



# Staff Report

**To:** Planning Commission

**Through:** Chris Kerr, Community Development Director *C.K.*

**From:** Dan Handel, AICP, Associate Planner

**Meeting Date:** November 14, 2019 (Prepared November 7, 2019)

**Item:** DR 2019-11 & PLA 2019-05 "GEM Equipment" at 2765 National Way

**Tax Lot(s):** 051W08A 02300

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## Issue before the Planning Commission

Action on a consolidated land use application package, Design Review DR 2019-11 for an industrial manufacturing facility in the Industrial Park (IP) zone, with Property Line Adjustment PLA 2019-05.

## Executive Summary

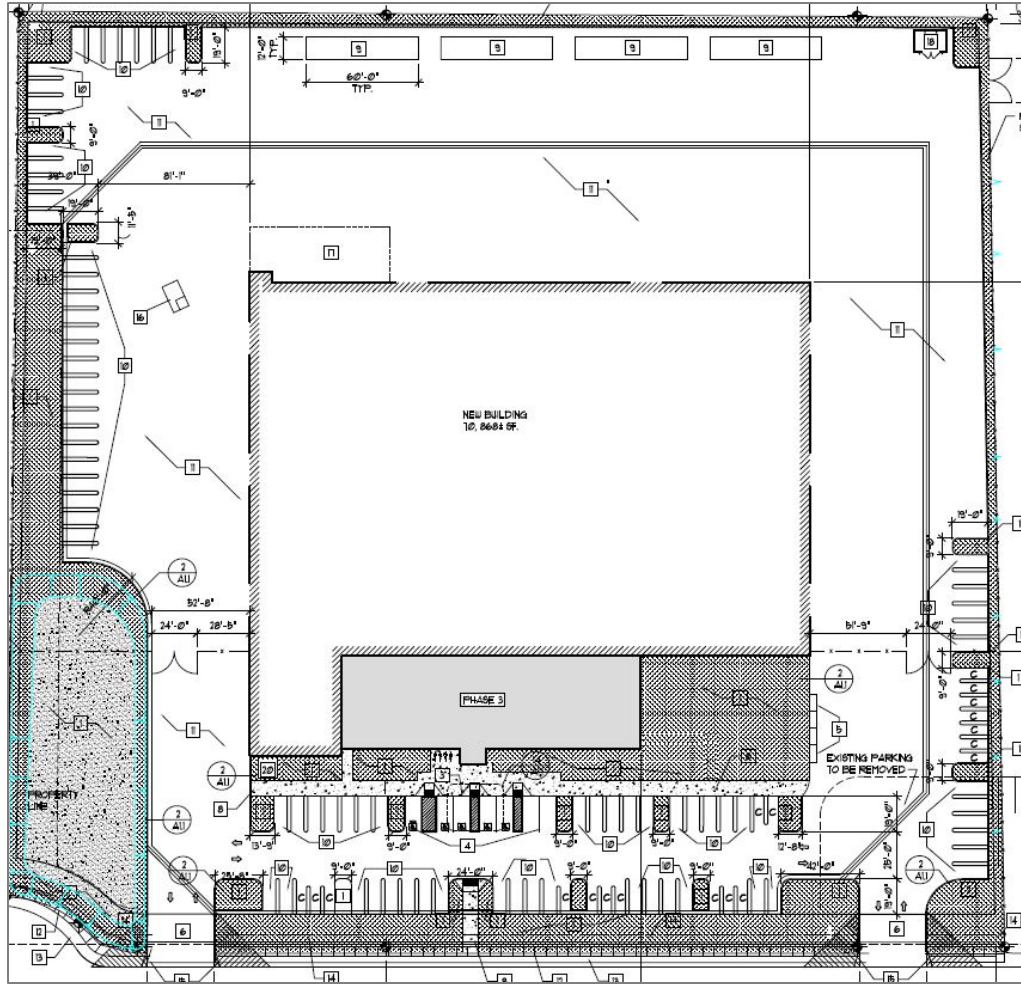
The subject property is 2765 National Way, at the intersection of Industrial Avenue and National Way, located in the Industrial Park (IP) zone. There is an existing industrial building on a portion of the property, operated by Specialty Polymers, while the remainder is undeveloped.

The proposal includes lot consolidations, a property line adjustment, and site development for a new industrial manufacturing facility for GEM Equipment, an existing industrial manufacturing company located at 2355 Progress Way. The new facility will be 70,868 square feet in size, employing 85 individuals once operational with a goal to hire 10 more. In addition to the private improvements of the site, the applicant will be constructing a sidewalk and planting street trees along the National Way frontage.

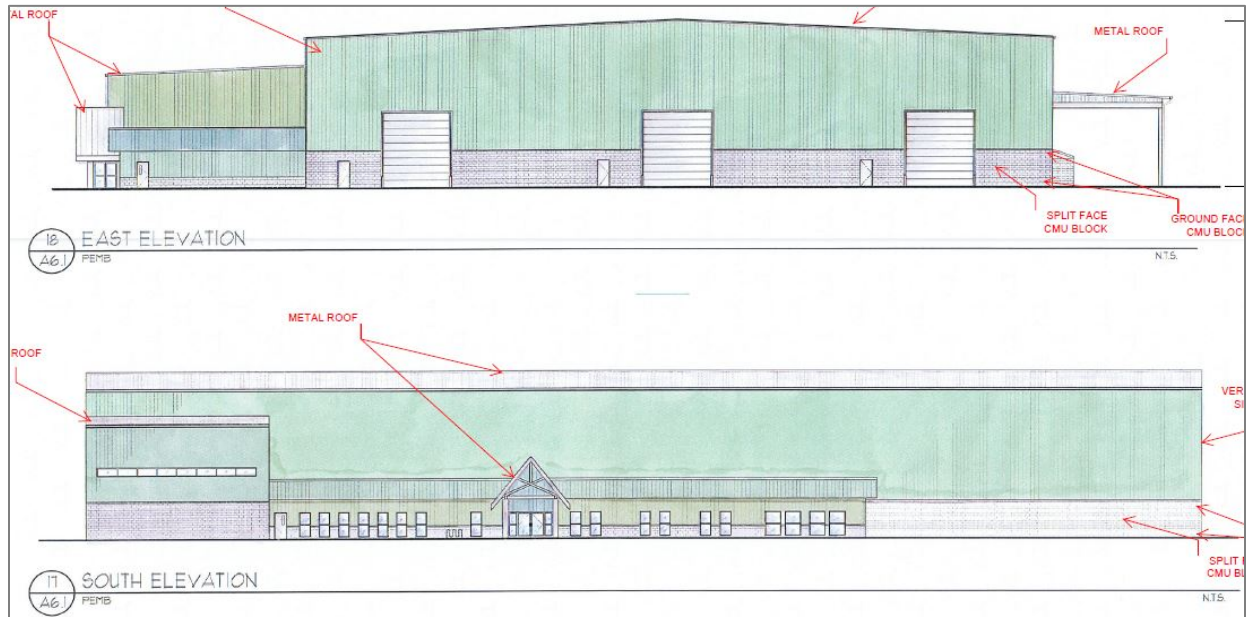
The application package includes no Variance or Exception to Street Right of Way and Improvement Requirements (“Street Exception”) requests.



Aerial Map (2016)



Site plan (Attachment 104; Exhibit A)



Building Elevations (Attachment 104; Exhibits B & C)

## Recommendation

Approval with conditions: Staff recommends that the Planning Commission consider the staff report and its attachments and approve the application with the conditions recommended by staff below. The conditions can also be found towards the end of the Analyses & Findings (Attachment 101).

## Conditions of Approval

### *General*

G1. Prior to building permit issuance, the applicant shall submit revised site plans meeting the conditions of approval to the Planning Division and obtain Division approval.

G2. The applicant or successor shall develop the property in substantial conformance with the final plans submitted and approved with these applications, except as modified by these conditions of approval. Were the applicant to revise plans other than to meet conditions of approval or meet building code, even if Planning Division staff does not notice and signs off on building permit issuance, Division staff retains the right to obtain restoration of improvements as shown on an earlier land use review plan set in service of substantial conformance.

G3. Due date: Unless a condition specifies otherwise, conditions including those relating to easement dedications and construction of frontage/public/street improvements are due by building permit issuance.

G4-PW. Public Works: Follow the attached "Public Works Comments October 23, 2019" (Attachment 101A).

### *Design Review 2019-11*

D1. Fences/fencing: To meet WDO 2.06.02, the applicant shall demonstrate conformance with applicable requirements for the proposed fencing through the fence permit process of 5.01.03.

D2. Parking:

- a. Accessible parking: To meet WDO 3.05.03B. and Table 3.05B, the applicant shall modify plans to show consistency in layout of accessible parking stalls, shall indicate on a site plan the location of required "Wheelchair User Only" stalls, and modify plans to include the correct signage detail for "Wheelchair User Only" stalls.
- b. Bicycle parking: To meet WDO 3.05.03E., the applicant shall update the plans to indicate the minimum number of bicycle parking spaces and their location(s).
- c. Compact parking: To meet WDO Table 3.05C, the applicant shall modify the plans to show compact stall dimensions and, if applicable via 3.05.02H., wheel stops.

D3. Street trees: To meet WDO 3.06.03A.1. & 2., the applicant shall modify the plans to include the minimum number of required street trees at the proper size with a species not found in Table 3.06C.

D4. Screening: To meet WDO 3.06.05B., the applicant shall modify the plans to indicate a berm, or other form of visual screening identified by the provision, at 42 inches (3.5 ft) in height.

D5. Trash enclosure: To meet WDO 3.06.06B.5., the applicant shall modify the plans to indicate the architectural wall around the trash enclosure will incorporate at least two colors.

D6. Elevations: To correct mislabeled building elevations, the applicant shall update the elevation sheets to show correct elevation labels for the north, south, east, and west elevations.

D7. Signs/signage: To meet WDO 3.10, the applicant shall demonstrate conformance with applicable requirements for the proposed signage through the sign permit process of 5.01.10.

#### *Property Line Adjustment 2019-05*

PLA-1. PUEs: To meet WDO 3.02.01C. and 5.01.08B.1., the applicant shall update the plans to show:

- a. A 5-ft public utility easement (PUE) along all public street frontages for the entire Tax Lot 2300 (Lots 2, 3, 4, & 5 of the Industrial Park Addition No. 3 subdivision plat).
- b. A 16-ft public utility easement (PUE) centered on the existing public water main that extends through private property on Tax Lot 2300 (Lots 2, 3, 4, & 5 of the Industrial Park Addition No. 3 subdivision plat).

See also Note to the Applicant 12.

PLA-2. Recording: To meet WDO 5.01.08B.5., upon City approval of the subject property line adjustment (PLA), the applicant shall revise the drawing or drawings as needed and record the re-plat with Marion County. The expiration date is per WDO 4.02.04B. Subsection 2. that refers to "the activity approved in the decision has commenced" means recordation of the subject PLA, and to this end the applicant shall apply to Marion County for recordation by May 14, 2020 and complete recordation by November 13, 2020.

PLA-3. Street Addressing: After recordation of Property Line Adjustment PLA 2019-05, the applicant shall submit to the City an Address Assignment Request form and associated fee payment for Parcel 2. This is due prior to building permit application. See Note to the Applicant 7 for context.

## **Actions**

The Planning Commission may instead act on the land use application to:

1. Approve per staff recommendations,
2. Approve with modified conditions, or
3. Deny, based on WDO criteria or other City provisions.

If the Planning Commission were to act upon the recommendation, staff would prepare a final decision for approval with the conditions that staff recommends.

## **Attachment List**

101. Analyses & Findings
- 101A. Public Works Comments October 23, 2019
102. Transportation System Plan (TSP) Figure 7-1 (2005)
103. Industrial Park Addition No. 3 subdivision plat
104. Site plans excerpted (submitted Oct. 17, 2019; 11 sheets)

# Analyses & Findings

This attachment to the staff report analyzes the application materials and finds through statements how the application materials relate to and meet applicable provisions such as criteria, requirements, and standards. They confirm that a given standard is met or if not met, they call attention to it, suggest a remedy, and have a corresponding recommended condition of approval. Symbols aid locating and understanding categories of findings:

<i>Symbol</i>	<i>Category</i>	<i>Indication</i>
✓	Requirement (or guideline) met	No action needed
✗	Requirement (or guideline) not met	Correction needed
⊖	Requirement (or guideline) not applicable	No action needed
▲	<ul style="list-style-type: none"> <li>Requirement can be met via condition of approval</li> <li>Requirement (or guideline) met, but might become unmet because of condition applied to meet separate and related requirement that is not met</li> <li>Plan sheets and/or narrative inconsistent</li> <li>Other special circumstance benefitting from attention</li> </ul>	Revision needed

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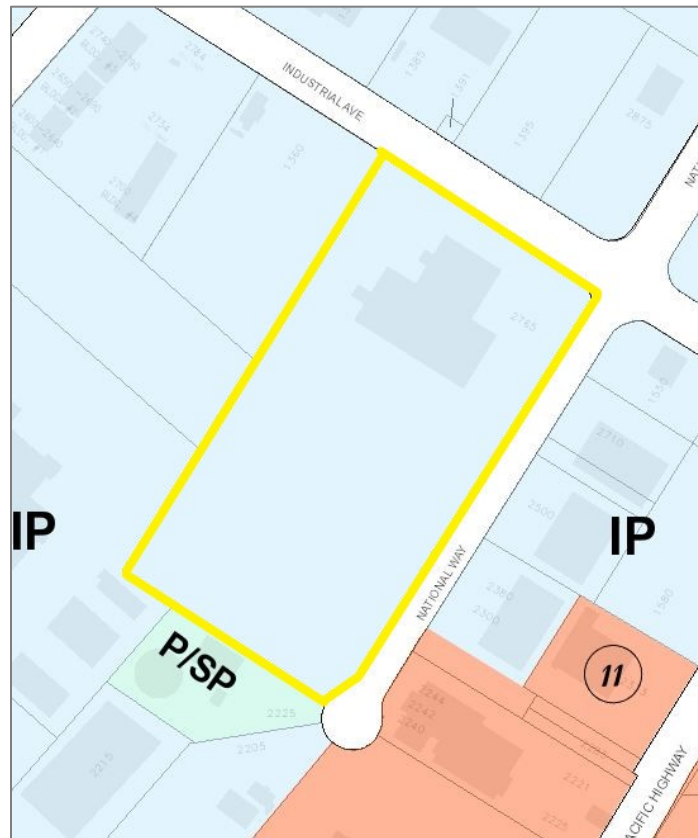
## Location

<i>Address</i>	2765 National Way
<i>Tax Lot(s)</i>	051W08A 02300
<i>Nearest intersection</i>	National Way & Industrial Avenue

## Land Use & Zoning

<i>Comprehensive Plan Land Use Designation</i>	Industrial
<i>Zoning District</i>	Industrial Park (IP)
<i>Overlay District(s)</i>	none
<i>Existing Use(s)</i>	Industrial manufacturing, undeveloped land

For context, the subject property and adjacent zoning are illustrated and tabulated below:



Zoning Map Excerpt

<i>Cardinal Direction</i>	<i>Adjacent Zoning</i>
North	IP
East	IP & Commercial General (CG)
South	IP & Public/Semi-Public (P/SP)
West	IP



The subject property, Tax Lot 2300, consists of four legal lots of record: Lots 2, 3, 4, & 5 of Block 1 of the Industrial Park Addition No. 3 subdivision plat, recorded July 19, 1978. At some point after plat recordation, the property owner of the four subject lots performed a “Tax Lot Combination” with Marion County Assessor’s Office, which resulted in a single Tax Lot for the four legal lots.

Generally, throughout this document, “lot” refers to the lot with the proposed development after recordation of the proposed property line adjustment (PLA), while “property” refers to the four legal lots as they exist today.

Section references on the following pages are to the [Woodburn Development Ordinance \(WDO\)](#).

### **Statutory Dates**

The application was submitted on September 5, 2019 with additional materials submitted October 17, 2019. Staff deemed it complete as of October 30, 2019, making the 120-day decision deadline February 27, 2020.

## Design Review Provisions

### 4.01.07 Consolidated Applications

An applicant may request, in writing, to consolidate applications needed for a single development project. Under a consolidated review, all applications shall be processed following the procedures applicable for the highest type decision requested. It is the express policy of the City that development review not be segmented into discrete parts in a manner that precludes a comprehensive review of the entire development and its cumulative impacts.

### 5.03.02 Design Review, Type III

**A. Purpose:** The purpose of Type III design review is to ensure that new buildings or additions to existing buildings comply with Land Use and Development Guidelines and Standards of this Ordinance (Sections 2 and 3).

**B. Type III Design Review is required for the following:**

1. Non-residential structures in residential zones greater than 1,000 square feet in the RS, R1S, RM, and P/SP zones.
2. Multi-family dwellings not meeting all architectural design guidelines and standards.
3. Structures greater than 2,000 square feet in the CO, CG, MUV, DDC, and NNC zones.
4. Structures greater than 3,000 square feet in the IP, IL, and SWIR zones.
5. For sites with existing buildings in the CO, CG, MUV, DDC, NNC, IP, IL, and SWIR zones; expansions or new buildings that increase lot coverage by more 25%.
6. Change of use that results in a greater than 25% increase in required parking.

The proposal is a consolidated application package consisting of Design Review (DR) and Property Line Adjustment (PLA). The applicant seeks to construct a 70,868 square feet (sq ft) structure in the IP zoning district, making the DR a Type III review. Additionally, the applicant seeks through PLA to consolidate lots and adjust a lot line, which is a Type I review. Because the applications are consolidated, the entire package is reviewed per the applicable procedures for a Type III review.

✓ The requirement is met.

### 2.04 Industrial and Public Zones

**A. The City of Woodburn is divided into the following industrial and public zones:**

2. The Industrial Park (IP) zone, which is intended for light industrial activities in a park-like setting;

Uses Allowed in Industrial Zones Table 2.04A		
Use		Zone
Accessory Uses (A) Conditional Uses (CU) Permitted Uses (P) Special Permitted Uses (S) Specific Conditional Uses (SCU)		IP
<b>C</b>	<b>Industrial</b>	
<b>11</b>	Industrial and commercial machinery and computer equipment, including engines and turbines; farm and garden machinery; construction, mining, and oil field machinery; elevators and conveying equipment; hoists, cranes, monorails, trucks and tractors; metalworking machinery; special industry machinery; general industrial machinery; computer and peripheral equipment, computer, semiconductor, laboratory instrument, and office machinery manufacturing; refrigeration and service industry machinery manufacturing	<b>P</b>

The lot is zoned IP and the proposed use matches Group C Item 11 of Table 2.04A, which is a permitted use in the IP zone.

✓ The provisions are met.

Industrial Park (IP) - Site Development Standards Table 2.04C		
Lot Area, Minimum (square feet)		No minimum
Lot Width, Minimum (feet)		No minimum
Lot Depth, Minimum (feet)		No minimum
Street Frontage, Minimum (feet)		No minimum
Front Setback and Setback Abutting a Street, Minimum (feet)		10 <sup>1</sup>
Side or Rear Setback, Minimum (feet)	Abutting P/SP zone or a residential zone or use	30
	Abutting a commercial or industrial zone	0 or 5 <sup>2</sup>
Setback to a Private Access Easement, Minimum (feet)		5
Lot Coverage, Maximum		Not specified <sup>3</sup>
Building Height, Maximum (feet)	Primary or accessory structure	45
	Features not used for habitation	70
<p>1. Measured from the Special Setback (Section 3.03.02), if any.</p> <p>2. A building may be constructed at the property line, or shall be set back at least five feet.</p> <p>3. Lot coverage is limited by setbacks, off-street parking, and landscaping requirements.</p>		

**Building Height:** The vertical distance above a reference datum measured to the highest point of the coping or flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. The height of a stepped or terraced building is the maximum height of

any segment of the building. The reference datum shall be selected by either of the following, whichever yields the greater height of building:

1. The elevation of the highest adjoining sidewalk or ground surface within 5-foot horizontal distance of the exterior wall of the building, when such sidewalk or ground surface is not more than 10 feet above the lowest grade (See Figure Figure 1.02A).

*Lot Dimensions*

The IP zoning district has no minimum lot size, width, depth, or street frontage or maximum lot coverage.

*Setbacks*

The required setbacks are as follows and account for the corollary proposed PLA:

Direction	Type	Setbacks (ft)	
		Required	Proposed
North	Side, abutting IP	Zero or 5	100
East	Front, abutting IP and Commercial General (CG)	IP: 10 CG: 10	104
South	Side, abutting Public/Semi-Public (P/SP) and IP	P/SP: 30 IP: Zero or 5	124
West	Rear, abutting IP	Zero or 5	144

Because the application materials indicate no private access easement, the 5-foot setback is not applicable.

*Height*

The building elevations (Attachment 104; Exhibits B & C) indicate the building will have a pitched roof with an average height of 45 ft.

✔ The provisions are met.

**2.05 Overlay Districts**

⊖ None apply.

**2.06 Accessory Structures**

**2.06.01 Applicability**

The following standards are applicable to accessory structures in all zones.

**2.06.02 Fences and Walls**

**C. Height in Non-Residential Zones**

1. In commercial, industrial, or public zones, the maximum height of a fence or wall located in a yard abutting a street shall be 6 feet, relative to the ground elevation under the fence or wall. Fence height may increase to 9 feet once flush with the building face, or 20 feet from street right-of-way.

2. Fences and walls may be constructed in the special setback provided the property owner agrees to removal at such time as street improvements are made.

**D. Fence Materials**

- 1. Fences and walls shall be constructed of any materials commonly used in the construction of fences and walls, such as wood, stone, rock, or brick, or other durable materials.**
- 2. Chain link fences are acceptable as long as the fence is coated and includes slats made of vinyl, wood or other durable material. Slats may not be required when visibility into features such as open space, natural areas, parks and similar areas is needed to assure visual security, or into on-site areas in industrial zones that require visual surveillance.**
- 3. For manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities which are the principle use of a building in industrial districts, the preceding standards apply when visible from, and within 20 feet of, a public street.**

The site plans include a 6-ft chainlink fence along the extent of the northern side lot line with a perpendicular extension inward into the lot, crossing the parking lot and drive aisle and connecting to the building. A second chainlink fence mirrors this arrangement along the southern side lot line.

The perpendicular extensions of the fence include two 24-ft wide gates, one for each extension of fence over the parking lot drive aisle, maintaining conformance with the minimum drive aisle widths identified for Table 3.05C on a following page.

Because 5.01.03 requires a fence permit, staff applies *Condition of Approval D1* to confirm conformance through such permit, which is separate from and may come after land use review.

