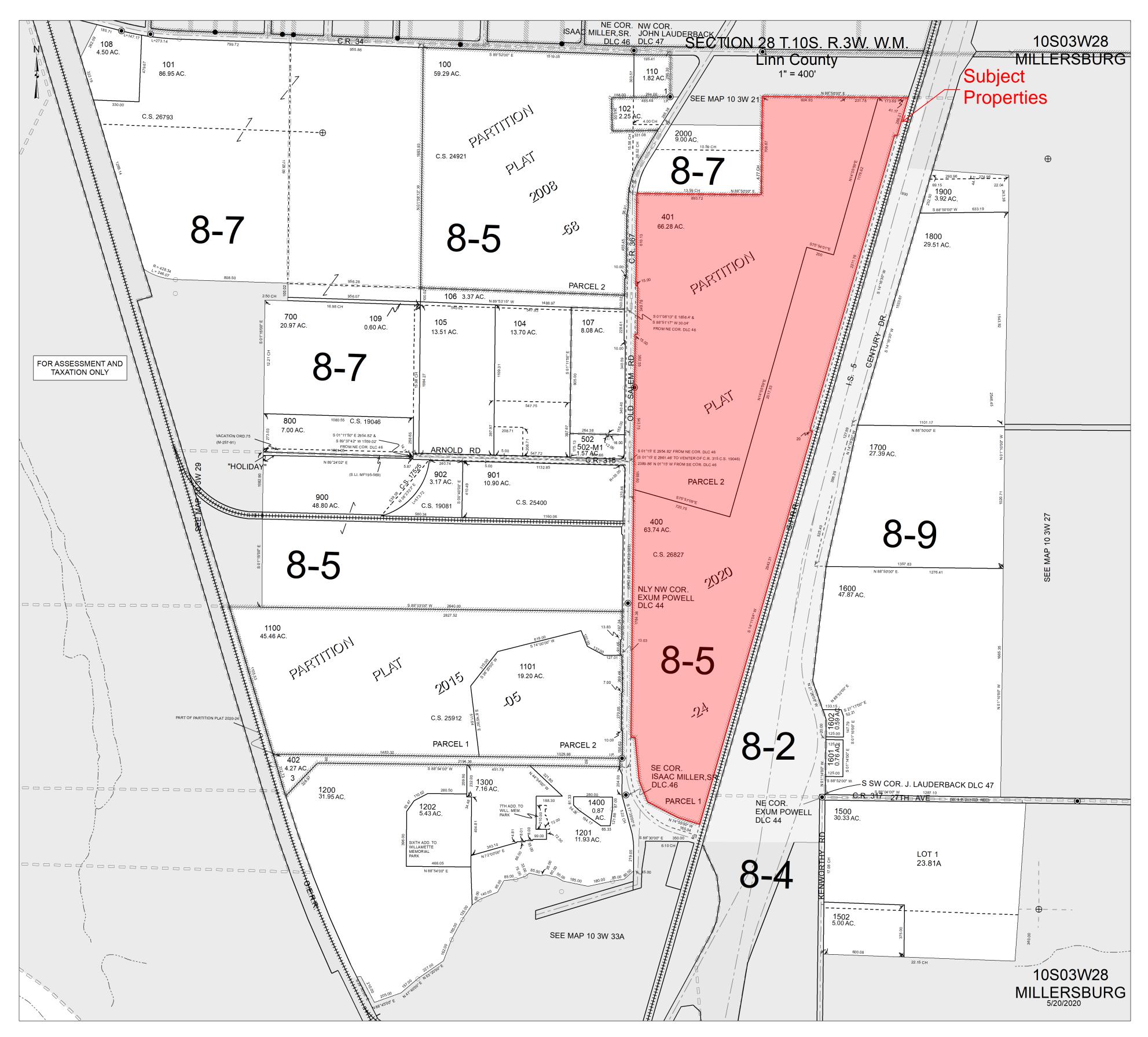
#### VI. Conclusion

This application narrative and accompanying plan set demonstrate that all applicable provisions of the City of Millersburg Development Code are satisfied. We respectfully request approval of this Site Development Review application.