▲ In order to secure conformance with fence regulations, staff applies *Condition D1*.

## **2.07 Special Uses**

● None apply.

### **3.01 Streets**

#### **3.01.01 Applicability**

- A. Right-of-way standards apply to all public streets.**
- B. Improvement standards apply to all public and private streets, sidewalks and bikeways.**
- C. Functional standards are identified in the Woodburn TSP.**
- D. This applies to all development, and is not limited to partitions, subdivisions, multi-family, commercial or industrial construction, or establishment of a manufactured dwelling or recreational vehicle park. Construction of a single-family dwelling or placement of a manufactured dwelling does not, for the purposes of this Section, constitute development, however, in no case can this type of development occur without minimal access as determined by the Director.**

The proposed development of a 70,868 sq ft industrial facility meets the definition of “development” as outlined in subsection D. therefore right-of-way (ROW) and improvement standards apply.

✓ The provisions are met.

#### **3.01.02 General Provisions**

A. No development shall be approved, or access permit issued, unless the internal streets, boundary streets and connecting streets are constructed to at least the minimum standards set forth in this Section, or are required to be so constructed as a condition of approval.

D. The standards of this Section may be modified, subject to approval of an Exception to Street Right-of-Way and Improvement Requirements.

### 3.01.04 Street Cross-Sections

B. All public streets under the jurisdiction of the City of Woodburn shall comply with the cross-sections depicted in this Section.

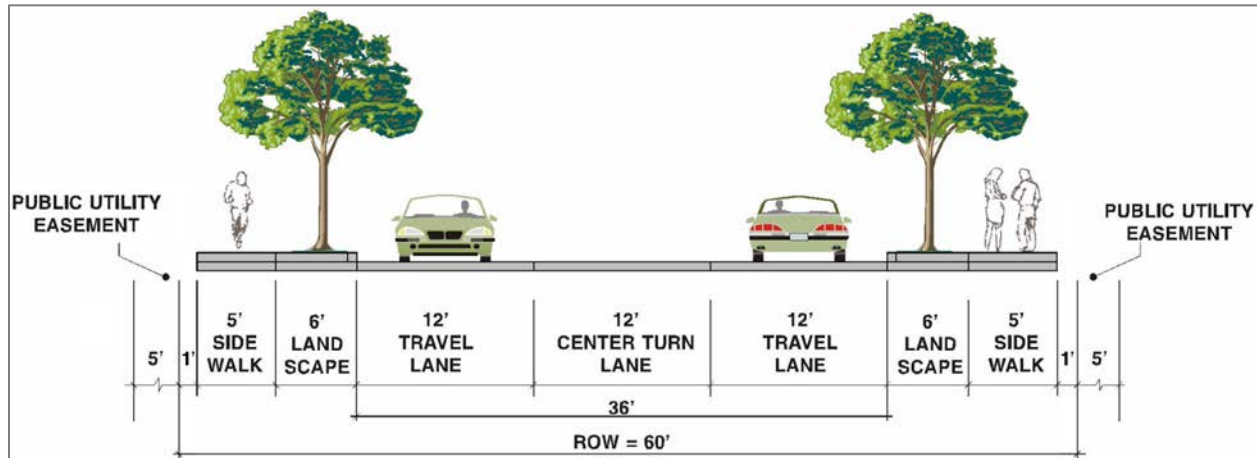


Figure 3.01F – Local Industrial Street

The lot has one frontage: National Way.

Per Transportation System Plan (TSP) Figure 7-1 “Functional Classification Designations” (Attachment 102; 2005), National Way is a local class, for which WDO Figure 3.01F applies.

Frontage/public/street improvements are required to upgrade the frontages to present standards, and the applicant opted not to apply for an Exception to Street Right of Way and Improvement Requirements (EXCP; “Street Exception”).

#### *ROW*

Because the existing total ROW along National Way is 60 ft per the Industrial Park Addition No. 3 subdivision plat (Attachment 103), the planned ROW width is met and no additional ROW is required to be dedicated.

#### *Improvements*

The site plan (Attachment 104; Exhibit A) indicates surface improvements that upgrade the nonconforming frontage of the lot to conform with the standard cross-section, including a 5-ft sidewalk, 6-ft landscape strip, and dedication of a 5-ft public utility easement (PUE).

Existing conditions of the paved portion of National Way meet the planned width of 36 ft but do not include any striping for travel lanes or the center turn lane. Because the City Engineer

does not identify striping as a need in the Public Works Comments (Attachment 101A), no striping for travel lanes or center turn lane is required.

Note: Because the application was submitted on September 5, 2019, the applicable TSP is that dating from 2005. On September 23, 2019, the City Council adopted the 2019 major update via Legislative Amendment LA 2018-01 and Ordinance No. 2575, which per the City Charter takes effect 30 days later on October 23, 2019. On that date, application submittals will be subject to the new TSP that looks through 2039.

✓ The provisions are met.

### 3.02 Utilities & Easements

#### 3.02.01 Public Utility Easements

**A. The Director shall require dedication of specific easements for the construction and maintenance of municipal water, sewerage and storm drainage facilities located on private property.**

**B. A five-foot wide public utility easement shall be dedicated along each lot line abutting a public street.**

**C. As a condition of approval for development, including property line adjustments, partitions, subdivisions, design reviews, or Planned Unit Developments (PUDs), the Director may require dedication of public utility easements.**

Because the proposal includes new potable water and fire suppression lines on the lot and the City Engineer determines that on-site PUEs are needed for them per Attachment 101A, to secure on-site PUE dedication(s) staff applies *Condition of Approval G4-PW*.

Regarding subsection B. about a public utility easement (PUE) abutting a street, Figure 3.01F and the site plan (Attachment 104; Exhibit A) delineate and note a 5-ft PUE along the frontage of the lot.

▲ In order to secure PUE dedications, staff applies *Condition G4-PW*.

#### 3.02.02 Creeks and Watercourse Maintenance Easements

⊖ The lot does not contain any creeks or other water courses.

#### 3.02.03 Street Lighting

##### A. Public Streets

**Public streets abutting a development shall be illuminated with street lights installed to the standards of the City and the electric utility.**

The attached “Public Works Comments October 23, 2019” from the City Engineer (Attachment 101A) identify street lighting as an issue, stating under comment 7, “Street lighting plan and design shall be approved by the City.”

▲ In order to secure conformance to Public Works comments, staff applies *Condition G4-PW*.



### 3.02.04 Underground Utilities.

All permanent utility service to and within a development shall be underground, except where overhead high-voltage (35,000 volts or more) electric facilities exist.

- The lot contains no above-ground utility lines.

### 3.03 Setbacks and Open Space

#### 3.03.06 Vision Clearance Area

C. Vision clearance area shall contain no plants, fences, walls, structures, signs, parking spaces, loading spaces, temporary or permanent obstructions exceeding 42 inches in height (measured from the top of the curb or, where no curb exists, from the street centerline), except:

1. Trees, provided branches and foliage are removed to a height of 7 feet above grade;
2. Utility poles;
3. Utility boxes less than ten inches at the widest dimension; and
4. Traffic control signs and devices.

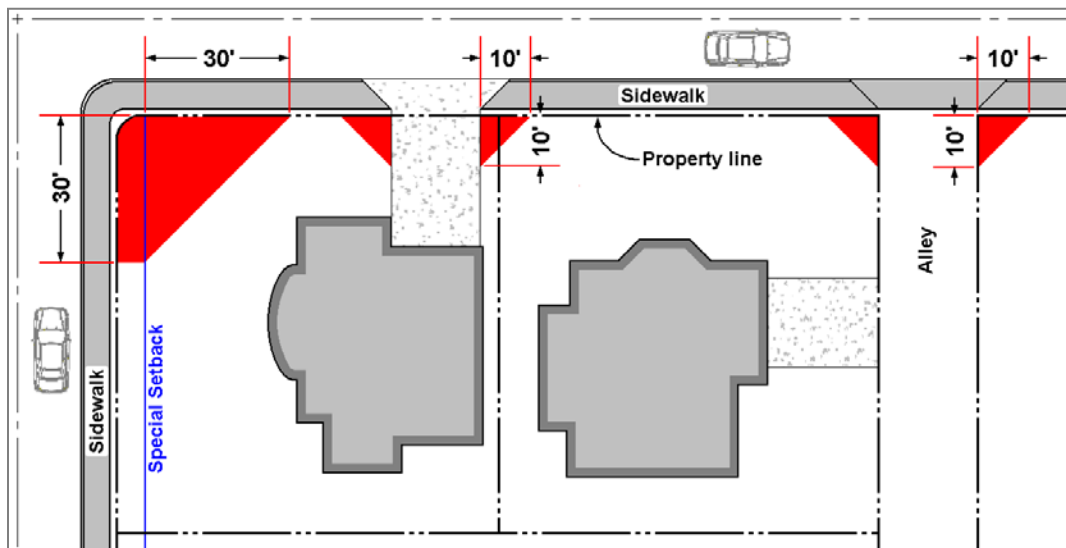


Figure 3.03A – Vision Clearance Area in All Zones Except DDC

The site plans indicate and note four vision clearance triangles in conformance with the size and location requirements for vision clearance areas. No prohibited temporary or permanent obstructions are indicated in these areas.

- ✓ The provisions are met.

### 3.04 Vehicular Access

#### 3.04.01 Applicability and Permit

##### A. Street Access

Every lot shall have:

1. Direct access to an abutting public street, or

<b>Access Requirements Table 3.04A</b>		
		<b>Commercial or Industrial Use</b>
<b>Paved Width of Driveway (feet)</b> <sup>3,4</sup>	<b>2-way</b>	<b>24 minimum 36 maximum (Add 8' if a turn lane is provided)</b>
<b>Curb Flare Radius (feet)</b>		<b>30 minimum</b>
<b>Throat Length (feet)</b> <sup>5</sup>	<b>Access or Local Street</b>	<b>20 minimum</b>
<b>Corner Clearance (feet) Guidelines</b> <sup>1</sup> (See Figure 3.04B)	<b>Access or Local Street</b>	<b>30 minimum</b>
<b>Driveway Separation Guidelines (feet)</b> <sup>1,2</sup> (See Figure 3.04B)	<b>Driveway on the same parcel</b>	<b>50 minimum</b>
	<b>Access or Local Street</b>	<b>none</b>
<ol style="list-style-type: none"> <li>1. The separation should be maximized.</li> <li>2. Driveways on abutting lots need not be separated from each other, and may be combined into a single shared driveway.</li> <li>3. Driveways over 40 feet long and serving one dwelling unit may have a paved surface 12 feet wide.</li> <li>4. Notwithstanding the widths listed in this table, the minimum clearance around a fire hydrant shall be provided (See Figure 3.04D).</li> <li>5. Throat length is measured from the closest off-street parking or loading space to the right-of-way. A throat applies only at entrances (See Figure 3.05B).</li> </ol>		

The lot has direct access to National Way, a public street.

The site plan (Attachment 101; Exhibit A) indicates two 2-way driveways at 36 ft wide each, meeting the maximum width. Curb flare radius and throat length appear to meet the minimum standards. The lot is not a corner lot therefore corner clearance standards do not apply. The two driveways are approximately 343.5 ft apart, well in excess of the minimum separation requirement for driveways on the same lot. There are no driveway separation standards in relation to driveways serving adjacent lots.

✓ The provisions are met.

**3.04.02 Drive-Throughs**

⊖ The proposal involves no drive-through.

**3.04.03 Driveway Guidelines and Standards**

**A. Number of Driveways**

**1. For nonresidential uses, the number of driveways should be minimized based on overall site**

design, including consideration of:

- a. The function classification of abutting streets;
  - b. The on-site access pattern, including parking and circulation, joint access, turnarounds and building orientation;
  - c. The access needs of the use in terms of volume, intensity and duration characteristics of trip generation.
4. Unused driveways shall be closed.
- C. Interconnected Parking Facilities
1. All uses on a lot shall have common or interconnected off-street parking and circulation facilities.

The proposed number of driveways is two, a minimized number based on overall site design. Additionally, in the applicant's narrative (p. 9 of the Design Review Narrative submitted 10/17/2019) states, "Both driveways are necessary to circulation flow of the parking lot and loading areas."

There are no unused driveways.

All parking and circulation areas on-site are interconnected.

✓ The provisions are met.

#### 3.04.04

The portion of a driveway on private property shall be paved with:

- A. Portland cement concrete to a minimum depth of six inches, or
- B. Asphalt concrete to a minimum depth of two inches, or
- C. Brick or pavers with a minimum depth of two and one-fourth inches.

The site plan details sheet (Attachment 101; Exhibit D) indicates asphalt concrete paving at a depth of four inches.

✓ The provision is met.

#### 3.04.05 Traffic Impact Analysis

A. A Traffic Impact Analysis (TIA) may be required by the Director prior to the approval of a City access permit when the Director estimates a development proposal may generate either 100 or more additional, peak hour trips, or 1,000 or more additional daily trips, within ten years of a development application.

The applicant's narrative (p. 10 of the Design Review Narrative submitted 10/17/2019) indicates the proposal will not generate enough trips to cross either threshold, based on use and occupancy classifications.

✓ The provision is met.

#### 3.05 Off-Street Parking and Loading

The provisions of this Section shall apply to the following types of development:

**A. All requirements and standards of Section 3.05 shall apply to any new building or structure constructed after the effective date of the Woodburn Development Ordinance (WDO).**

**3.05.02 General Provisions**

The applicant’s narrative and site plans illustrate that the proposal meets the general provisions, including provision of wheel stops, double-striping, directional markings, and on-site exterior light fixtures that are full cut-off and limit light encroachment.

✓ The provisions are met.

**3.05.03 Off-Street Parking**

**A. Number of Required Off-Street Parking Spaces**

**1. Off-street vehicle parking spaces shall be provided in amounts not less than those set forth in this Section (Table 3.05A).**

**2. Off-street vehicle parking spaces shall not exceed two times the amount required in this Section (Table 3.05A).**

**B. Accessible parking shall be provided in amounts not less than those set forth in Table 3.05B. The number of accessible spaces shall be included as part of total required vehicle parking spaces.**

**C. A maximum of 20 percent of the required vehicle parking spaces may be satisfied by compact vehicle parking spaces.**

**D. Off-street vehicle parking spaces and drive aisles shall not be smaller than specified in this Section (Table 3.05C).**

**E. All uses that are required to provide 10 or more off-street parking spaces and residential structures with four or more dwelling or living units shall provide a bicycle rack within 50 feet of the main building entrance. The number of required rack spaces shall be one space per ten vehicle parking spaces, with a maximum of 20 rack spaces.**

<b>Off-Street Parking Ratio Standards Table 3.05A</b>	
<b>Use<sup>1</sup></b>	<b>Parking Ratio - spaces per activity unit or square feet of gross floor area</b>
<b>INDUSTRIAL</b>	
<b>50. Manufacturing</b>	<b>Greater of:</b> a. 1/ 800 square feet (0 to 49,999 square feet) b. 63 plus 1/ 1,000 square feet over 50,000 (50,000 to 99,999 square feet) c. 113 plus 1/ 2,000 square feet over 100,000 (100,000 square feet or more) or 1/ employee
<b>1. The Director may authorize parking for any use not specifically listed in this table. The applicant shall submit an analysis that identifies the parking needs, and a description of how the proposed use is similar to other uses permitted in the zone. The Director may require additional information, as needed, to document the parking needs of the proposed use.</b>	

Accessible Parking Ratio Standards Table 3.05B			
Total Spaces	Minimum Total Accessible Spaces <sup>1</sup>	Minimum Van Accessible Spaces	Minimum "Wheelchair User Only" Spaces
101 to 150	5	[0]	1
<b>1. "Van Accessible Spaces" and "Wheelchair User Only" are included in "Total Accessible Spaces."</b>			

There are two ways to utilize Table 3.05A to determine minimum parking requirements:

1. The first is to consider the primary use of a development and apply the parking ratio that best corresponds to that use for the entire development square footage.
2. The second is to consider a development as a collection of uses, each occupying a portion of the development as a whole and each having its own corresponding parking ratio. The total parking requirement for the development is the sum of each use's individual parking requirement.

Generally speaking, staff opts to pursue the option that results in a lesser total parking requirement.

In this case, staff applies the first method outlined above. The primary use for this development will be industrial manufacturing, which best corresponds with item 50. of Table 3.05A. The minimum requirement for manufacturing is the greater of two values:

1. The first value is based on square footage of structures. The site plans indicate a total building size of 70,868 sq ft, which fits within the range identified in b. and establishes a base requirement of 63 stalls. The remaining 20,868 sq ft over 50,000, results in an additional 21 stalls. The total minimum parking requirement would therefore be 63 + 21, or 84 stalls.
2. The second value is based on number of employees, which the applicant estimates will be 95, resulting in a total minimum parking requirement of 95 stalls.

Because 95 is greater than 84, the minimum parking requirement is therefore 95 stalls and maximum is 190 stalls. The applicant indicates on the site plan (Attachment 104; Exhibit A) 108 parking stalls, exceeding the minimum and below the maximum.

For 108 total parking stalls, Table 3.05B requires 5 ADA accessible stalls with one specifically marked as "Wheelchair User Only". The applicant's narrative (p. 15 of the Design Review Narrative submitted 10/17/2019) indicates conformance with these accessible parking minimums however the site plans are inconsistent in the layout of accessible parking stalls, do not note which stall is the "Wheelchair User Only" stall, and include details for "Van Accessible" signage instead of "Wheelchair User Only" signage. Staff applies *Condition of Approval D2a* to provide consistency between the narrative and plan sheets regarding the required accessible parking.

Regarding the compact parking, the maximum allowance of 20 percent equates to 19 stalls. The site plans indicate 19 compact parking stalls.

At 1 space per 10 required parking stalls, the resulting bicycle parking requirement is 9 spaces. The site plan (Attachment 104; Exhibit A) notes via Key Note 7 a covered bicycle rack however it is not indicated in the drawing. Additionally, the narrative and site plans do not indicate the total number of bicycle parking spaces provided; Detail 25 (Attachment 104; Exhibit D) indicates a “wave” style bicycle rack with 7 spaces. Staff applies *Condition of Approval D2b* to indicate on a site plan the location(s) of bicycle rack(s) within 50 ft of the main entrance and show conformance with minimum bicycle parking spaces.

▲ In order to secure conformance with parking regulations, staff applies *Conditions D2a* and *D2b*.

Parking Space and Drive Aisle Dimensions Table 3.05C							
Parking Angle	Type of Space	Stall Width (feet)	Curb Length (feet)	Stripe Length (feet)	Stall to Curb (feet)	Drive Aisle Width (feet)	
						1-way	2-way
A		B	C	D	E	F	G
90°	Standard or Accessible	9.0	9.0	19.0	19.0	24.0	24.0
	Compact	7.5	7.5	15.0	15.0	22.0	
	Car Accessible Aisle	6.0	6.0	19.0	19.0	24.0	
	Van Accessible Aisle	8.0	8.0	19.0	19.0	24.0	
<ol style="list-style-type: none"> <li>1. A parking space may occupy up to two feet of a landscaped area or walkway. At least four feet clear width of a walkway must be maintained.</li> <li>2. Space width is measured from the midpoint of the double stripe.</li> <li>3. Curb or wheel stops shall be utilized to prevent vehicles from encroaching on abutting properties or rights-of-way.</li> <li>4. The access aisle must be located on the passenger side of the parking space, except that two adjacent parking spaces may share a common access aisle.</li> <li>5. Where the angle of parking stalls differ across a drive aisle, the greater drive aisle width shall be provided.</li> </ol>							

The applicant proposes all stalls at the 90° angle. The site plan (Attachment 104; Exhibit A) indicates all stall dimensions meeting minimum standards, except compact stall dimensions are not provided. Staff applies *Condition of Approval D2c* to update plans to show dimensions meeting the requirements of Table 3.05C and, if applicable via 3.05.02H., wheel stops.

▲ In order to secure conformance with compact parking stall dimensions, staff applies *Conditions D2c*.

**3.05.04 Off-Street Loading**

- A. Off-street loading spaces shall comply with the dimensional standards and amounts not less than those set forth in this Section (Table 3.05D).
- B. The off-street loading facilities shall be on the same lot, or site, as the use or structure they are intended to serve. Required loading spaces and required parking spaces shall be separate and distinct, except that if authorized through a land use decision, a parking area may be used for loading during those times when the vehicle parking area is not in use.
- C. Additional design standards apply in the industrial zones (Section 3.07.10.B.2).

Loading Space Requirements Table 3.05D				
Use and Area (square feet)	Minimum Number of Spaces	Minimum Size of Space (feet)		
		Width	Length	Height
All uses in the IP, IL, and SWIR zones				
0-11,999 square feet	1			
12,000 – 35,999	2			
36,000 – 59,999	3			
60,000 – 99,999	4	12	60	14
100,000 or more	1 additional for each 50,000 square feet or fraction thereof			

Because the proposal is located within the IP zone with a total floorplan of 70,868 sq ft, Table 3.05D requires a minimum of 4 loading spaces. The site plan indicates 4 loading spaces at the rear of the lot behind the building that meet the minimum size requirements.

The additional design standards of 3.07.10B.2. are discussed for that particular section on a following page.

✔ The provisions are met.

**3.05.05 Shared Parking**

The southernmost existing driveway and roughly 12-15 parking stalls serving the property (2765 National Way; existing business is Specialty Polymers) will become part of the lot after recordation of the PLA. The applicant is not proposing to maintain this situation after development, instead this existing parking area on the lot will be removed and there will be no shared parking with any adjacent property owners.

⊖ The provisions are not applicable.

**3.06 Landscaping**

**3.06.01 Applicability**

- A. To the site area for all new or expanded non-residential development, parking and storage areas for equipment, materials and vehicles.



### 3.06.02 General Requirements

The landscape plan (Attachment 101; Exhibit E) illustrates and notes that the general provisions are met, including irrigation, curbing, and appropriateness of plant materials.

The plan includes the tree species *Acer platanoides*, which is a species found in Table 3.06C 'Prohibited Trees', and notes two street trees as this species however this issue is discussed in the analysis for 3.06.03A. Per the direction of the Community Development Director, Table 3.06C ought to apply only to street trees.

✓ The requirements are met.

### 3.06.03 Landscaping Standards

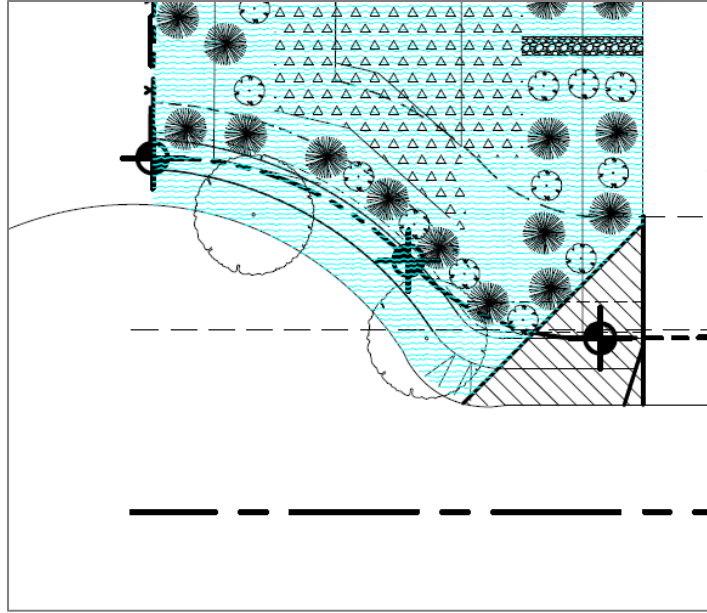
#### A. Street Trees

Within the public street right-of-way abutting a development, street trees shall be planted to City standards, prior to final occupancy.

1. One tree per every entire 50 feet of street frontage shall be planted within the right-of-way, subject to vision clearance area standards and placement of public utilities.
2. Street trees shall be planted according to the property's zoning, and the abutting street's classification in the Transportation System Plan:
- c. Small trees shall be planted along all other streets.

Prohibited Trees Table 3.06C		
Common Name	Scientific Name	Negative Attributes
Almira Norway Maple	<i>Acer platanoides</i> "Almira"	Sidewalk damage

The lot has 461.34 ft of frontage, which per the 1 tree per 50 ft of frontage requirement equals 9 required street trees. The landscape plan (Attachment 101; Exhibit E) indicates a total of 7 street trees, 2 less than the minimum. Additionally, 2 of the 7 street trees are identified as the tree species *Acer platanoides*, which is a tree species found in the Table 3.06C 'Prohibited Trees'.



An excerpt of Sheet L1.1 showing the two prohibited street trees.

Staff adds *Condition of Approval D3* to show conformance with street tree requirements, including number, size, and species.

▲ The requirements are met with *Condition D3*.

**B. Site landscaping shall comply with Table 3.06A.**

Planting Requirements Table 3.06A		
Location	Planting Density, Minimum	Area to be Landscaped, Minimum
Setbacks abutting a street	1 PU/15 square feet	Entire setback excluding driveways
Buffer yards	1 PU/20 square feet	Entire yard excluding off-street parking and loading areas abutting a wall
Other yards	1 PU/50 square feet	Entire yard, excluding areas subject to more intensive landscaping requirements and off-street parking and loading areas
Off-street parking and loading areas	<ul style="list-style-type: none"> <li>• 1 small tree per 10 parking spaces; or <sup>1</sup></li> <li>• 1 medium tree per 15 parking spaces; or <sup>1</sup></li> <li>• 1 large tree per 25 parking spaces <sup>1</sup></li> </ul> and	<ul style="list-style-type: none"> <li>• RS, R1S, RSN, RM, RMN, P/SP, CO, CG and MUV zones: 20% of the paved surface area for off-street parking, loading and circulation</li> <li>• DDC, NNC, IP, IL, and SWIR zones: 10% of the paved surface area for off-street parking, loading and</li> </ul>

**Planting Requirements  
Table 3.06A**

Location	Planting Density, Minimum	Area to be Landscaped, Minimum
	<ul style="list-style-type: none"> <li>• 1 PU/20 square feet excluding required trees <sup>2</sup></li> </ul>	circulation <ul style="list-style-type: none"> <li>• Landscaping shall be within or immediately adjacent to paved areas</li> </ul>
Common areas, except those approved as natural common areas in a PUD	3 PU/50 square feet	Entire common area

1. Trees shall be located within off-street parking facilities, in proportion to the distribution of the parking spaces.

2. Required landscaping within a setback abutting a street or an interior lot line that is within 20 feet of parking, loading and circulation facilities may also be counted in calculating landscaping for off-street parking, loading and circulation areas.

**Plant Unit (PU) Value  
Table 3.06B**

Material	Plant Unit (PU) Value	Minimum Size
1. Significant tree <sup>1</sup>	15 PU each	24" Diameter
2. Large tree (60-120 feet high at maturity) <sup>1</sup>	10 PU each	10' Height or 2" Caliper
3. Medium tree (40-60 feet high at maturity) <sup>1</sup>	8 PU each	10' Height or 2" Caliper
4. Small tree (18-40 feet high at maturity) <sup>1</sup>	4 PU each	10' Height or 2" Caliper
5. Large shrub (at maturity over 4' wide x 4' high) <sup>1</sup>	2 PU each	3 gallon or balled
6. Small to medium shrub (at maturity maximum 4' wide x 4' high) <sup>1</sup>	1 PU each	1 gallon
7. Lawn or other living ground cover <sup>1</sup>	1 PU / 50 square feet	
8. Berm <sup>2</sup>	1 PU / 20 lineal feet	Minimum 2 feet high
9. Ornamental fence <sup>2</sup>	1 PU / 20 lineal feet	2½ - 4 feet high
10. Boulder <sup>2</sup>	1 PU each	Minimum 2 feet high
11. Sundial, obelisk, gnomon, or gazing ball <sup>2</sup>	2 PU each	Minimum 3 feet high
12. Fountain <sup>2</sup>	3 PU each	Minimum 3 feet high
13. Bench or chair <sup>2</sup>	0.5 PU / lineal foot	
14. Raised planting bed constructed of	0.5 PU / lineal foot of	Minimum 1 foot high,

Plant Unit (PU) Value Table 3.06B		
Material	Plant Unit (PU) Value	Minimum Size
brick, stone or similar material except CMU <sup>2</sup>	greatest dimension	minimum 1 foot wide in least interior dimension
15. Water feature incorporating stormwater detention <sup>2</sup>	2 per 50 square feet	None
1. Existing vegetation that is retained has the same plant unit value as planted vegetation. 2. No more than twenty percent (20%) of the required plant units may be satisfied by items in lines 8 through 15.		

The landscape plan (Attachment 101; Exhibit E) illustrates the proposal meeting or exceeding the minimum planting densities, landscaped areas, and trees for all four yards and the parking and loading areas.



The tree species *Acer platanoides*, listed in the landscape plan and proposed throughout the site, is a tree species found in Table 3.06C 'Prohibited Trees'. Per the direction of the Community Development Director, Table 3.06C ought to apply only to street trees and not trees on private property therefore the instances of this species occurring within the site are acceptable.

✓ The requirements are met.

### 3.06.05 Screening

A. Screening between zones and uses shall comply with Table 3.06D.

Screening Requirements Table 3.06D			
N = No screening required		F = Sight-obscuring fence required	
		Architectural wall required	
D = Architectural wall, fence, or hedge may be required in the Design Review process			
Adjacent properties – zone or use that receives the benefit of screening			
Property being Developed – must provide screening if no comparable screening exists on abutting protected property	CG or MUV zone	IP, IL, or SWIR zone	P/SP zone
IP, IL, or SWIR zone	D	D	D

<b>Screening Requirements Table 3.06D</b>			
N = No screening required		F = Sight-obscuring fence required Architectural wall required	
D = Architectural wall, fence, or hedge may be required in the Design Review process			
Adjacent properties – zone or use that receives the benefit of screening 	<b>CG or MUV zone</b>	<b>IP, IL, or SWIR zone</b>	<b>P/SP zone</b>
Property being Developed – must provide screening if no comparable screening exists on abutting protected property 			
<b>Refuse and recycling collection facilities except for single-family dwelling, duplex, child care facility, or group home</b>	<b>W<sup>2,6,7</sup></b>	<b>W<sup>2,6,7</sup></b>	<b>W<sup>2,6,7</sup></b>
<b>2. Six to seven feet in height</b> <b>6. In industrial zones, screening is required only where the refuse collection facility is in a yard abutting a public street, parking lot, or residentially zoned property.</b> <b>7. Child care facility for 12 or fewer children, group home for five or fewer persons.</b>			
<b>General notes:</b> <b>1. Screening is subject to height limitations for Vision Clearance Areas (Section 3.03.06) and adjacent to streets (Section 2.01.02).</b> <b>2. No screening is required where a building wall abuts a property line.</b> <b>3. Where a wall is required and is located more than two feet from the property line, the yard areas on the exterior of the wall shall be landscaped to a density of one plant unit per 20 square feet.</b>			

*Architectural Wall: Screening between zones and uses*

As noted for the analysis of setbacks in 2.04, the lot abuts the IP, P/SP, and CG zones. Per Table 3.06D, there are no Architectural Wall requirements between the IP zone and those three zones.

*Architectural Wall: Recycling and trash enclosures*

Table 3.06D requires recycling and trash enclosures to be contained behind an Architectural Wall. The site plan (Attachment 101; Exhibit A) indicates and notes an enclosure contained behind an Architectural Wall in the lot’s north-west corner in the parking lot.

✓ The requirements are met.

**3.06.05B.**

All parking areas, except those for single-family and duplex dwellings, abutting a street shall provide a 42-inch vertical visual screen from the abutting street grade. Acceptable design techniques to provide the screening include plant materials, berms, architectural walls, and depressed grade for the parking area. All screening shall comply with the clear vision standards of this ordinance (Section 3.03.06).

The site plan (Attachment 101; Exhibit A) and landscape plan (Attachment 101; Exhibit E) indicate and note a 3 ft berm providing visual screening for the parking area abutting the street. This does not meet the minimum 42-inch height requirement of the provision therefore staff applies *Condition of Approval D4* to obtain conformance.

▲ The requirement is met with *Condition D4*.

### 3.06.06 Architectural Walls

**A. This Section shall apply to required architectural walls in all zoning districts.**

**B. Design Standards and Guidelines**

1. An architectural wall shall meet the texture, color, and articulation requirements on the face away from the proposed development.
2. An architectural wall should meet the texture, color, and articulation requirements on the face toward the proposed development.
3. An architectural wall shall have a minimum three inch horizontal articulation of at least one linear foot of the wall of intervals not more than 40 feet; and
4. An architectural wall shall have a minimum six inch vertical articulation of at least one linear foot of the wall of intervals not more than 40 feet.
5. An architectural wall shall incorporate at least two colors.
6. An architectural wall shall have an earth tone coloration other than grey on at least eighty percent (80%) of the surface.
7. An architectural wall shall be architecturally treated with scoring, texture, or pattern on at least eighty percent (80%) of the surface.

#### *Architectural Wall: Recycling and Trash Enclosures*

The enclosure meets the standards as illustrated in the site plan details sheet (Attachment 101; Exhibit D), except that the color requirement of item 5. is not addressed. To this end, staff adds *Condition of Approval D5* to update the plans to show the Architectural Wall incorporating at least two colors.

▲ The requirements are met with *Condition D5*.

**C. Retaining walls should/shall meet the texture and color requirements of architectural walls in or abutting residential districts, where the texture and color requirements apply to the visible face of the retaining wall.**

### 1.02

**Abutting:** Touching on the edge or on the line, including at a corner. It shall include the terms adjacent, adjoining and contiguous.

**Adjacent:** Near, close or bordering but not necessarily contiguous with; adjoining but separated by a right-of-way.

- The proposal includes no retaining walls.

### **3.06.07 Significant Trees on Private Property**

The landscape plan (Attachment 101; Exhibit E) indicates two existing trees that will remain through the proposal. The plans do not indicate if they are significant, but it makes no difference because they will remain.

- ✓ The provisions are met.

### **3.07 Architectural Design**

#### **3.07.10 Industrial Zones**

**A. The following design guidelines shall apply to all structures and buildings in the IP, IL and SWIR zones.**

- ✓ The building is within the IP zone.

#### **B. Design Guidelines**

##### **1. Building Bulk and Scale**

**Long blank walls abutting streets should be avoided. The visual impact of building and scale should be reduced by:**

- Articulating building facades;**
- Landscaping the area abutting building walls, including plant materials that provide vertical accents;**
- Tying building entrances to the overall mass and composition of the building;**
- Minimizing the use of smooth concrete, concrete block and all types of metal siding;**
- Shading colors with brown or black to create earth tones or tinting colors with white to soften the appearance. Day-glow, fluorescent and other intense colors shall be prohibited;**
- Screening exterior building equipment, including roof top equipment, from view; and**
- Altering roof lines, constructing cornices, or parapets that offset the continuous plane of large buildings and extended building lines.**

The building elevations appear to be mislabeled. The 'East' elevation appears to be North, the 'South' appears to be East, the 'West' appears to be South, and the 'North' appears to be West. Staff adds *Condition of Approval D6* to correct these labeling errors. With that said, the front elevation indicates an articulated front façade meeting item a. with differing roof heights for the office area versus the manufacturing area.

Regarding item b., the landscape plan (Attachment 101; Exhibit E) includes a variety of landscaping along the front façade, at various depths from the street (abutting the street, throughout islands in the parking aisles, and abutting the building).

Regarding item c., the building elevations (Attachment 101; Exhibits B & C) indicate all building entrances meeting this requirement.



Regarding item d., the elevations show cladding of split-face and ground-face CMU block around the base of the building, minimizing the use of metal siding.

Regarding item e., earth-toned colors are depicted in the building elevations.

Regarding item f., no roof-top equipment is shown or noted on the site plans or elevations.

Regarding item g., the front building elevation includes differing roof heights for the office area versus the manufacturing area.

▲ The provisions are met with *Condition D6*.

## **2. Loading**

**a. Loading facilities should be located at the rear or side of structures.**

**b. The visual impact of loading facilities abutting a street should be mitigated by:**

**(1) Offsetting the location of the driveway entrance and the loading dock; and**

**(2) Screening the loading area with a sight-obscuring fence, wall or hedge.**

**c. Loading areas should be located on the site so that backing onto or off the street frontage is not required.**

As noted for the analysis of 3.05.04 and Table 3.05D, the required loading facilities are located behind the building in the rear yard and will not back onto or off the street frontage.

✓ The provisions are met.

## **3. Outdoor Lighting**

**All outdoor lighting should be designed so as not to shine or reflect into any adjacent residentially zoned or used property, and shall not cast a glare onto moving vehicles on any public street.**

The lot does not abut residentially zoned or used property. Per the submitted product cut sheets, all proposed lighting fixtures are full cut-off.

✓ The provisions are met.

## **4. Solar Access Protection**

**Obstruction of existing solar collectors on abutting properties by site development should be minimized.**

The site plans and building elevations (Attachment 101; Exhibits A, B, & C) show the proposal meeting this requirement.

✓ The provisions are met.

## **3.10 Signs**

The plans indicate a new monument sign in the front yard. Because 5.01.10 requires a sign permit, staff applies *Condition of Approval D7* to confirm conformance with 3.10 through such permit, which is separate from and may come after land use review.

▲ In order to secure conformance with sign regulations, staff applies *Condition D7*.

## Property Line Adjustment Provisions

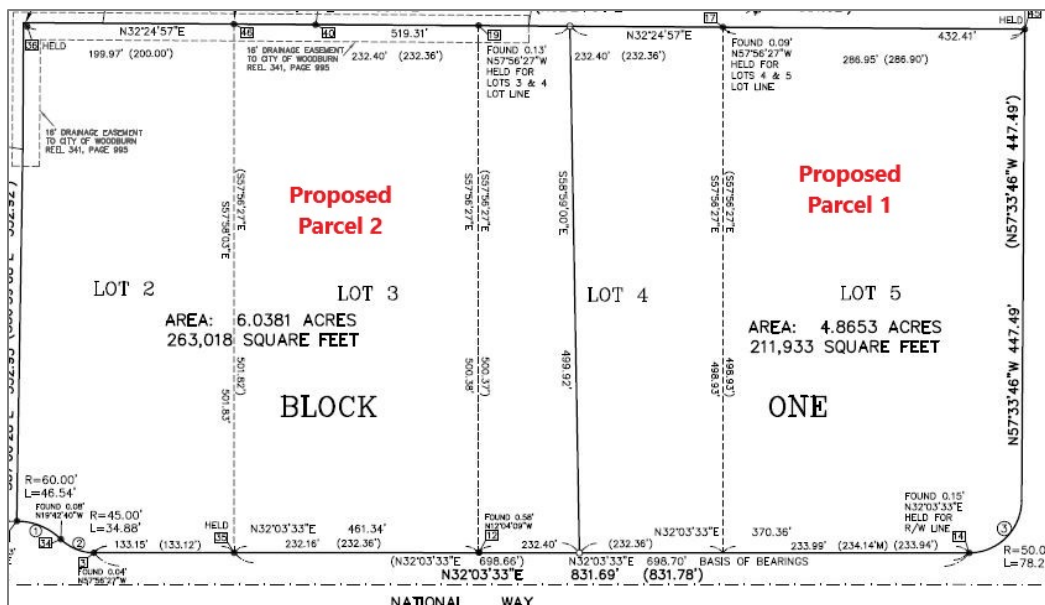
### 5.01.08 Property Line Adjustment; Consolidation of Lots

**A. Purpose:** The purpose of this review is to ensure that adjustments to property lines or the consolidation of existing lots and parcels, complies with the standards of this ordinance (Section 2), and State Statutes (ORS Chapters 92 and 209). Property line adjustments and consolidation of lots are allowed in all zones.

The context is that the property line adjustment (PLA) is corollary to the Design Review. The property is made up of Lots 2, 3, 4, and 5 of the Industrial Park Addition No. 3 subdivision plat. Lot 5 and a portion of Lot 4 are developed with an existing industrial manufacturing facility (Specialty Polymers, 2765 National Way) while the remainder of Lot 4, Lot 3, and Lot 2 are undeveloped. Staff notes here that the existing building at 2765 National Way is sited over the shared lot line between Lots 4 and 5.

The PLA plan (Attachment 101; Exhibit J) includes several actions:

- Consolidating Lots 4 and 5, the result of which staff refers to as “Proposed Parcel 1”;
- Consolidating Lots 2 and 3, the result of which staff refers to as “Proposed Parcel 2”;
- Adjusted the shared lot line between Proposed Parcels 1 and 2 to accommodate on Proposed Parcel 2 the development that is subject to this Design Review.



An excerpt of the property line adjustment plan.

**B. Criteria:**

- 1. Lot area, depth, width, frontage, building setbacks, vehicular access and lot coverage comply with the standards of this ordinance (Sections 2 and 3);**
- 2. Existing easements are accurately reflected;**
- 3. Existing land use and development on the subject property comply with the requirements of prior land use actions; and**
- 4. Buildings and structures abutting the adjusted property lines comply with State building codes and with respect to current occupancy.**
- 5. Property line adjustments are surveyed and monumented to the requirements set forth in State statutes (ORS Chapters 92 and 209) and recorded by the County Surveyor.**

**C. Procedure: The Director shall review and approve the application when it is found that it meets this Ordinance and the State Building Codes.**

Regarding criterion 1, Proposed Parcel 1 remains in conformance with the dimensional and access standards (lot area, depth, width, frontage, and street access) of the IP zone (Table 2.04C). The existing building on Proposed Parcel 1 will maintain a roughly 115-ft setback with the southern side property line, well in excess of the minimum setback requirement. No other building setbacks are affected by the PLA for this lot, nor is any development or redevelopment proposed. Because the City Engineer confirms no 5-ft PUE exists along the street frontages of Proposed Parcel 1, and 3.02.01C. allows as a condition of approval, staff applies *Condition of Approval PLA-1* to secure a 5-ft PUE along the street frontages of Proposed Parcel 1.

As staff examined through the Design Review Provisions, the proposed development on Proposed Parcel 2 will meet the provisions and requirements of Sections 2 and 3 of the WDO.

Regarding criterion 2, existing easements are noted on the plans to the satisfaction of the City Engineer.

Regarding criterion 3, the property contains an existing industrial facility, built in 1980. Because staff sees no indication that it is not in conformance with prior land use actions approving it, the provision is met.

Regarding criterion 4, the existing industrial facility was determined to remain in conformity with WDO setbacks through this PLA, as is noted above in the review of Criterion 1. Because WDO setbacks are generally more demanding than those required by the building code, the provision is met.

Regarding criterion 5, because staff has no expertise to administer this provision and also during plat or re-plat recordation the Marion County Surveyor administers what the criterion describes, the criterion is not applicable and yet will be met thanks to the County Surveyor. Because unrecorded re-plats lingering indefinitely have burdened staff, staff applies *Condition of Approval PLA-2* to set sooner time limits or subsection 2. to begin and finish recordation.

▲ The provisions are met with *Conditions PLA-1, PLA-2, and G4-PW*.

## Recommended Conditions of Approval

### *General*

G1. Prior to building permit issuance, the applicant shall submit revised site plans meeting the conditions of approval to the Planning Division and obtain Division approval.

G2. The applicant or successor shall develop the property in substantial conformance with the final plans submitted and approved with these applications, except as modified by these conditions of approval. Were the applicant to revise plans other than to meet conditions of approval or meet building code, even if Planning Division staff does not notice and signs off on building permit issuance, Division staff retains the right to obtain restoration of improvements as shown on an earlier land use review plan set in service of substantial conformance.

G3. Due date: Unless a condition specifies otherwise, conditions including those relating to easement dedications and construction of frontage/public/street improvements are due by building permit issuance.

G4-PW. Public Works: Follow the attached "Public Works Comments October 23, 2019" (Attachment 101A).

### *Design Review 2019-11*

D1. Fences/fencing: To meet WDO 2.06.02, the applicant shall demonstrate conformance with applicable requirements for the proposed fencing through the fence permit process of 5.01.03.

D2. Parking:

- a. Accessible parking: To meet WDO 3.05.03B. and Table 3.05B, the applicant shall modify plans to show consistency in layout of accessible parking stalls, shall indicate on a site plan the location of required "Wheelchair User Only" stalls, and modify plans to include the correct signage detail for "Wheelchair User Only" stalls.
- b. Bicycle parking: To meet WDO 3.05.03E., the applicant shall update the plans to indicate the minimum number of bicycle parking spaces and their location(s).
- c. Compact parking: To meet WDO Table 3.05C, the applicant shall modify the plans to show compact stall dimensions and, if applicable via 3.05.02H., wheel stops.

D3. Street trees: To meet WDO 3.06.03A.1. & 2., the applicant shall modify the plans to include the minimum number of required street trees at the proper size with a species not found in Table 3.06C.

D4. Screening: To meet WDO 3.06.05B., the applicant shall modify the plans to indicate a berm, or other form of visual screening identified by the provision, at 42 inches (3.5 ft) in height.