10S03W21D

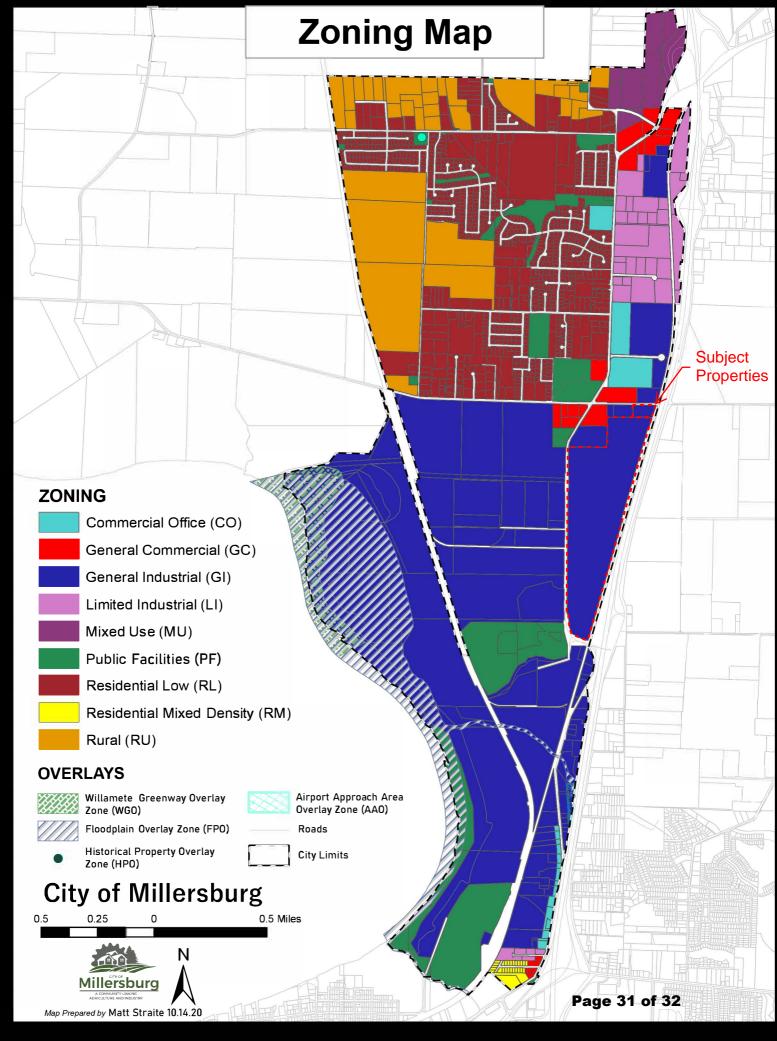


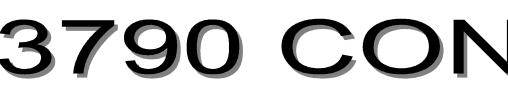
10S03W28





Source: Citzof Albany Info Hub







# 3790 CONSER ROAD SITE PLAN

MILLERSBURG, OREGON

## **CIVIL ENGINEERING:**

**REECE & ASSOCIATES, INC** C/O DAVID J. REECE, PE 321 FIRST AVENUE EAST SUITE 3A ALBANY, OR 97321 TELEPHONE: 541-926-2428 EMAIL: dave@r-aengineering.com

## **OWNER/APPLICANT:**

GREG BROWN GREG BROWN PROPERTIES, LLC 5862 LIPSCOMB STREET SE SALEM, OREGON 97317 TELEPHONE: 503-364-8441

## SURVEYOR:

K&D ENGINEERING, INC. C/O DAN WATSON, PE 276 NE HICKORY STREET ALBANY, OR 97321 TELEPHONE: 541-928-2583 EMAIL: dwatson@kdeng.com

## SUBJECT PROPERTY:

LINN COUNTY ASSESSORS MAP: 10S03W21D LOT: 1500 ZONING: GENERAL INDUSTRIAL ZONE

## FLOOD PLAIN NOTE:

THIS SITE IS LOCATED WITHIN ZONE "X", OUTSIDE OF 1% AND 0.2% ANNUAL CHANCE FLOODPLAIN AS DESIGNATED ON THE FLOOD INSURANCE RATE MAPS (FIRM) NUMBERS: 41043C0216G - LAST REVISED SEPTEMBER 29TH, 2010 41043C0212H - LAST REVISED DECEMBER 8TH, 2016

# WATER SYSTEM:

WATER DISTRIBUTION IS BY THE CITY OF MILLERSBURG

## SANITARY SEWER:

SANITARY SEWER IS BY THE CITY OF MILLERSBURG

#### LEGEND:

GRAVEL	AREA:

AC PAVEMEN

GRADE BREAK 🚽

LEGLINE

- BERBERIS THUNBERGII ADMIRATION (ADMIRATION BARBERRY) QUANTITY: 3 SIZE: 11" SPACING: 30' O.C
- C PRUNUS LAUROCERASUS 'OTTO LUYKENS' (OTTO LUYKENS LAUREL) QUANTITY: 3 SIZE: 30" SPACING: 30' O.C.
  - SYRINGA RETICULATA (LILAC TREE) QUANTITY: 3 SIZE: MEDIUM SPACING: 30' O.C
- PARROTIA PERSICA (PERSIAN PARROTIA) QUANTITY: 3 SIZE: MEDIUM SPACING 30' O.C.

#### SITE NOTES:

ASPHALT: 49,393 SF

LANDSCAPING REQUIRED: 2,469 SF LANDSCAPING PROVIDED: 2,469 SF

PARKING SPACES REQUIRED: 54 SPACES PARKING SPACES PROVIDED: 54 SPACES

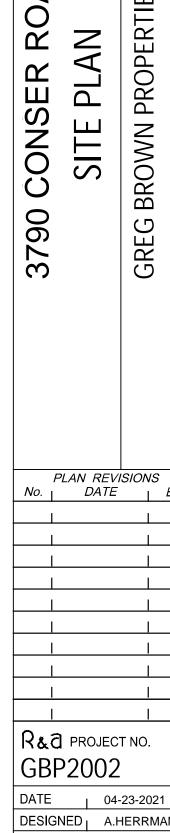
#### **BIKE PARKING SPACES REQUIRED: 3 SPACES BIKE PARKING SPACES PROVIDED: 3 SPACES**

#### DRAINAGE NOTE:

STORMWATER WILL FLOW INTO LANDSCAPING BUFFER AND BE DETAINED BEFORE LEAVING PROJECT SITE.







120

(IN FEET) 1 inch = 30 ft.

**PRELIMINARY - NOT FOR CONSTRUCTION** 

PROPERTIES, I URG, OREGON BROWN MILLERSBU GREG PLAN REVISIONS No. | DATE | BY DESIGNED | A.HERRMANN ENGINEER D. REECE CHECKED J. WHITE SCALE | AS INDICATED SHEET NUMBER -Page 32 of 32

firs ny 54

PLANNING SERVICES

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RENEWS 12/31/22