D5. Trash enclosure: To meet WDO 3.06.06B.5., the applicant shall modify the plans to indicate the architectural wall around the trash enclosure will incorporate at least two colors.

D6. Elevations: To correct mislabeled building elevations, the applicant shall update the elevation sheets to show correct elevation labels for the north, south, east, and west elevations.

D7. Signs/signage: To meet WDO 3.10, the applicant shall demonstrate conformance with applicable requirements for the proposed signage through the sign permit process of 5.01.10.

#### *Property Line Adjustment 2019-05*

PLA-1. PUEs: To meet WDO 3.02.01C. and 5.01.08B.1., the applicant shall update the plans to show:

- a. A 5-ft public utility easement (PUE) along all public street frontages for the entire Tax Lot 2300 (Lots 2, 3, 4, & 5 of the Industrial Park Addition No. 3 subdivision plat).
- b. A 16-ft public utility easement (PUE) centered on the existing public water main that extends through private property on Tax Lot 2300 (Lots 2, 3, 4, & 5 of the Industrial Park Addition No. 3 subdivision plat).

See also Note to the Applicant 12.

PLA-2. Recording: To meet WDO 5.01.08B.5., upon City approval of the subject property line adjustment (PLA), the applicant shall revise the drawing or drawings as needed and record the re-plat with Marion County. The expiration date is per WDO 4.02.04B. Subsection 2. that refers to "the activity approved in the decision has commenced" means recordation of the subject PLA, and to this end the applicant shall apply to Marion County for recordation by May 14, 2020 and complete recordation by November 13, 2020.

PLA-3. Street Addressing: After recordation of Property Line Adjustment PLA 2019-05, the applicant shall submit to the City an [Address Assignment Request](#) form and associated fee payment for Parcel 2. This is due prior to building permit application. See Note to the Applicant 7 for context.

## Notes to the Applicant

The following are not planning / land use / zoning conditions of approval, but are notes for the applicant to be aware of and follow:

1. Records: Staff recommends that the applicant retain a copy of the subject approval.
2. Fences, fencing, & free-standing walls: The approval excludes any fences, fencing, & free-standing walls, which are subject to WDO 2.06 and the permit process of 5.01.03.
3. Signage: The approval excludes any signage, which is subject to WDO 3.10 and the permit process of 5.01.10.
4. PLA Time Limit: WDO 4.02.04B. specifies that, "A final decision on any application shall expire within three years of the date of the final decision unless: 1. a building permit to exercise the right granted by the decision has been issued; 2. the activity approved in the decision has commenced; or 3. a time extension, Section 4.02.05, has been approved. Because unrecorded re-plats lingering indefinitely have burdened staff, a condition sets sooner time limits for subsection 2. to begin and finish recordation.
5. PLA Mylar signature: The Community Development Director is the authority that signs plat Mylars and not any of the mayor, City Administrator, Public Works Director, or City Engineer. Only one City signature title block is necessary.
6. PLA Plat Tracker: Marion County maintains a plat tracking tool at <http://apps.co.marion.or.us/plattracker/>. Use it to check on the status of a recordation request to the County. City staff does not track County plat recordation.
7. Addressing: Separate application and fee by the applicant are required for the City to assign a street address and prior to applying for building permits. Staff recommends that the new address for the site development be 2301 National Way. Consult the Fire Marshal regarding installation in the field of address numerals.
8. Other Agencies: The applicant, not the City, is responsible for obtaining permits from any county, state and/or federal agencies, which may require approval or permit, and must obtain all applicable City and County permits for work prior to the start of work and that the work meets the satisfaction of the permit-issuing jurisdiction. The Oregon Department of Transportation (ODOT) might require highway access, storm drainage, and other right-of-way (ROW) permits. All work within the public ROW or easements within City jurisdiction must conform to plans approved by the Public Works Department and must comply with a Public Works Right-of-Way permit issued by said department. Marion County plumbing permits must be issued for all waterline, sanitary sewer, and storm sewer work installed beyond the Public Right-of-Way, on private property.

9. Inspection: The applicant shall construct, install, or plant all improvements, including landscaping, prior to City staff verification. Contact Planning Division staff at least three (3) City business days prior to a desired date of planning and zoning inspection of site improvements. This is required and separate from and in addition to the usual building code and fire and life safety inspections. Note that Planning staff are not primarily inspectors, do not have the nearly immediate availability of building inspectors, and are not bound by any building inspector's schedule or general contractor convenience.
10. Stormwater management: The storm sewer system and any required on-site detention for the development must comply with the City Storm Water Management Plan, Public Works storm water practices and the Storm Drainage Master Plan.
11. Public Works Review: Staff performs final review of the civil plans during the building permit stage. Public infrastructure must be constructed in accordance with plans approved by the City, as well as current Public Works construction specifications, Standard Drawings, Standard Details, and General Conditions.
12. ROW & PUE:
  - a. Dedication: For a site development project that requires no and involves no re-plat, there is a process separate from land use / planning / zoning review to dedicate ROW and easements. Contact the Public Works Department to obtain paperwork and allow at least two months for Public Works staff to review the paperwork and schedule acceptance of dedications during a regularly scheduled City Council meeting. The Public Works Department Engineering Division has document templates for ROW and easement dedications that applicants are to use. ROW – and public utility easement (PUE) – dedications are due prior to building permit issuance per Public Works policy.
  - b. Work: All work within the public ROWs or easements within City jurisdiction must require plan approval and permit issuance from the Public Works Department. All public improvements construction work must be performed in accordance with the plans stamped "approved" by the City, and comply with the City's Standard Specifications and Standard drawings.
13. Franchises: The applicant provides for the installation of all franchised utilities and any required easements.
14. Water: All water mains and appurtenances must comply with Public Works, Building Division, and Woodburn Fire District requirements. Existing water services lines that are not going to be use with this new development must be abandoned at the main line. The City performs required abandonment of existing water facilities at the water main with payment by the property owner. All taps to existing water mains must be done by a "Hot Tap" method and by approved City of Woodburn Contractors. The applicant shall install the proper type of backflow preventer for all domestic, lawn irrigation and fire sprinkler services. The backflow devices and meters shall be located near the city water main within an easement, unless



approved otherwise by Public Works. Contact Byron Brooks, City of Woodburn Water Superintendent, for proper type and installation requirements of the backflow device at (503) 982-5380.

15. Grease Interceptor/Trap: If applicable, a grease trap would need to be installed on the sanitary service, either as a central unit or in the communal kitchen/food preparation area. Contact Marion County Plumbing Department for permit and installation requirements, (503) 588-5147.
16. Fire: Fire protection requirements must comply with the Woodburn Fire District standards and requirements. Place fire hydrants within the public ROW or public utility easement and construct them in accordance with Public Works Department requirements, specifications, standards, and permit requirements. Fire protection access, fire hydrant locations and fire protection issues must comply with current fire codes and Woodburn Fire District standards. See City of Woodburn Standard Detail No. 5070-2 Fire Vault. The fire vault must be placed within the public right-of-way or public utility easement.
17. SDCs: The developer pays System Development Charges prior to building permit issuance. Staff will determine the water, sewer, storm and parks SDCs after the developer provides a complete Public Works Commercial/Industrial Development information sheet.

**GEM Equipment, Inc.  
New Manufacturing Facility  
DR 2019-11 & PLA 2019-05  
2301 National Way  
Public Works Comments**

**October 23, 2019**

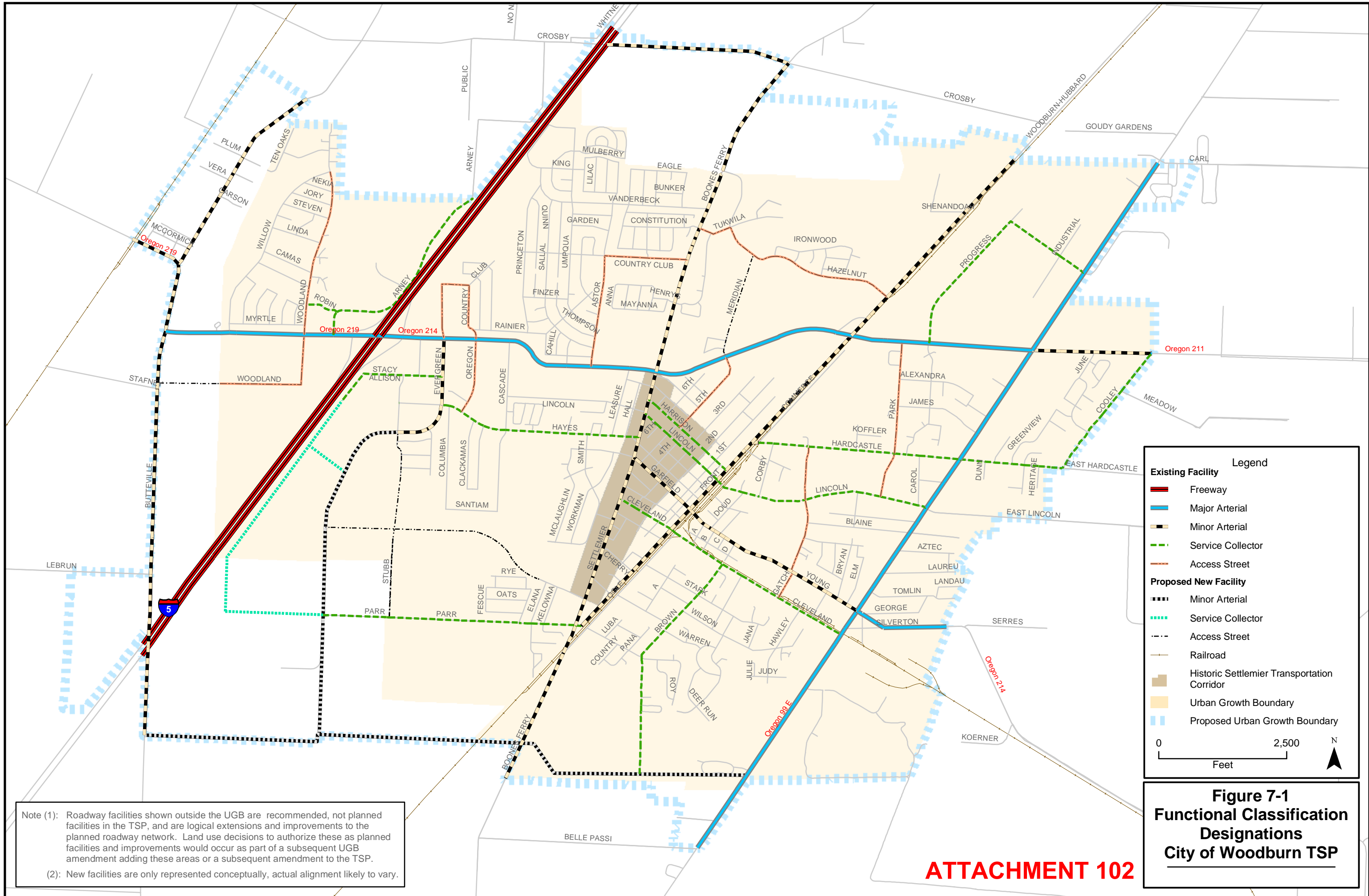
**CONDITIONS OF LAND USE APPROVAL:**

1. The Applicant, not the City, is responsible for obtaining permits from state, county and/or federal agencies that may require such permit or approval.
2. Final review of the Civil Plans will be done during the building permit application. Final plans to be stamped by Professional Engineer. Public infrastructure will be constructed in accordance with plans approved by public works.
3. All work within the public rights-of-way or easement within city jurisdiction shall require plan approval and permit issuance from the Public Works Department.
4. System Development fees shall be paid at the time of building permit issuance.
5. Trees are not allowed over existing storm pipe, provide a minimum 5ft horizontal separation between trees and edge of pipe.

**CONDITIONS TO BE ADDRESS DURING THE BUILDING PERMIT APPLICATION**

6. Prior to building permit issuance, the applicant shall submit a properly executed 5' Public Utility Easement along National Way, and public utility easements for existing and proposed water mains, including easements around the fire hydrants.
7. Street lighting plan and design shall be approved by the City.
8. Fire hydrants locations and fire protection requirements shall be as per the Woodburn Fire Districts and City of Woodburn requirements.
9. Provide a profile plans for proposed water main lines and fire hydrants.
10. Provide a minimum 4ft horizontal separation between existing storm pie and proposed Fire Hydrant.
11. Pressure reducer devices are required for both domestic and irrigations lines, since existing well is going to remain in place.
12. Existing water service laterals to be abandon at the main, expenses paid by the applicant.

13. New sidewalk and driveways shall be completed as per Public Works technical specifications and standard details.



Note (1): Roadway facilities shown outside the UGB are recommended, not planned facilities in the TSP, and are logical extensions and improvements to the planned roadway network. Land use decisions to authorize these as planned facilities and improvements would occur as part of a subsequent UGB amendment adding these areas or a subsequent amendment to the TSP.

(2): New facilities are only represented conceptually, actual alignment likely to vary.

**Legend**

<b>Existing Facility</b>	
	Freeway
	Major Arterial
	Minor Arterial
	Service Collector
	Access Street
<b>Proposed New Facility</b>	
	Minor Arterial
	Service Collector
	Access Street
	Railroad
	Historic Settler Transportation Corridor
	Urban Growth Boundary
	Proposed Urban Growth Boundary

0 2,500 Feet

N

**Figure 7-1**  
**Functional Classification**  
**Designations**  
**City of Woodburn TSP**

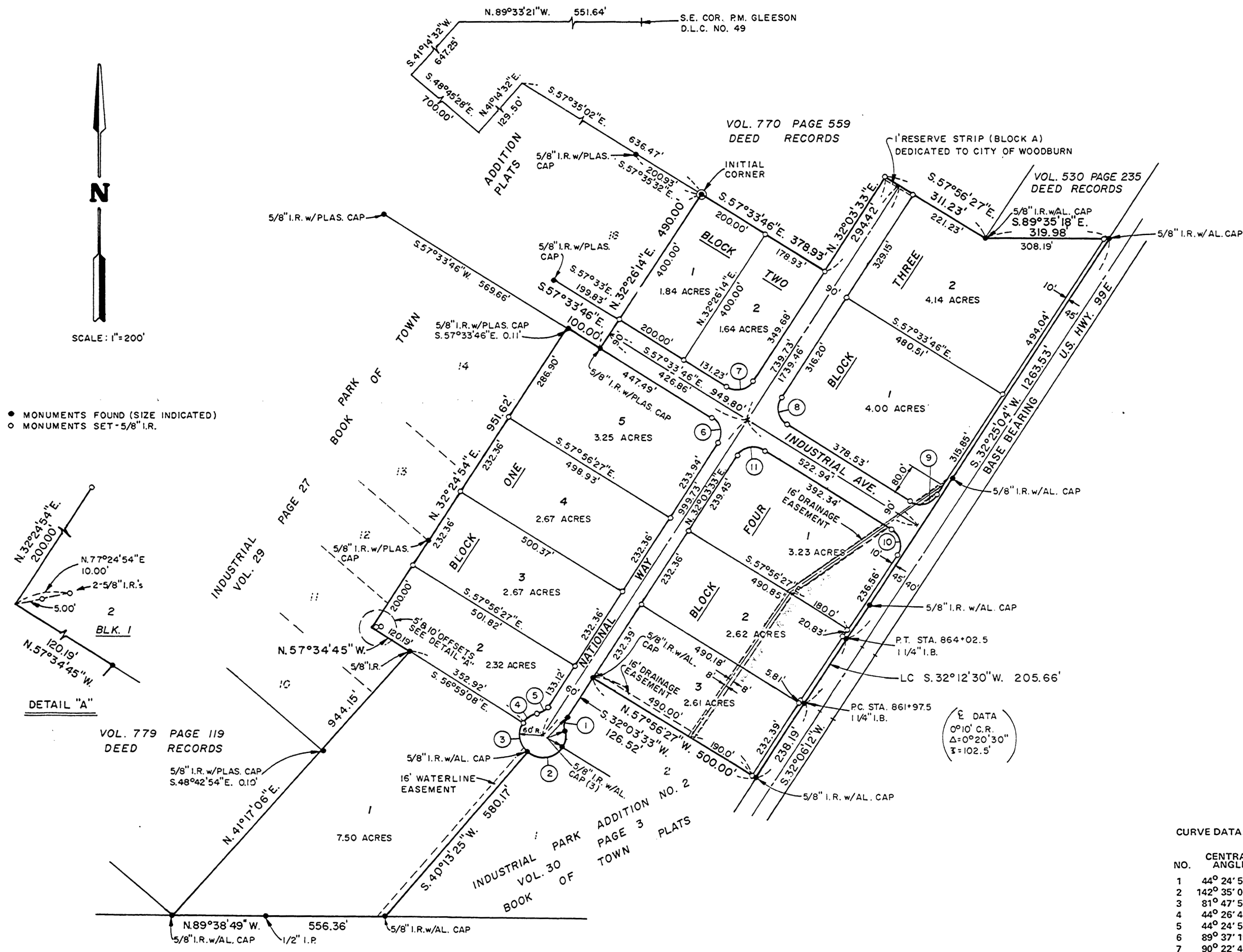
**ATTACHMENT 102**



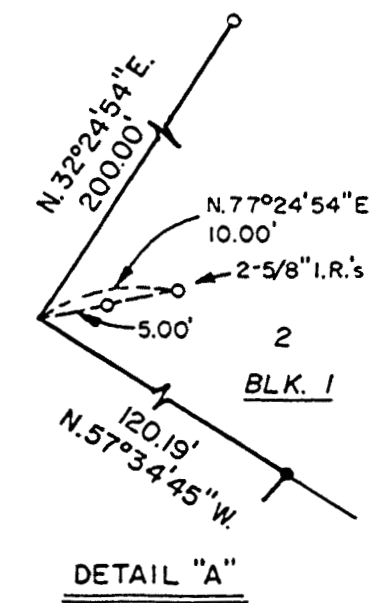
34  
9

# INDUSTRIAL PARK ADDITION NO. 3

A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN  
CITY OF WOODBURN, MARION COUNTY, OREGON



● MONUMENTS FOUND (SIZE INDICATED)  
○ MONUMENTS SET 5/8" I.R.



VOL. 779 PAGE 119 DEED RECORDS  
5/8" I.R. w/PLAS. CAP. S.48°42'54"E. 0.15'

WALILA HOME TRACTS  
VOL. 7 PAGE 64 BOOK OF TOWN PLATS

⊕ DATA  
0°10' C.R.  
Δ=0°20'30"  
R=102.5'

CURVE DATA:

NO.	CENTRAL ANGLE	RADIUS	ARC	CHORD
1	44° 24' 55"	45.0'	34.88'	S 09° 51' 06" W - 34.02'
2	142° 35' 04"	60.0'	149.31'	S 58° 56' 10" W - 113.66'
3	81° 47' 57"	60.0'	85.66'	S 08° 52' 19" E - 78.57'
4	44° 26' 48"	60.0'	46.54'	S 54° 15' 04" W - 45.39'
5	44° 24' 55"	45.0'	34.88'	S 54° 16' 01" W - 34.02'
6	89° 37' 19"	50.0'	78.21'	S 12° 45' 07" E - 70.48'
7	90° 22' 41"	50.0'	78.87'	S 77° 14' 54" W - 70.94'
8	89° 37' 19"	50.0'	78.21'	N 12° 45' 06" W - 70.48'
9	90° 01' 10"	50.0'	78.56'	S 77° 25' 39" W - 70.72'
10	89° 58' 50"	50.0'	78.52'	S 12° 34' 21" E - 70.70'
11	90° 22' 41"	50.0'	78.87'	N 77° 14' 53" E - 70.94'

34 9

# INDUSTRIAL PARK ADDITION NO. 3

A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN  
CITY OF WOODBURN, MARION COUNTY, OREGON

SURVEYOR'S CERTIFICATE STATE OF OREGON - COUNTY OF MARION - S.S.

I, ROGER W. MORELAND, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND HEREON SHOWN AS "INDUSTRIAL PARK ADDITION NO. 3" WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL CORNER OF SAID SUBDIVISION WHICH IS MARKED BY A 2" BY 36" IRON PIPE SET 6 INCHES BELOW THE SURFACE OF THE GROUND AT A POINT MARKING THE NORTHEASTERLY CORNER OF LOT 18, INDUSTRIAL PARK ADDITION, A SUBDIVISION WHICH PLAT IS RECORDED IN VOLUME 29, PAGE 27, BOOK OF TOWN PLATS FOR MARION COUNTY, OREGON, SAID POINT IS RECORDED AS BEARING NORTH 89° 33' 21" WEST 551.64 FEET, SOUTH 41° 14' 32" WEST 647.25 FEET, SOUTH 48° 45' 28" EAST 700.00 FEET, NORTH 41° 14' 32" EAST 129.50 FEET, AND SOUTH 57° 35' 02" EAST 636.47 FEET FROM THE SOUTHEAST CORNER OF THE P. M. GLEESON DONATION LAND CLAIM NO. 49 IN TOWNSHIP 5 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, MARION COUNTY, OREGON; THENCE SOUTH 57° 33' 46" EAST 378.93 FEET; THENCE NORTH 32° 03' 33" EAST 294.42 FEET; THENCE SOUTH 57° 56' 27" EAST 311.23 FEET TO A 5/8-INCH IRON ROD WITH ALUMINUM CAP MARKING THE SOUTHWESTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN VOLUME 530, PAGE 235, DEED RECORDS FOR SAID COUNTY AND STATE; THENCE SOUTH 89° 35' 18" EAST, COINCIDENT WITH THE MONUMENTED SOUTHERLY BOUNDARY LINE OF SAID DESCRIBED PARCEL OF LAND, 319.98 FEET TO A 5/8-INCH IRON ROD WITH ALUMINUM CAP ON THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY US99E; THENCE SOUTHWESTERLY, COINCIDENT WITH SAID WESTERLY RIGHT-OF-WAY LINE AS FOLLOWS: SOUTH 32° 25' 04" WEST 1263.53 FEET TO A 1/4-INCH IRON BAR MARKING POINT-OF-TANGENCY STATION 864+02.5, SOUTHWESTERLY 205.66 FEET ALONG THE ARC OF A 34,422.47-FOOT RADIUS CURVE LEFT (THE LONG CHORD BEARS SOUTH 32° 12' 30" WEST 205.66 FEET) TO A 1/4-INCH IRON BAR MARKING POINT-OF-CURVE STATION 861+97.5 AND SOUTH 32° 06' 12" WEST 238.19 FEET TO A 5/8-INCH IRON ROD WITH AN ALUMINUM CAP MARKING THE MOST EASTERLY NORTHEASTERLY CORNER OF LOT 2, INDUSTRIAL PARK ADDITION NO. 2, A SUBDIVISION WHICH PLAT IS RECORDED IN VOLUME 30, PAGE 3, BOOK OF TOWN PLATS FOR MARION COUNTY, OREGON; THENCE NORTH 57° 56' 27" WEST, COINCIDENT WITH THE NORTHEASTERLY BOUNDARY LINE OF SAID LOT 2, A DISTANCE OF 500.00 FEET TO A 5/8-INCH IRON ROD WITH AN ALUMINUM CAP ON THE EASTERLY RIGHT-OF-WAY LINE OF A 60.00-FOOT STREET; THENCE SOUTH 32° 03' 33" WEST, COINCIDENT WITH SAID RIGHT-OF-WAY LINE, 126.52 FEET TO A 5/8-INCH IRON ROD WITH AN ALUMINUM CAP MARKING THE POINT OF CURVE OF A 45.00-FOOT RADIUS CURVE LEFT; THENCE SOUTHWESTERLY 34.88 FEET ALONG THE ARC OF SAID CURVE LEFT (THE LONG CHORD BEARS SOUTH 09° 51' 06" WEST 34.02 FEET) TO A 5/8-INCH IRON ROD WITH AN ALUMINUM CAP MARKING THE POINT OF REVERSE CURVE WITH A 60.00-FOOT RADIUS CURVE RIGHT; THENCE SOUTHWESTERLY 149.31 FEET ALONG THE ARC OF SAID CURVE RIGHT (THE CHORD BEARS SOUTH 58° 56' 10" WEST 113.66 FEET) TO A 5/8-INCH IRON ROD WITH AN ALUMINUM CAP MARKING THE MOST SOUTHERLY NORTHWEST CORNER OF LOT 1 OF SAID INDUSTRIAL PARK ADDITION NO. 2; THENCE SOUTH 40° 13' 25" WEST 580.17 FEET, COINCIDENT WITH THE MOST WESTERLY BOUNDARY LINE OF SAID LOT 1 TO A 5/8-INCH IRON ROD WITH AN ALUMINUM CAP ON THE NORTHERLY BOUNDARY LINE OF WOODBURN WALILALE HOME TRACTS, A SUBDIVISION WHICH PLAT IS RECORDED IN VOLUME 7, PAGE 64, MARION COUNTY BOOK OF TOWN PLATS; THENCE NORTH 89° 38' 49" WEST 556.36 FEET TO A 5/8-INCH IRON ROD WITH AN ALUMINUM CAP; THENCE NORTH 41° 17' 06" EAST ALONG THE SOUTHWESTERLY PROJECTION OF THE SOUTHEASTERLY BOUNDARY LINES OF LOTS 10 AND 11 OF SAID INDUSTRIAL PARK ADDITION, 944.15 FEET TO A 5/8-INCH IRON ROD MARKING THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 11; THENCE NORTH 57° 34' 45" WEST 120.19 FEET TO A POINT; THENCE NORTH 32° 24' 54" EAST, COINCIDENT WITH THE SOUTHEASTERLY BOUNDARY LINES OF LOTS 12, 13, AND 14 AND THEIR SOUTHWESTERLY PROJECTION, 951.62 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF INDUSTRIAL AVENUE; THENCE SOUTH 57° 33' 46" EAST, COINCIDENT WITH SAID SOUTHERLY RIGHT-OF-WAY LINE, 100.00 FEET TO A 5/8-INCH IRON ROD WITH A PLASTIC CAP; THENCE NORTH 32° 26' 14" EAST, COINCIDENT WITH THE EASTERLY BOUNDARY LINE OF SAID INDUSTRIAL PARK ADDITION LOT 18, AND ITS SOUTHWESTERLY PROJECTION, 490.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 43.87 ACRES OF LAND.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS

THAT WE, THE UNDERSIGNED, BEING THE OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON SHOWN AND DESIRING TO DISPOSE OF THE SAME IN LOTS, HAVE CAUSED THE SAME TO BE PLATTED AND MARKED WITH PROPER MONUMENTS. THE NAME TO BE KNOWN AS "INDUSTRIAL PARK ADDITION NO. 3."

WE HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN ON THE WITHIN PLAT.

WE ALSO CERTIFY THAT ALL TAXES AND ASSESSMENTS HAVE BEEN PAID IN FULL. IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS THIS 21 DAY OF JUNE 1978, AND THIS 29 DAY OF JUNE 1978, AND THIS 21 DAY OF JUNE 1978.

C.W. Bagley  
C.W. BAGLEY

Marlin Hammond  
MARLIN HAMMOND

Ray W. Johnson  
RAY W. JOHNSON

J.K. Neill  
J. K. NEILL, PRESIDENT  
NATIONAL MORTGAGE CO.

STATE OF OREGON  
COUNTY OF MARION SS

ON THIS 27 DAY OF June, 1978, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED C. W. BAGLEY TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT AND WHO PERSONALLY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREON NAMED.

Ray Sison  
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES Sept 7, 1978

STATE OF OREGON  
COUNTY OF MARION SS

ON THIS 27 DAY OF June, 1978, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED MARLIN HAMMOND TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT AND WHO PERSONALLY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREON NAMED.

Bette Mitchell  
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 12-14-81

STATE OF OREGON  
COUNTY OF MARION SS

ON THIS 1 DAY OF July, 1978, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED RAY W. JOHNSON TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT AND WHO PERSONALLY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREON NAMED.

Ray W. Johnson  
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES March 2, 1981

STATE OF OREGON  
COUNTY OF MARION SS

ON THIS 27 DAY OF June, 1978, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED J. K. NEILL TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT AND WHO PERSONALLY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREON NAMED.

Ray Sison  
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES Sept 7, 1978

TAXES AND ASSESSMENTS ON THE PROPERTY DESCRIBED HEREIN HAVE BEEN PAID IN FULL TO THE DATE SHOWN BELOW:

THE 30th DAY OF June, 1978, 1979

MARION COUNTY TAX COLLECTOR Dolores A. Glennie by M.A. Hidy, Deputy

STATE OF OREGON  
COUNTY OF MARION SS

I, H. F. DOMOGALLA, COUNTY ASSESSOR, AND PAT MCCARTHY, WALTER R. HEINE, AND HARRY CARSON, JR., COMMISSIONERS IN AND FOR SAID COUNTY AND STATE, DO HEREBY APPROVE THE WITHIN PLAT AND DEDICATION WHICH ARE IN DUE AND LEGAL FORM.

COUNTY ASSESSOR H. F. Domogalla, by: A. Crestler, Deputy

COUNTY COMMISSIONER Pat McCarthy

COUNTY COMMISSIONER Walter R. Heine

COUNTY COMMISSIONER Harry Carson, Jr.

ATTEST: COUNTY CLERK Edwin P. Morgan by: Nela Pook, deputy



CITY OF WOODBURN:

APPROVED: David L. Cagley DAVID CAGLEY, PRESIDENT, PLANNING COMMISSION  
Stanley Liss STANLEY LISS, MAYOR



STATE OF OREGON  
COUNTY OF MARION SS

I, T. HAROLD TOMLINSON, COUNTY RECORDER FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE WITHIN PLAT WAS RECEIVED AND DULY RECORDED BY ME IN MARION COUNTY RECORDS IN "BOOK OF TOWN PLATS."

VOLUME 314, PAGE 9, ON THE 19th DAY OF July, 1978, AT

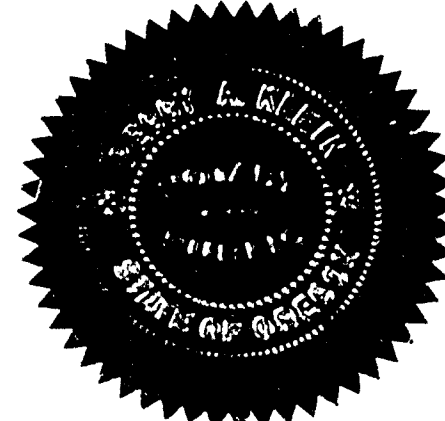
11:19 O'CLOCK A.M.

COUNTY RECORDER Edwin P. Morgan  
by: Wilma Basson, Deputy

REGISTERED PROFESSIONAL LAND SURVEYOR

Roger W. Moreland  
OREGON  
AUGUST 22, 1975  
ROGER W. MORELAND  
1033

Roger W. Moreland  
REGISTERED PROFESSIONAL LAND SURVEYOR OF OREGON NO. 1033



WITNESSED THIS 18th DAY OF May, 1978.

NOTARY PUBLIC FOR OREGON Peggy A. Keim  
MY COMMISSION EXPIRES 11-16-80

THE WITHIN PLAT IS HEREBY APPROVED:

CHAIRMAN MARION COUNTY PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

MARION COUNTY ENGINEER Shelby Anderson DATE 7-18-78

MARION COUNTY SURVEYOR Paul J. Ferguson DATE 7/12/78



NEW MANUFACTURING FACILITY

PHASE I  
FOR  
GEM EQUIPMENT, INC.

2301 NATIONAL WAY

WOODBURN, OREGON 97071



Randal S. Saunders Architect/President

2225 COUNTRY CLUB RD. (503) 982-1211  
WOODBURN, OREGON 97071 (503) 370-7829

CIVIL ENGINEER:

BLUE PEAK ENGINEERING, INC.  
435 WESTFIELD STREET #406  
SILVERTON, OREGON 97138  
(503) 971-3003  
Email: kjohnson@bluepeakeng.com  
CONTACT: PROJECT MANAGER - KIMBERLY JOHNSON, P.E.

STRUCTURAL ENGINEER:

MICHAEL FINKELSTEIN, P.E.  
304 ADAM AVENUE  
SILVERTON, OREGON 97138  
(503) 813-8215  
Email: michael.finkelstein@msn.com

MEP ENGINEER:

CEB ENGINEERING, LLC  
35486 RIVERSIDE DRIVE SW  
ALBANY, OREGON 97131  
(541) 619-1281

LANDSCAPE ARCHITECT:

LAURUS DESIGNS, LLC  
102 FINE STREET  
SILVERTON, OREGON 97138  
(503) 184-6494  
Email: laura@laurusdesignsllc.com  
CONTACT: LAURA ANTONSON, PRINCIPAL

DEFERRED SUBMITTALS

PRE-ENGINEERED METAL BUILDING  
NOT IN THIS SET OF DOCUMENTS - BIDDER DESIGN  
DEFERRED SUBMITTAL PER OSBC SECTION 1073.4.2.  
ALL DEFERRED SUBMITTALS: ITEMS MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO SUBMITTAL TO THE BUILDING DEPARTMENT.

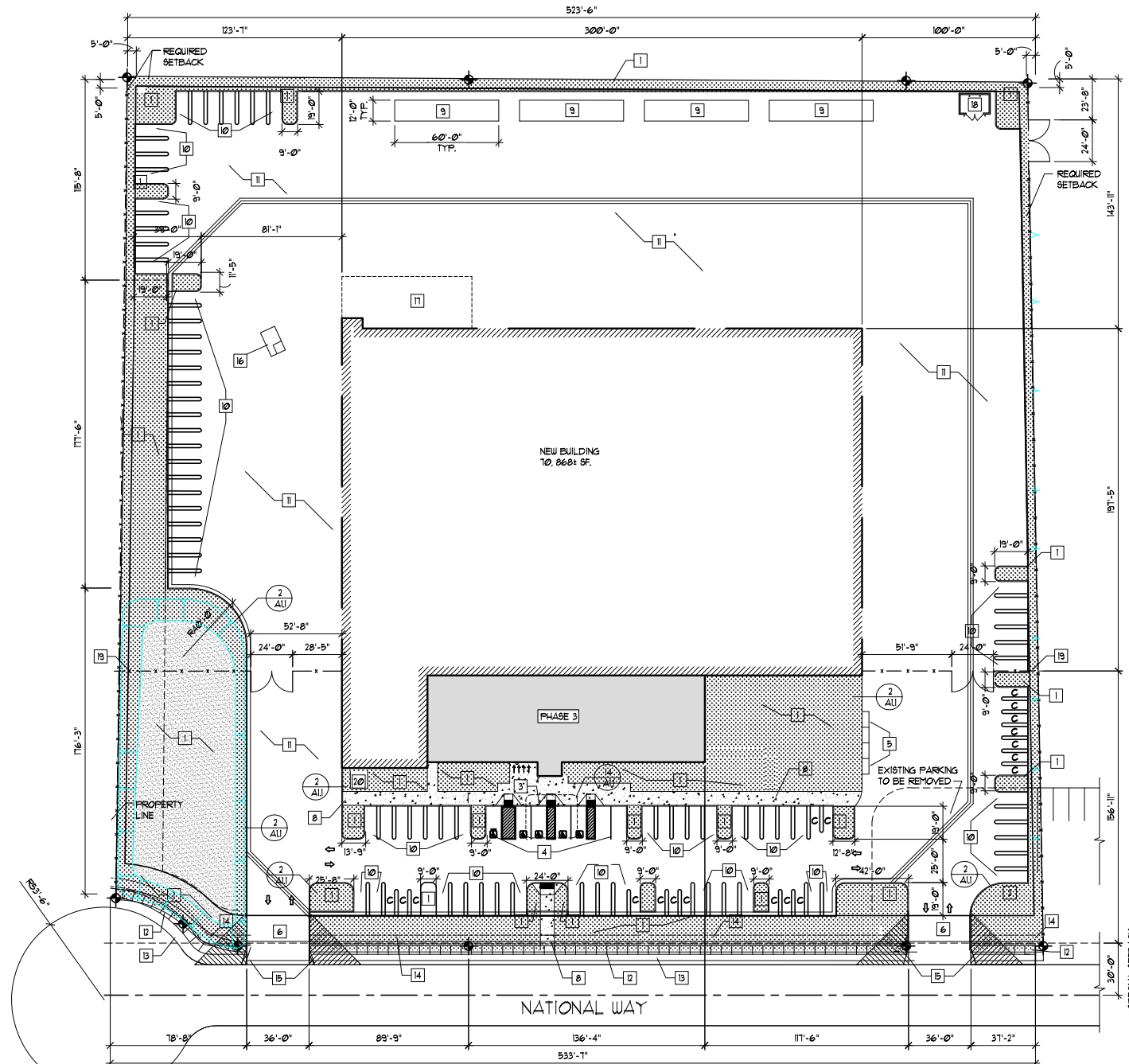
FIRE SPRINKLER SYSTEM  
NOT IN THIS SET OF DOCUMENTS - BIDDER DESIGN  
DEFERRED SUBMITTAL PER OSBC SECTION 1073.4.2.  
ALL DEFERRED SUBMITTALS: ITEMS MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO SUBMITTAL TO THE BUILDING DEPARTMENT.

GENERAL NOTES:

- ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
- ANY CHANGES OR DEVIATIONS FROM THESE PLANS NEED TO BE APPROVED BY THE ARCHITECT.
- IF DIMENSIONS ARE MISSING OR IN QUESTION CALL THE ARCHITECT. DO NOT SCALE OFF OF PLANS.
- GENERAL CONTRACTOR SHALL VISIT THE SITE TO CHECK EXISTING CONDITIONS. SHOULD CONTRACTOR FIND CONDITIONS WHICH THEY BELIEVE WOULD IMPEDE THE WORK OR FIND DISCREPANCIES BETWEEN THE PLANS AND EXISTING SITE CONDITIONS, SUCH CONDITIONS MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT PRIOR TO START OF THE WORK ON SITE. FAILURE TO ADVISE WILL CONSTITUTE NOTICE THAT CONTRACTOR IS FULLY SATISFIED WITH THE EXISTING CONDITIONS AND THAT THEY INTEND TO PERFORM THEIR OBLIGATIONS WITH NO IMPEDIMENTS TO THEIR WORK.
- ITEMS NOT INDICATED IN THESE DOCUMENTS THAT CAN BE LEGITIMATELY AND REASONABLY INFERRED TO COMPLETE THE WORK SHALL BE FURNISHED BY THE CONTRACTOR AS THOUGH IT WERE DETAILED HEREIN.
- PORTABLE FIRE EXTINGUISHERS SHALL BE PER NFPA 10, 2-A, 10-BC RATED MINIMUM UNLESS NOTED OTHERWISE. KITCHEN EXTINGUISHERS SHALL BE TYPE K, IF ANY.
- EXIT WAYS SHALL BE ILLUMINATED BY BACK-UP POWER. THE CONTRACTOR SHALL PROVIDE EMERGENCY LIGHTING TESTING PRIOR TO INSPECTION BY DISCONNECTING THE MAIN.
- THE UNLATCHING OF ANY LEAF OF ANY EXIT DOOR SHALL NOT REQUIRE MORE THAN ONE OPERATION.
- HANDLES, PULLS, LATCHES AND LOCKS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TUSTING OF THE WRIST TO OPERATE.
- THE FORCE REQUIRED TO ACTIVATE DOOR HARDWARE NOTED ABOVE, OTHER THAN EXTERIOR DOORS, SHALL NOT BE GREATER THAN FIVE (5) POUNDS FORCE.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED IN ACCORDANCE WITH THE MANUFACTURERS' WRITTEN SPECIFICATIONS OR INSTRUCTIONS UNLESS HERENAFTER SPECIFIED TO THE CONTRARY.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THEIR BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION AND/OR INSTALLATION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURE AND FOR COORDINATION ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- DIMENSIONS TAKE PRECEDENCE OVER SCALE ON CONSTRUCTION DOCUMENTS.
- ALL WORK SHALL BE EXECUTED IN A NEAT AND WORKMANLIKE MANNER, ACCEPTABLE TO OWNER.
- WHEN WORK NOT SPECIFICALLY CALLED OUT IS REQUIRED TO COMPLETE THE PROJECT, IT SHALL BE PROVIDED AND BE OF THE BEST MATERIALS AND WORKMANSHIP.
- CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION (IN WRITING).
- UNLESS OTHERWISE SPECIFICALLY NOTED, THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, TRANSPORTATION, AND OTHER FACILITIES AND SERVICES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK.
- THE CONTRACTOR WARRANTS TO THE OWNER AND THE ARCHITECT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND ALL WORK WILL BE GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS. ALL WORK NOT SO CONFORMING TO THESE STANDARDS MAY BE CONSIDERED DEFECTIVE. IT IS UNDERSTOOD NO INFERIOR OR NON-CONFORMING WORK OR MATERIALS WILL BE ACCEPTED WHETHER DISCOVERED AT THE TIME THEY ARE INCORPORATED IN THE WORK OR AT ANY TIME BEFORE OR AFTER THE FINAL ACCEPTANCE. IF REQUIRED BY THE ARCHITECT, THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF MATERIALS AND EQUIPMENT.
- THE WARRANTIES AND GUARANTEES PROVIDED IN THE CONSTRUCTION DOCUMENTS SHALL BE IN ADDITION TO AND NOT IN LIMITATION OF ANY OTHER WARRANTY OR GUARANTY OR REMEDY REQUIRED BY LAW OR BY THE CONSTRUCTION DOCUMENTS.

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A2.2	FOUNDATION SCHEDULE & DETAILS.
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A3.2	FLOOR PLAN DETAILS, SCHEDULES
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26 SITE PLAN  
A1.0

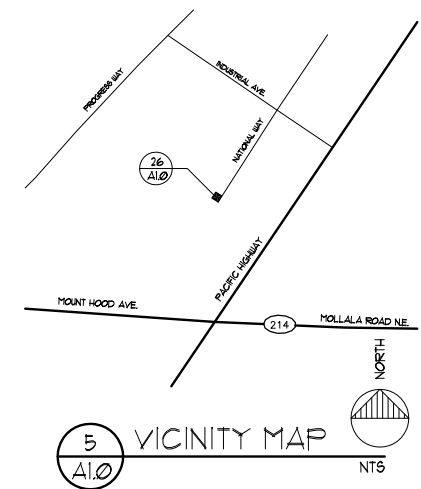
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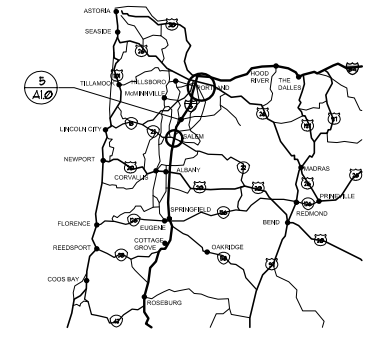
PLOT DATE/TIME: DATE: 10/15/2019 TIME: 4:47 FILE: TITLE SHEET/SITE PLAN

KEY NOTES:

- |   |  |   |
|---|--|---|
| 1 LANDSCAPE AREA  | 13 6'-0" WIDE LANDSCAPE STRIP PER WOODBURN DEVELOPMENT ORDINANCE FIGURE 3.0F     | PROPOSED LANDSCAPED AREA = 48,261 SQUARE FEET, EXCEEDING REQUIRED 10% OF PAVED AREA OF 266,606 SQUARE FEET (6.1 ACRES) LOT AS REQUIRED BY WOODBURN DEVELOPMENT ORDINANCE 3.0E |
| 2 EXISTING LANDSCAPED AREA TO REMAIN  | 14 5'-0" PUBLIC UTILITY EASEMENT PER WOODBURN DEVELOPMENT ORDINANCE FIGURE 3.0F  |   |
| 3 WHEELCHAIR USER ONLY SPACE WITH ACCESSIBLE AISLE. SEE 14 A1.0                       | 15 VISION CLEARANCE AREA   |   |
| 4 ACCESSIBLE SPACE  | 16 EXISTING WELL   |   |
| 5 4'-0"x9'-0" MOTORCYCLE SPACES   | 17 30'-0"x15'-0" COVERED WASH AREA   |   |
| 6 36'-0" WIDE DRIVEWAY WITH CURB CUT  | 18 GARBAGE/RECYCLING ENCLOSURE. VERIFY LOCATION WITH OWNER. SEE 20 A1.0, 23 A1.0 |   |
| 7 COVERED BICYCLE PARKING W/ RACK. SEE 25 A1.0  | 19 6'-0" CHAINLINK FENCE WITH GATES  |   |
| 8 6'-0" WIDE PEDESTRIAN WALKWAY. SEE 1 A1.0   | 20 TRANSFORMER ON 10'-0"x10'-0" CONCRETE EQUIPMENT PAD. SEE 8 A1.0               |   |
| 9 LOADING AREA PER WOODBURN DEVELOPMENT ORDINANCE TABLE 3.05D.                        | C COMPACT PARKING SPACE PER WOODBURN DEVELOPMENT ORDINANCE TABLE 3.05C           |   |
| 10 STANDARD PARKING SPACE PER WOODBURN DEVELOPMENT ORDINANCE TABLE 3.05C. SEE 10 A1.0 |  |   |
| 11 PAVED SURFACE. SEE 4 A1.0  |  |   |
| 12 5'-0" WIDE SIDEWALK PER WOODBURN DEVELOPMENT ORDINANCE FIGURE 3.0F                 |  |   |



5 VICINITY MAP  
A1.0



1 AREA MAP  
A1.0

NEW MANUFACTURING FACILITY  
PHASE I  
FOR  
GEM EQUIPMENT, INC.

2301 NATIONAL WAY  
WOODBURN, OREGON 97071

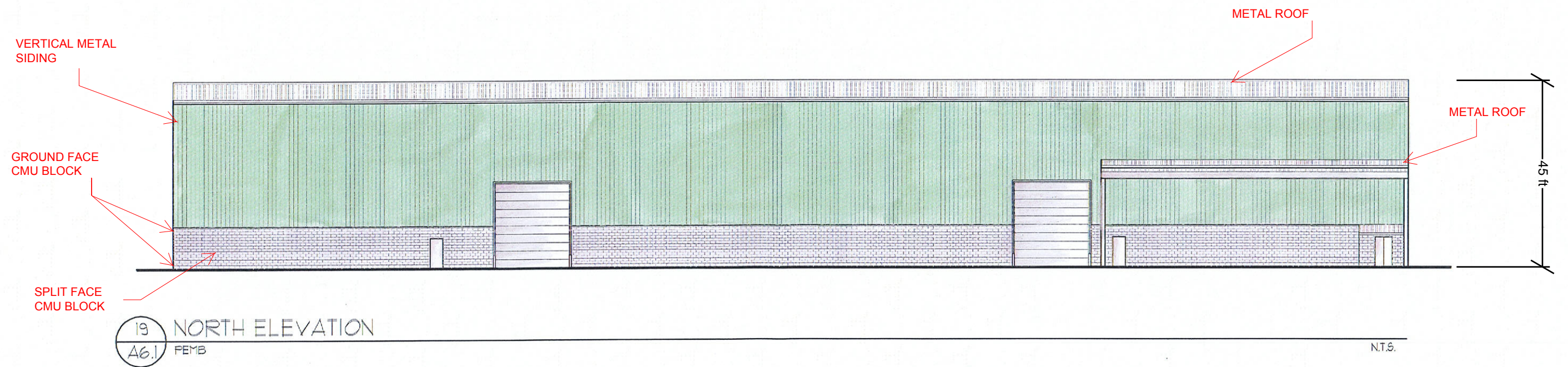
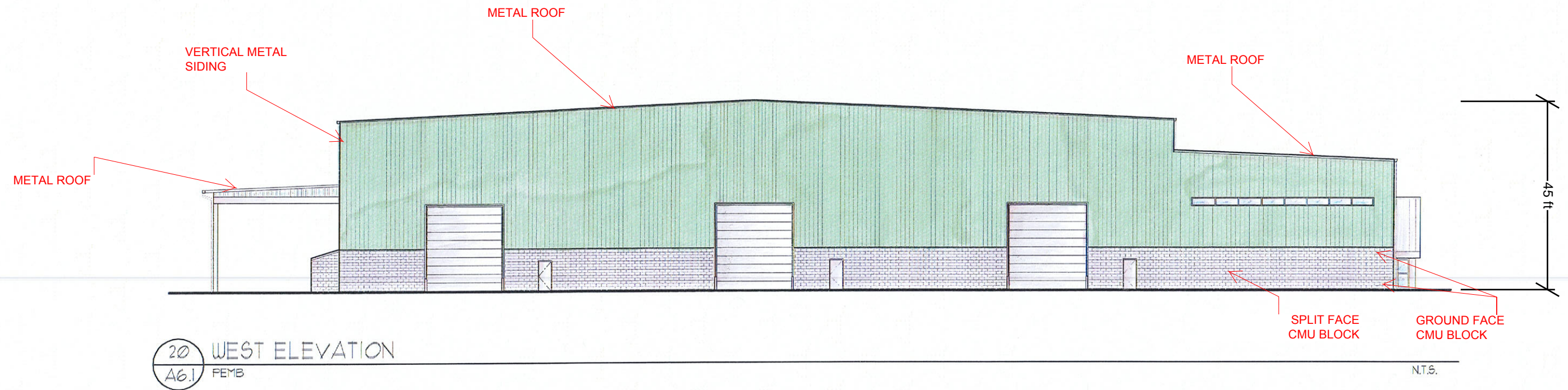
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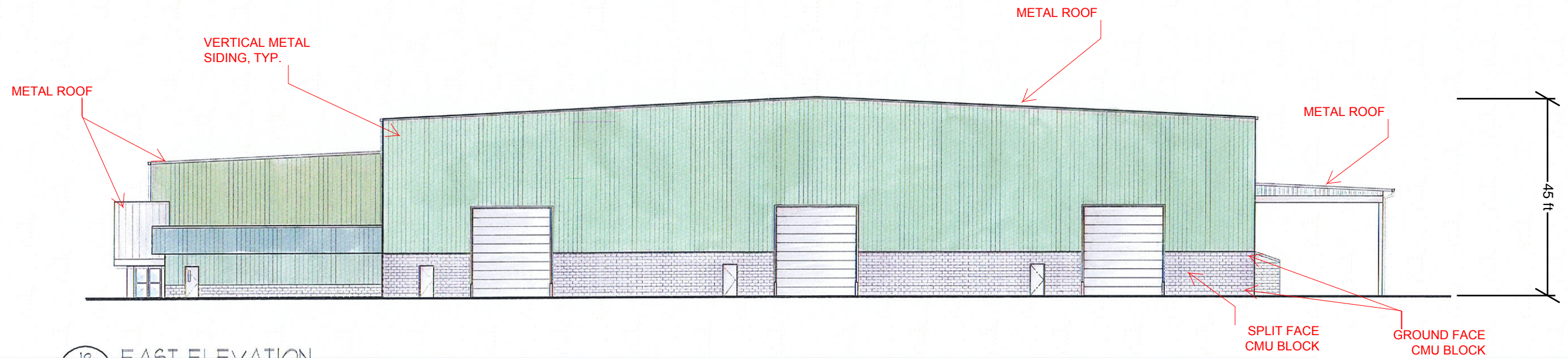
2225 COUNTRY CLUB ROAD  
WOODBURN, OREGON 97071  
(503) 982-1211

PROJECT NO.: 1903  
DATE: AUG. 2019  
DRAWING NO.: A1.0



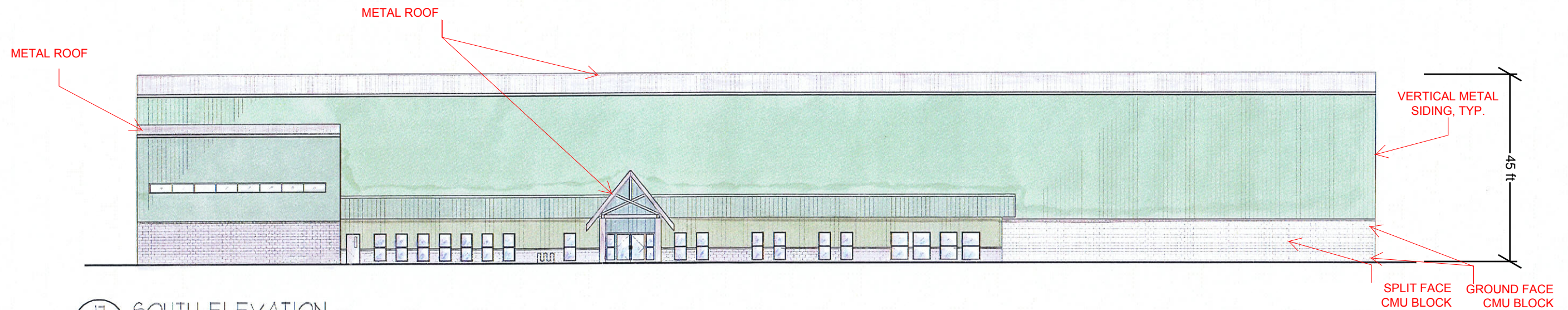






18 EAST ELEVATION  
A6.1 PEMB

N.T.S.

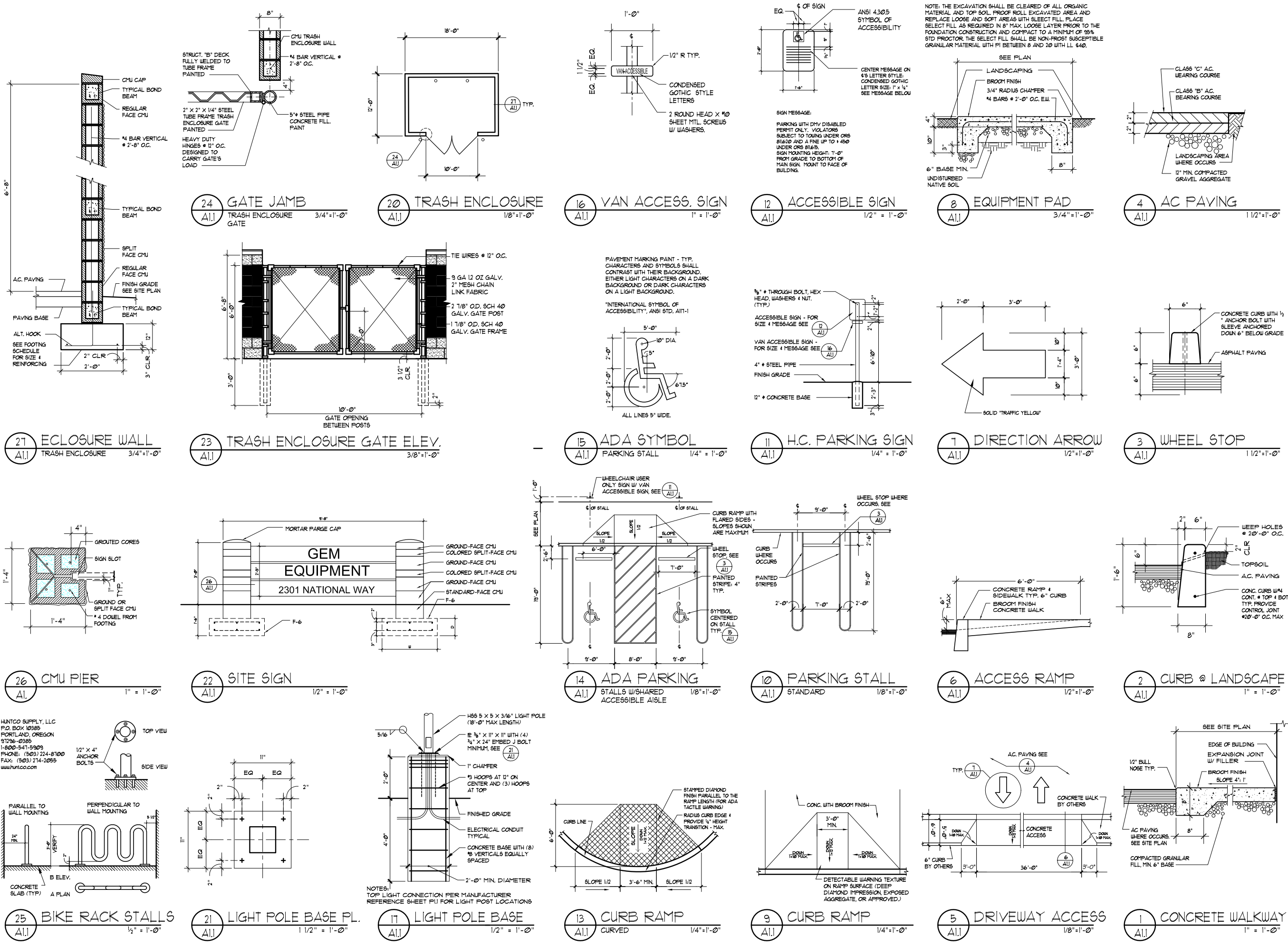


17 SOUTH ELEVATION  
A6.1 PEMB

N.T.S.

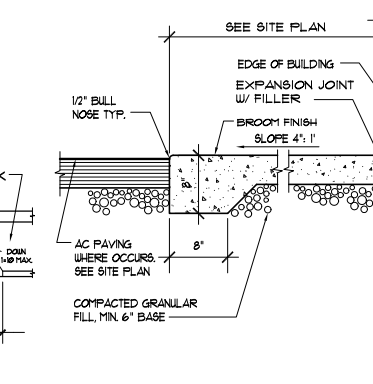
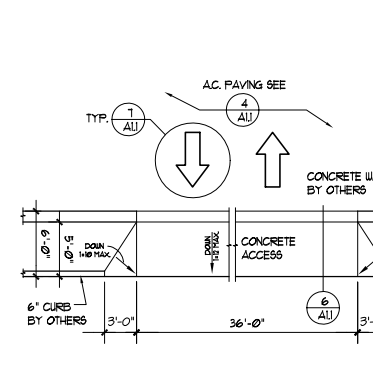
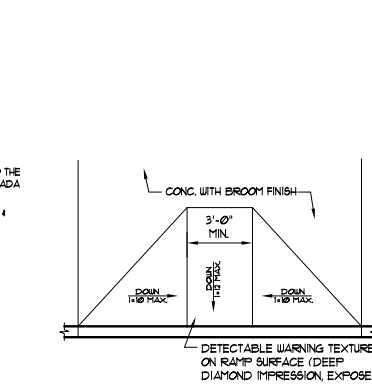
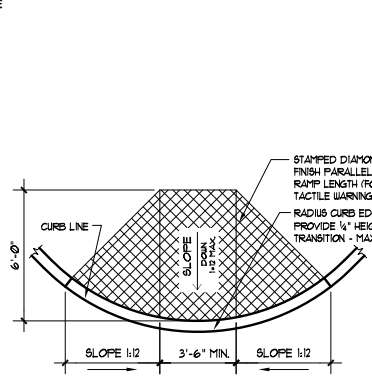
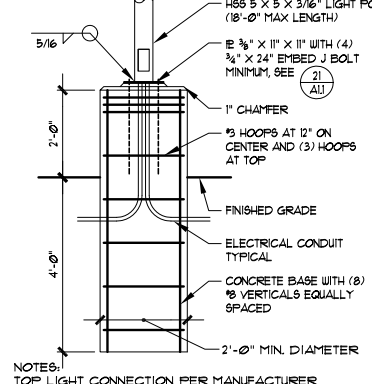
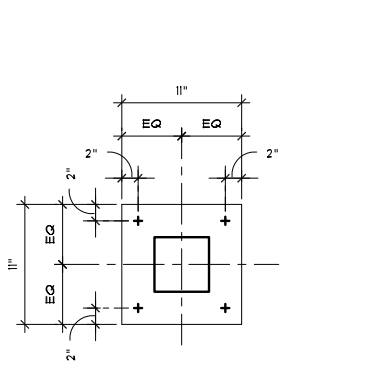
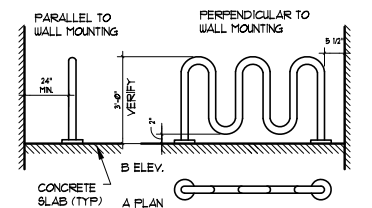


NOTE: THE EXCAVATION SHALL BE CLEARED OF ALL ORGANIC MATERIAL AND TOP SOIL. PROOF ROLL EXCAVATED AREA AND REPLACE LOOSE AND SOFT AREAS WITH SLEECT FILL. PLACE SLEECT FILL AS REQUIRED IN 8" MAX. LOOSE LAYER PRIOR TO THE FOUNDATION CONSTRUCTION AND COMPACT TO A MINIMUM OF 95% STD PROCTOR. THE SLEECT FILL SHALL BE NON-FROST SUSCEPTIBLE GRANULAR MATERIAL WITH FT BETWEEN 8 AND 20 WITH LL < 40.



FILE SITE DETAILS  
 DATE: 10/15/2019  
 TIME: 4:58

HUNTCO SUPPLY, LLC  
 P.O. BOX 10385  
 PORTLAND, OREGON  
 97236-0385  
 1-800-541-5929  
 PHONE: (503) 724-8700  
 FAX: (503) 714-2055  
 www.huntco.com



**LANDSCAPE PLANTING UNIT REQUIREMENTS**

**SETBACK ABUTTING A STREET (1FU/50SF)**  
 -YARD FU REQUIRED  
 6225SF/(1FU/50SF) = 425FU TOTAL  
 -PLANTING UNITS PROVIDED  
 BERM - 295 FEET/(1FU/LINEAL FEET) = 14.75 FU  
 ROYAL CRIMSON (ACER PLATANOIDES) MEDIUM TREE, 8FU EACH X 10 = 80FU  
 EXISTING TREES, 8FU EACH X 2 = 16FU  
 WILTONI JUNIPER, OREGON GRAPE (SMALL TO MEDIUM SHRUB), 1FU EACH X 190 = 190FU  
 ST. JOHNS WORT, GRASS (LIVING GROUND COVER), 1FU/50SF, 6225SF/(1FU/50SF) = 1245FU  
 TOTAL - 425.25 PLANTING UNITS

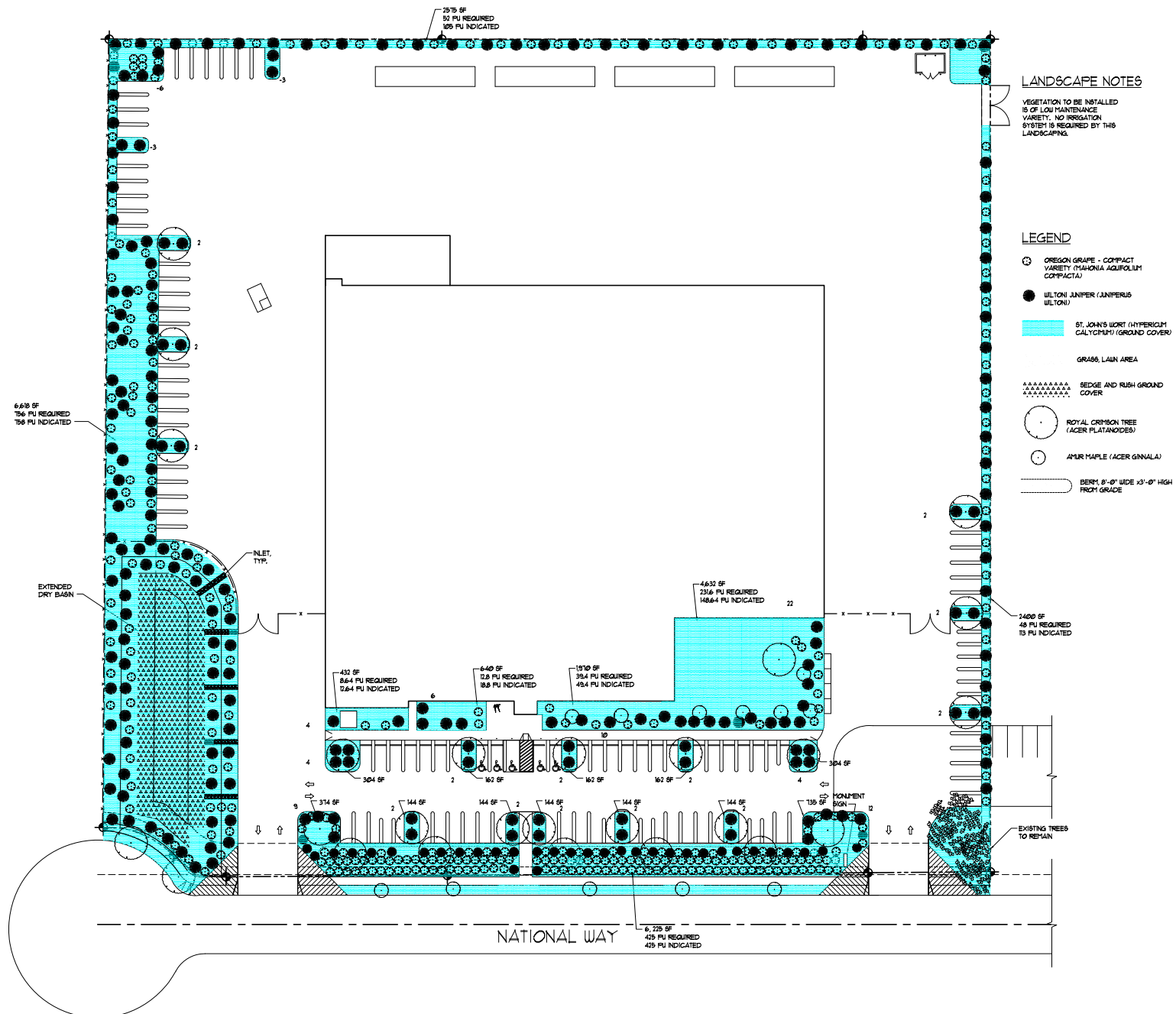
**NORTHEAST YARD (OTHER YARD) (1FU/50SF)**  
 -YARD FU REQUIRED  
 2,400SF/(1FU/50SF) = 48FU TOTAL  
 -PLANTING UNITS PROVIDED  
 EXISTING TREES, 8FU EACH X 2 = 16FU  
 WILTONI JUNIPER, OREGON GRAPE (SMALL TO MEDIUM SHRUB), 1FU EACH X 49 = 49FU  
 ST. JOHNS WORT, GRASS (LIVING GROUND COVER), 1FU/50SF, 2,400SF/(1FU/50SF) = 48FU  
 TOTAL - 13 PLANTING UNITS

**NORTHWEST YARD (OTHER YARD) (1FU/50SF)**  
 -YARD FU REQUIRED  
 2,575SF/(1FU/50SF) = 52FU TOTAL  
 -PLANTING UNITS PROVIDED  
 WILTONI JUNIPER, OREGON GRAPE (SMALL TO MEDIUM SHRUB), 1FU EACH X 53 = 53FU  
 ST. JOHNS WORT, GRASS (LIVING GROUND COVER), 1FU/50SF, 2,575SF/(1FU/50SF) = 52FU  
 TOTAL - 105 PLANTING UNITS

**SOUTHWEST YARD (OTHER YARD) (1FU/50SF)**  
 -YARD FU REQUIRED  
 6,610SF/(1FU/50SF) = 132FU TOTAL  
 -PLANTING UNITS PROVIDED  
 WILTONI JUNIPER, OREGON GRAPE (SMALL TO MEDIUM SHRUB), 1FU EACH X 83 = 83FU  
 ST. JOHNS WORT, GRASS (LIVING GROUND COVER), 1FU/50SF, 2,575SF/(1FU/50SF) = 132FU  
 TOTAL - 215 PLANTING UNITS

**EXTENDED DRY BASIN (OTHER YARD) (1FU/50SF)**  
 -YARD FU REQUIRED  
 14,500SF/(1FU/50SF) = 290FU TOTAL  
 -PLANTING UNITS PROVIDED  
 SMALL SHRUBS, 1 FU EACH -  
 30 RED-OSIER DOGWOOD  
 10 SALAL  
 50 DULL OREGON GRAPE  
 50 OREGON BOX LEAF  
 80 COMMON SNOW BERRY  
 19 HIGH CRANBERRY BUSH  
 TOTAL SMALL SHRUB FU = 359FU  
 GROUND COVERS, (1FU/50SF) X 6 PLUGS PER SF X 1112SF  
 DENSE SEDGE  
 SLOUGH SEDGE  
 SOFT RUSH  
 DAGGER-LEAF RUSH  
 SLENDER RUSH  
 TOTAL GROUND COVERS FU = 143FU  
 TOTAL - 502 PLANTING UNITS

**OFF-STREET PARKING AND LOADING AREAS (1FU/20SF + REQUIRED TREES)**  
 -YARD FU REQUIRED, 108 PARKING SPACES  
 1 SMALL TREE PER 10 PARKING SPACES, OR  
 1 MEDIUM TREE PER 10 PARKING SPACES, OR  
 1 LARGE TREE PER 25 PARKING SPACES, AND  
 12,452SF/(1FU/20SF) = 623 FU TOTAL  
 -PLANTING UNITS PROVIDED  
 19 ROYAL CRIMSON (ACER PLATANOIDES) TREES = 2 MEDIUM TREES/PARKING SPACE.  
 WILTONI JUNIPER, OREGON GRAPE (SMALL TO MEDIUM SHRUB), 1FU EACH X 501 = 501FU  
 ST. JOHNS WORT, GRASS (LIVING GROUND COVER), 1FU/50SF, 12,452SF/(1FU/50SF) = 249 FU  
 1 AMUR MAPLE (ACER GINNALA), SMALL TREE = 4FU EACH, 1/4FU = 28 FU  
 TOTAL - 118 PLANTING UNITS



**LANDSCAPE NOTES**

VEGETATION TO BE INSTALLED IS OF LOW MAINTENANCE VARIETY. NO IRRIGATION SYSTEM IS REQUIRED BY THIS LANDSCAPE.

**LEGEND**

- OREGON GRAPE - COMPACT VARIETY (MAHONIA AQUIFOLIUM COMPACTA)
- WILTONI JUNIPER (JUNIPERUS SILVNI)
- ST. JOHNS WORT (HYPERICUM CALYCIUM) (GROUND COVER)
- GRASS LAWN AREA
- SEDGE AND RUSH GROUND COVER
- ROYAL CRIMSON TREE (ACER PLATANOIDES)
- AMUR MAPLE (ACER GINNALA)
- BERM 8'-0" WIDE X 3'-0" HIGH FROM GRADE

17 LANDSCAPE PLAN  
 1" = 40'-0"

DRAWN BY : CNP/AK  
 CHECKED : R55  
 APPROVED : R55

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MANUFACTURING FACILITY NEW CONSTRUCTION  
 FOR  
 GEM EQUIPMENT OF OREGON  
 WOODBURN, OREGON 97071  
 2301 NATIONAL WAY

**REVISIONS**

A PROFESSIONAL CORPORATION

2225 COUNTRY CLUB ROAD  
 WOODBURN, OREGON 97071  
 (503) 982-1211

PROJECT NO.: 1903  
 DATE: JUNE 2019  
 DRAWING NO.: L11

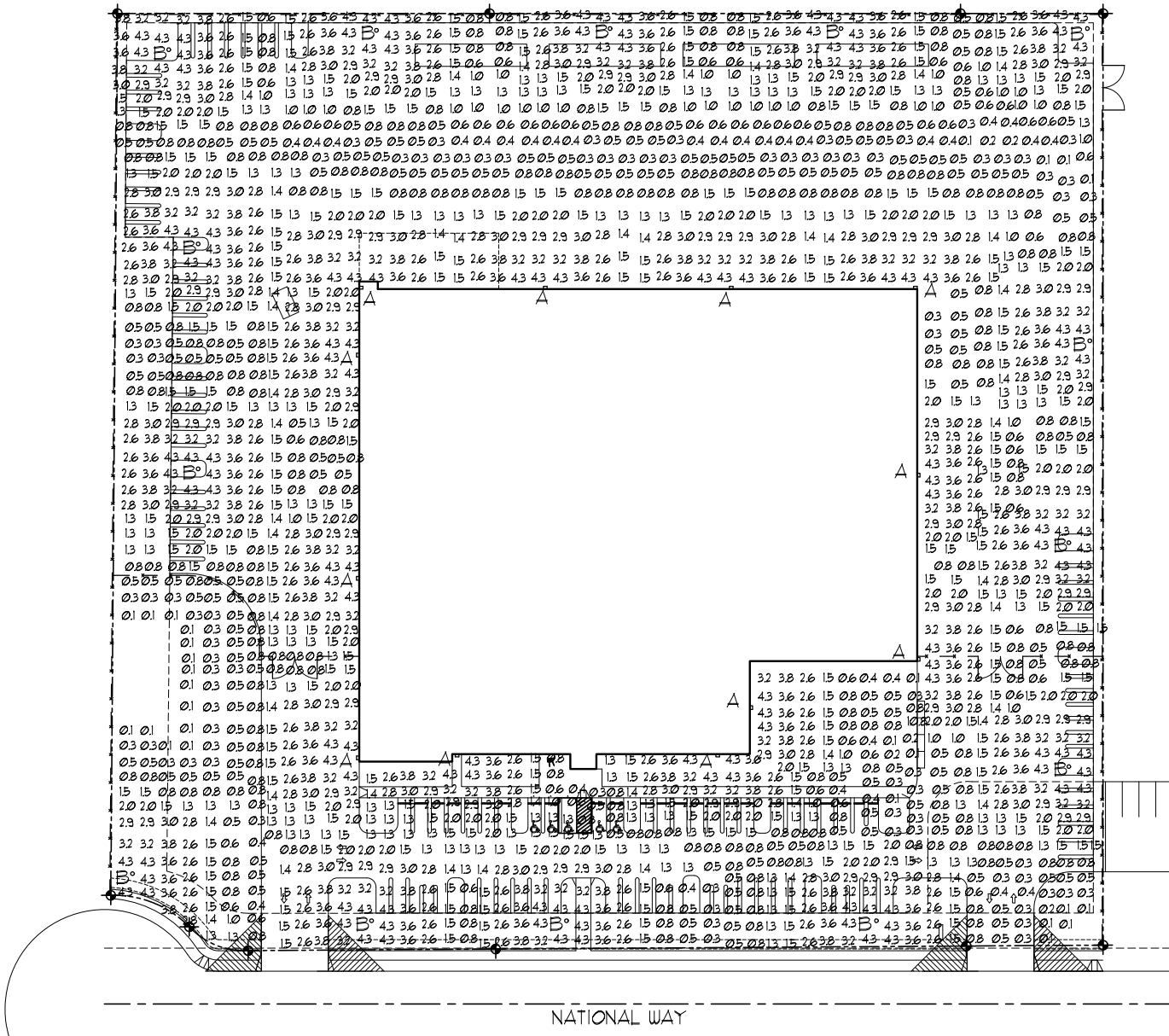
**EXHIBIT E**

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 DATE: 10/15/2019

DRAWN BY : CNP  
 CHECKED : RBS  
 APPROVED : RBS

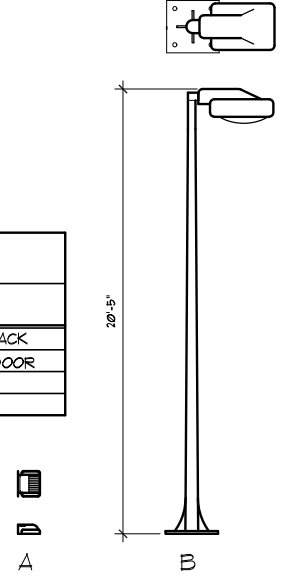
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NEW MANUFACTURING FACILITY  
 FOR  
 GEM EQUIPMENT, INC.  
 2301 NATIONAL WAY  
 WOODBURN, OREGON 97071



18 PHOTOMETRIC PLAN  
 P.I.1  
 1" = 40'-0"

LIGHT FIXTURE SCHEDULE									
TYPE	QTY.	DESCRIPTION	R	RF	RP	TYPE	QTY.	REMARKS	
A	11	EXTERIOR WALL MOUNTED				LED	1 EA	LITHONIA LIGHTING KAXW WALLPACK	
B	16	PARKING LOT LAMP POLE				CF	1 EA	LITHONIA LIGHTING ASI CFL OUTDOOR	



**EXHIBIT F**

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 DATE: 10/11/2019

REVISIONS

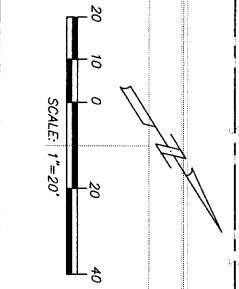
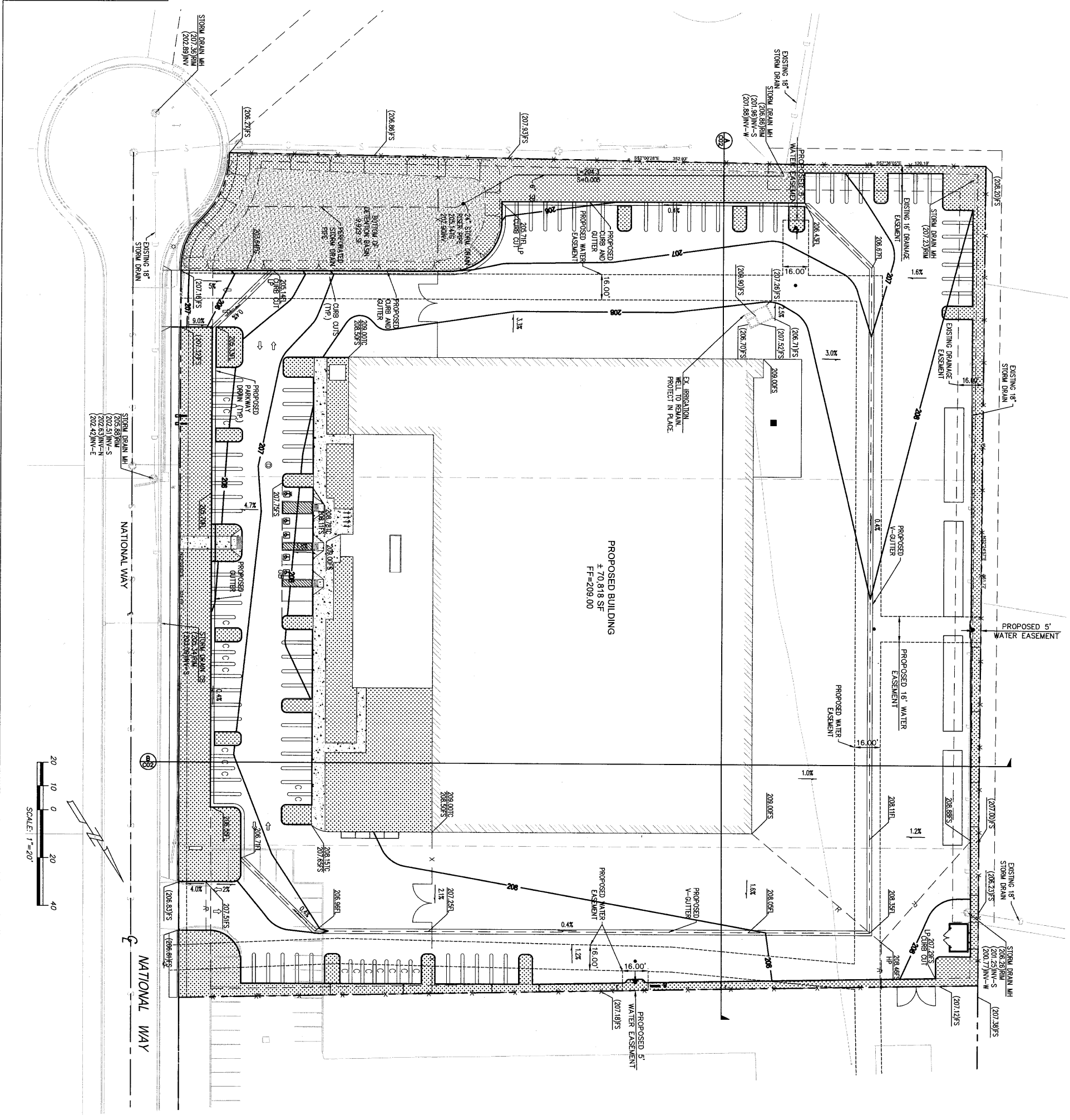
A PROFESSIONAL CORPORATION

2225 COUNTRY CLUB ROAD  
 WOODBURN, OREGON 97071  
 (503) 982-1211

PROJECT NO.: 1903  
 DATE: JUNE 2019  
 DRAWING NO.: P.I.1



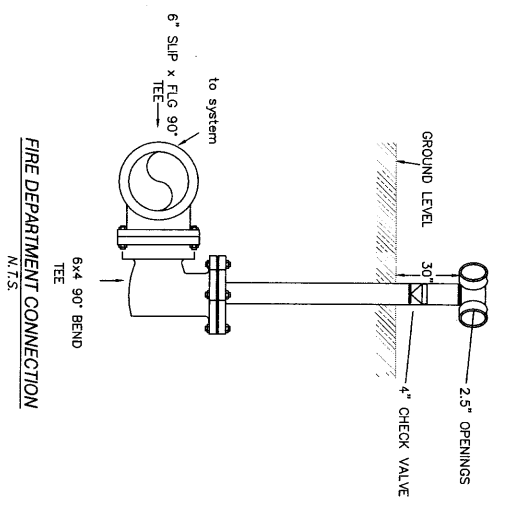
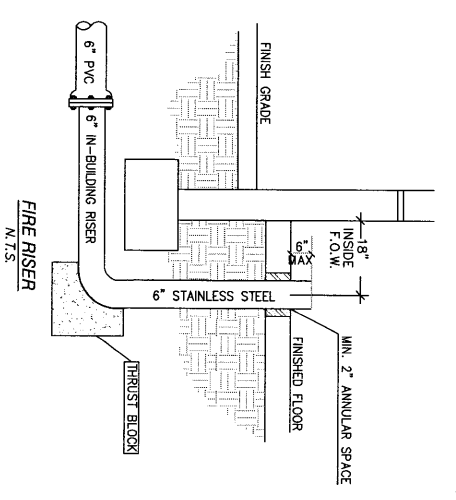
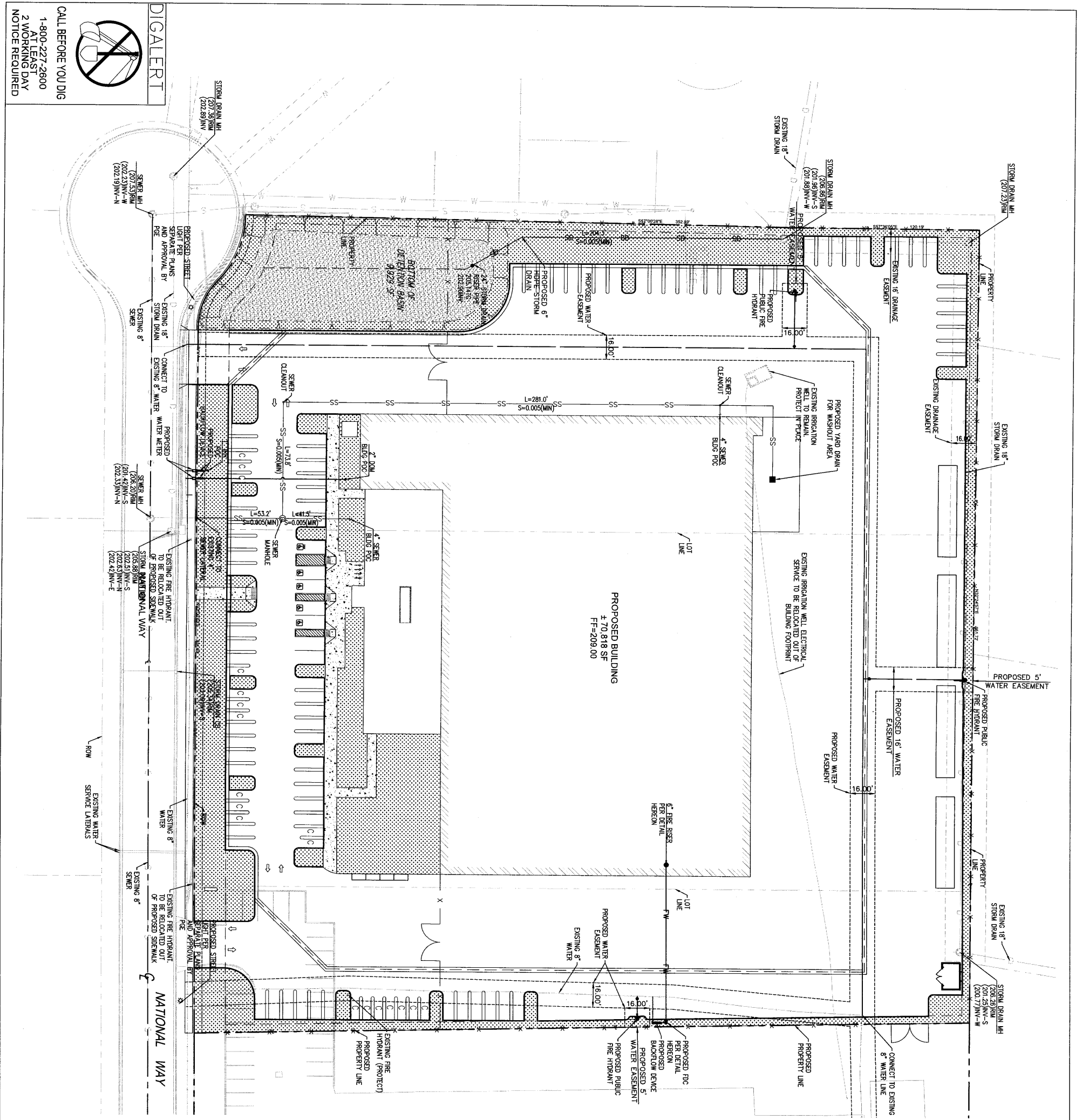
CALL BEFORE YOU DIG  
 1-800-227-2600  
 AT LEAST  
 2 WORKING DAY  
 NOTICE REQUIRED



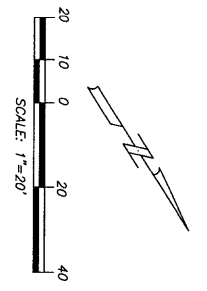
- LEGEND**
- DRAINAGE AREA
  - DRAINAGE CALLOUT AREA
  - LANDSCAPE
  - BOTTOM OF DETENTION BASIN

**EXHIBIT G**

	<p><b>NEW MANUFACTURING FACILITY</b>  <b>GEM EQUIPMENT, INC</b>  <b>2301 NATIONAL WAY</b>  <b>WOODBURN, OR</b></p>	<p>PROJECT NAME</p> <hr/> <p>REVISION RECORD</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	DESCRIPTION													<div style="display: flex; align-items: center;"> <div> <p><b>BLUE PEAK</b>        ENGINEERING, INC.</p> <p>345 WESTFIELD ST., #406        SILVERTON, OR 97381        971.343.3003</p> </div> </div>
NO.	DATE	DESCRIPTION																
<p>SHEET TITLE</p> <p><b>PRELIMINARY GRADING PLAN</b></p> <p>SHEET NUMBER</p> <p>C-01</p>	<p>DRAWING ISSUE RECORD</p> <p>DATE: 05/20/2019</p> <p>ISSUE:</p>																	



- GENERAL NOTES:**
1. ALL UNDERGROUND UTILITIES (SEWER AND STORM DRAIN) SHALL BE VIDEO INSPECTED BY A REGISTERED PROFESSIONAL ENGINEER PRIOR TO ANY CONNECTION. CLEAN-OUT LATERAL, SEPARATE LATERAL, AND MAIN LINE VIDEOS TO BE INSPECTED AND APPROVED BY CITY INSPECTION. APPLICANT SHALL PROVIDE A COPY OF THE VIDEO ON DVD OR FLASH DRIVE TO INSPECTION STAFF. IF REMOVAL AND REPLACEMENT OF ANY UTILITY IS REQUIRED, A SUBSEQUENT VIDEO OF THE REPAIR WILL BE REQUIRED.
  2. ALL EXISTING UTILITIES SHOWN HEREON ARE BASED ON AVAILABLE RECORD INFORMATION AND ASSUMPTIONS. CONTRACTOR SHALL PROVIDE AND FELD VERIFICATION TO OBTAIN BACKFLOW PREVENTION TESTS ON ALL BACKFLOW DEVICES.
  3. THE CONTRACTOR IS RESPONSIBLE FOR FINDING EXISTING SEWER AND WATER SERVICES FOR THE CURRENT BUILDING PRIOR TO STARTING CONSTRUCTION. DISCREPANCIES WITH THE UTILITY LOCATIONS SHOWN HEREON, FOR ANY WATER MAINS OVER 4" IN SIZE, INSTALL THRUST BLOCKS PER NFPA 74 AND COUNTY FIRE DEPARTMENT STANDARDS.
  4. AN ENDOUCHMENT REPORT MAY BE REQUIRED FOR ALL UTILITY WORK.
  5. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD FOR ANY CONFLICTS TO OBTAIN LOCAL JURISDICTION. ALL PACKAGE TO CITY ENGINEER OF RECORD AND CITY OF WOODBURN FOR APPROVAL OF ALL WET UTILITY CONSTRUCTION.
  6. CONTRACTOR TO OBTAIN BACKFLOW PREVENTION TESTS ON ALL BACKFLOW DEVICES.



**DIGALERT**  
 CALL BEFORE YOU DIG  
 1-800-227-2600  
 AT LEAST  
 2 WORKING DAY  
 NOTICE REQUIRED

**DATE: 02/20/2019**



DRAWING ISSUE RECORD  
 DATE DESCRIPTION  
 DATE DESCRIPTION

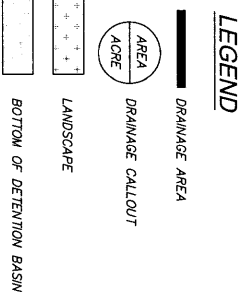
REVISION RECORD  
 NO. DATE DESCRIPTION  
 NO. DATE DESCRIPTION

PROJECT NAME

**NEW MANUFACTURING FACILITY**  
**GEM EQUIPMENT, INC**  
**2301 NATIONAL WAY**  
**WOODBURN, OR**

PROFESSIONAL SEAL  
 REGISTERED PROFESSIONAL ENGINEER  
 KERRY L. BAKER  
 No. 941150E  
 Exp. 08-30-21  
 CIVIL

SHEET TITLE  
**PRELIMINARY STORMWATER PLAN**  
 SHEET NUMBER  
**C-04**  
 DATE 02/20/2019



**RUNOFF DETENTION CALCULATIONS (25-YEAR)**

AREA (CF)	AREA (AC)	25-YR VOLUME (CF)
DA-1	6.07	11,482

\* CALCULATION PER RUNOFF DETENTION REQUIREMENT SIZING GUIDELINES 3.B. AS PRESCRIBED BY THE CITY OF WOODBURN CHAPTER 7, RECOMMENDATIONS 18,883 CF / 10 ACRE

**FLOW RATE RELEASE (5-YEAR)**

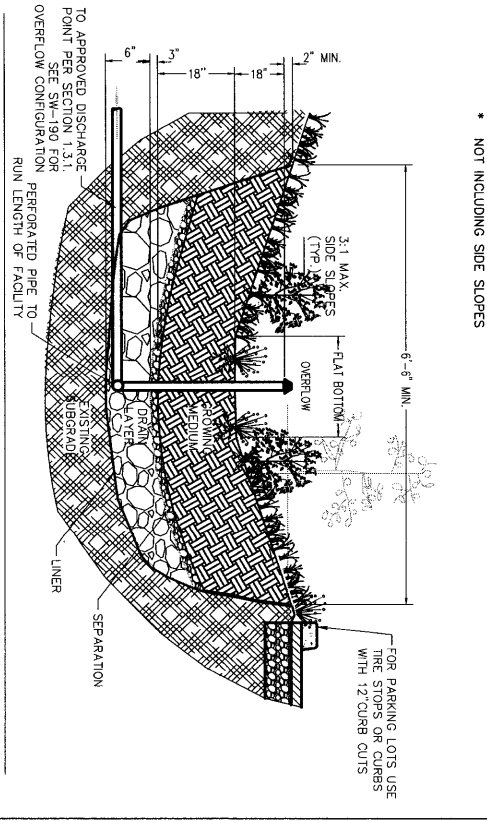
AREA (CF)	AREA (AC)	1 (INTENSITY 5-YR) IN/HR**	C** (UNDEVELOPED)	Q (5-YEAR) CFS
DA-1	6.07	0.285 IN/HR	0.25	0.43

\*\* 1 (INTENSITY) AND C (UNDEVELOPED) FROM CITY OF WOODBURN RUNOFF DETENTION REQUIREMENT SIZING GUIDELINES TABLE  
 Q=C\*IA, RATIONAL METHOD

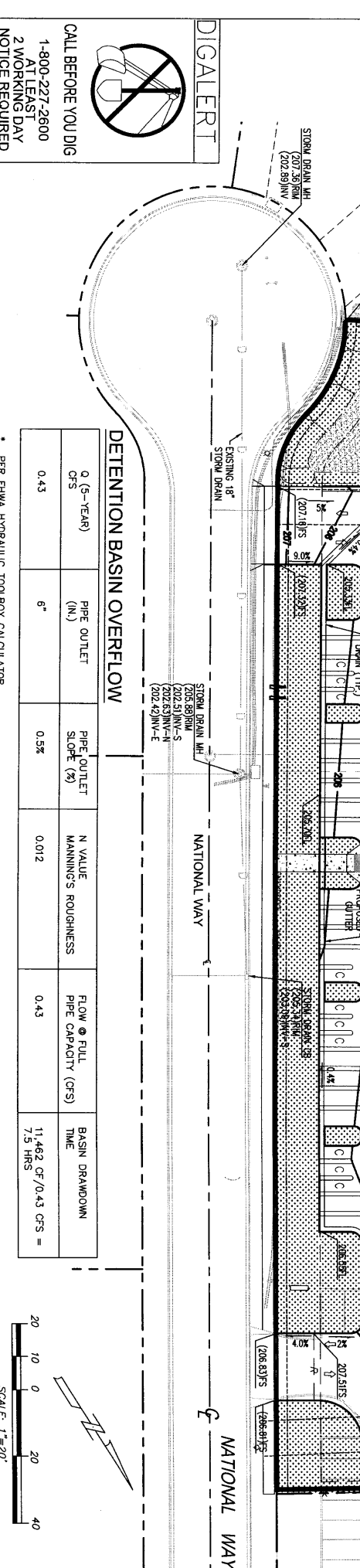
**DETENTION BASIN**

BASIN FOOTPRINT* (SF)	STORAGE DEPTH (FT)	SIDE SLOPES (FT/FT)	TOTAL VOLUME BASIN DETENTION (CF)
9,929	1.5	3:1	14,893

\* NOT INCLUDING SIDE SLOPES



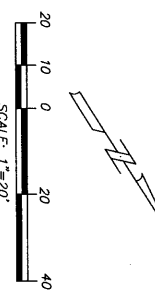
- DIMENSIONS: WIDTH OF BASIN: 6'-8" MINIMUM. DEPTH OF BASIN FROM TOP OF GROWING MEDIUM TO OVERFLOW ELEVATION: 9' FLAT BOTTOM WIDTH: 2' RECOMMENDED. SIDE SLOPES OF SWALE: 3:1 MINIMUM. SETBACKS: NONE REQUIRED.
- OVERFLOW: BASINS MUST CONNECT TO APPROVED DISCHARGE POINT ACCORDING TO SWM SECTION 1.3.1. MINIMUM ELEVATION MUST ALLOW FOR 2" OF FREEBOARD. PROTECT FROM DEBRIS AND SEDIMENT WITH STRAINER OR GRAVEL.
- PIPING MUST BE CAST IRON, AAS OR PVC, 3" PIPE. REQUIRED FOR FACILITIES DRAINING UP TO 1500 S.F., OTHERWISE 4" MINIMUM PIPE. UNIFORM PLUMBING CODE ALSO APPLIES.
- DRAIN LAYER: 1/2" WASHED ROUND ROCK, DEPTH: 6" SEPARATION BETWEEN DRAIN ROCK AND GROWING MEDIUM. PEA GRAVEL LENS: 2 TO 3 INCHES DEEP.
- WATERPROOF LINER: 30 MIL EPDM, HDPE OR APPROVED EQUIVALENT.
- SPASH BLOCK: INSTALL 4-6" WASHED RIVER ROCK OR DOWNSPOUT.
- INSPECTIONS: CALL BRS 100 INSPECTION LINE (SOL) 823-7000, REQUEST #97. 3 INSPECTIONS REQUIRED.
- VEGETATION: FOLLOW LANDSCAPE PLANS OTHERWISE REFER TO PLANT LIST IN SWM SECTION 2.4.1. MINIMUM CONTAINER SIZE IS #1. #0 PLANTINGS PER TOOLS' OF ZONE A (NET), #0 HERBACEOUS PLANTS OR 72 HERBACEOUS PLANTS AND 4 SMALL SHRUBS. ZONE B (MODERATE TO DRY), 7 LARGE OR SMALL SHRUBS AND 70 GROUNDCOVER PLANTS. THE DELINEATION BETWEEN ZONE A AND B MUST BE EITHER AT THE OUTLET ELEVATION OR THE CHECK DAM ELEVATION. WHOEVER IS LOWEST CONSIDER ADDING A GRAVEL.
- FOR PARKING LOTS USE TRIPLE STOPS OR CURBS WITH 12" CURB CUTS.



**DETENTION BASIN OVERFLOW**

Q (5-YEAR) CFS	PIPE OUTLET (IN)	PIPE OUTLET SLOPE (%)	N VALUE MANNING'S ROUGHNESS	FLOW @ FULL PIPE CAPACITY (CFS)	Basin Drawdown Time
0.43	6"	0.5%	0.012	0.43	11,482 CF / 0.43 CFS = 7.5 HRS

\* PER FHWA HYDRAULIC TOOLBOX CALCULATOR



**DIGALERT**

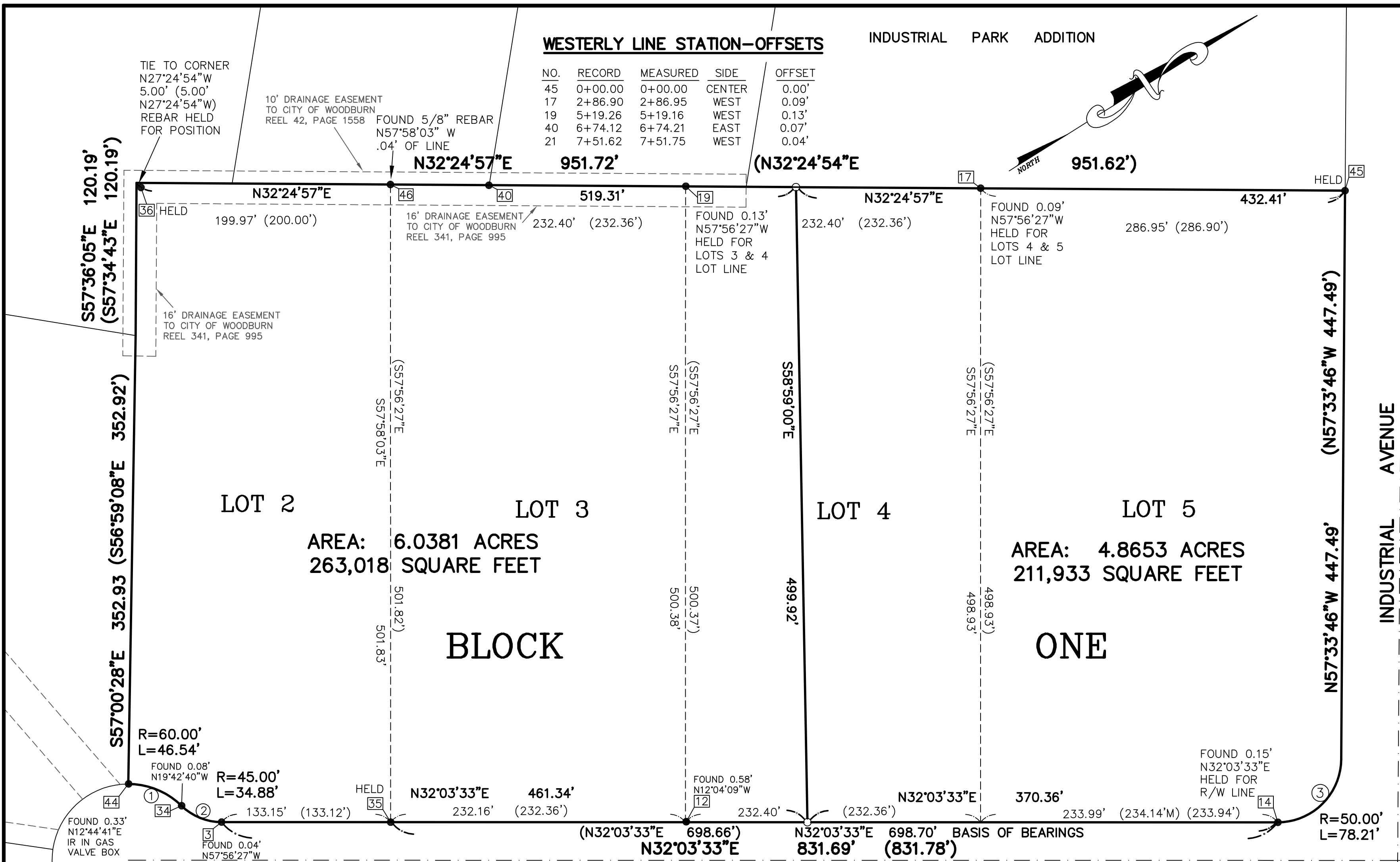
CALL BEFORE YOU DIG  
 1-800-227-2600  
 AT LEAST  
 2 WORKING DAY  
 NOTICE REQUIRED

**EXHIBIT I**

**WESTERLY LINE STATION-OFFSETS**

NO.	RECORD	MEASURED	SIDE	OFFSET
45	0+00.00	0+00.00	CENTER	0.00'
17	2+86.90	2+86.95	WEST	0.09'
19	5+19.26	5+19.16	WEST	0.13'
40	6+74.12	6+74.21	EAST	0.07'
21	7+51.62	7+51.75	WEST	0.04'

INDUSTRIAL PARK ADDITION



LOT 2  
AREA: 6.0381 ACRES  
263,018 SQUARE FEET

LOT 5  
AREA: 4.8653 ACRES  
211,933 SQUARE FEET

BLOCK

ONE

INDUSTRIAL AVENUE

NATIONAL WAY

LOT 1

LOT 2

LOT 3

LOT 2

LOT 1

INDUSTRIAL PARK ADDITION NO. 2

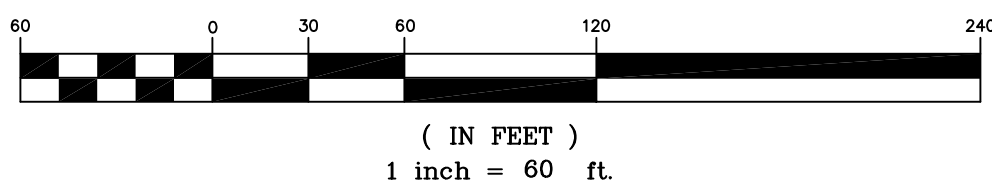
**REVIEW COPY**

BLOCK TWO

**PROPERTY LINE CURVE DATA**

NO.	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
(1)	60.00'	44°26'48"	46.54'	S54°15'04"W	45.39'
(2)	45.00'	44°24'55"	34.88'	S54°16'01"W	34.02'
(3)	50.00'	89°37'19"	78.21'	S12°45'07"E	70.48'

GRAPHIC SCALE



**LEGEND:**

- Denotes Monument Found
- Set 5/8" x 30" Iron Rebar with Yellow Plastic Cap Marked "RYDELL PLS 1437" Flush with Surface
- ③ Corner Notes
- ① Property Line Curve Data
- ( ) Bearing/Distance per Plat of "INDUSTRIAL PARK ADDITION NO. 3"
- ( M ) Measured Distance Between Corners

**PREPARED FOR:**

GEM Equipment Company  
2150 Progress Way  
Woodburn, Oregon 97071  
Phone: (503) 951-2358  
E-Mail: SRoss@GEMequipment.com

**EXHIBIT J**

**LEONARD A. RYDELL, P.E., P.L.S.**  
601 Pinhurst Drive, Newberg, Oregon 97132-1625  
Mobile (503) 538-5700  
LARYde@Teleport.com

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Leonard A. Rydell*  
OREGON  
SEPTEMBER 30, 1977  
LEONARD A. RYDELL  
1437  
RENEWAL DATE 12/31/2020

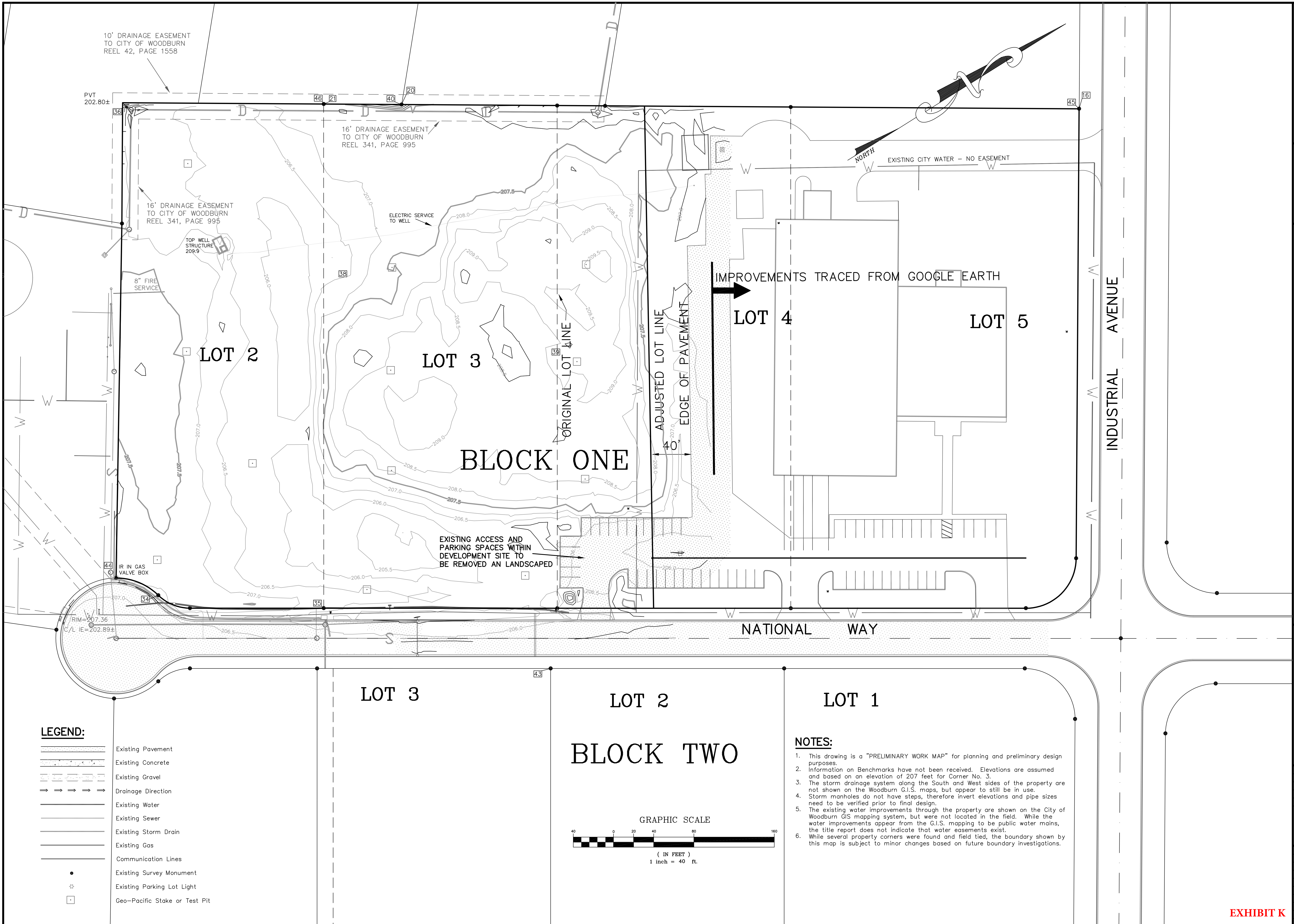
**INDUSTRIAL PARK ADDITION NO. 3  
LOT CONSOLIDATION/ADJUSTMENT SURVEY**  
Located in the Northeast Quarter of Section 8  
Township 5 South, Range 1 West of the Willamette Meridian  
City of Woodburn, Marion County, Oregon

W.O. No.	1918
Design	<i>Leonard A. Rydell</i>
Drawn	<i>Leonard A. Rydell</i>
Date	20 September 2019
Dwg	LLA-Survey-1.DWG

Sheet  
1 of 2

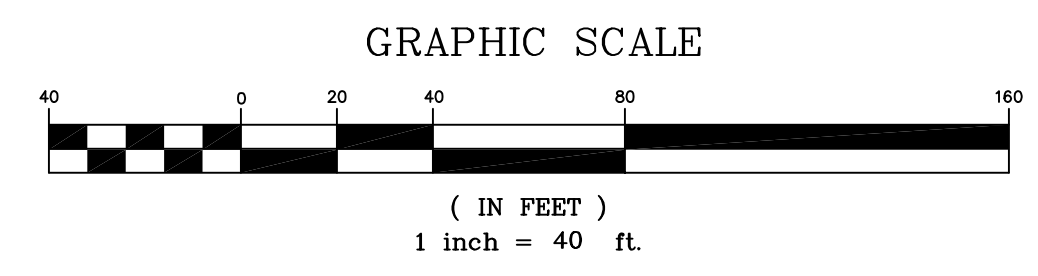
REVISIONS		
No.	Description/Date	By





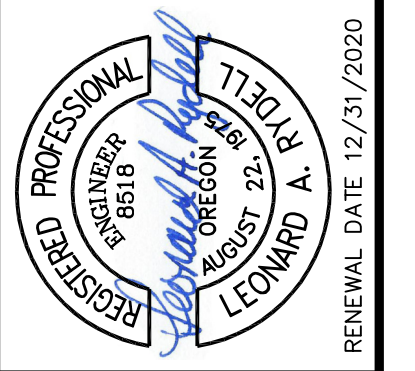
**LEGEND:**

	Existing Pavement
	Existing Concrete
	Existing Gravel
	Drainage Direction
	Existing Water
	Existing Sewer
	Existing Storm Drain
	Existing Gas
	Communication Lines
	Existing Survey Monument
	Existing Parking Lot Light
	Geo-Pacific Stake or Test Pit



- NOTES:**
1. This drawing is a "PRELIMINARY WORK MAP" for planning and preliminary design purposes.
  2. Information on Benchmarks have not been received. Elevations are assumed and based on an elevation of 207 feet for Corner No. 3.
  3. The storm drainage system along the South and West sides of the property are not shown on the Woodburn G.I.S. maps, but appear to still be in use.
  4. Storm manholes do not have steps, therefore invert elevations and pipe sizes need to be verified prior to final design.
  5. The existing water improvements through the property are shown on the City of Woodburn GIS mapping system, but were not located in the field. While the water improvements appear from the G.I.S. mapping to be public water mains, the title report does not indicate that water easements exist.
  6. While several property corners were found and field tied, the boundary shown by this map is subject to minor changes based on future boundary investigations.

**LEONARD A. RYDELL, P.E., P.L.S.**  
 601 Pinhurst Drive, Newberg, Oregon 97132-1625  
 Mobile (503) 791-1131  
 LARydell@rapport.com  
 Consulting Civil Engineer - Land Surveyor - W.R.E.



**LOT LINE ADJUSTMENT MAP**  
**GEM EQUIPMENT COMPANY**  
 Located in the Northeast Quarter of Section 8  
 Township 5 South, Range 1 West of the Willamette Meridian  
 City of Woodburn, Marion County, Oregon

**Prepared for:**  
 GEM Equipment Company  
 2150 Progress Way  
 Woodburn, Oregon 97071  
 Phone: (503) 951-2358  
 E-Mail: SRoss@GEMequipment.com

W.O. No.	1918
Design	<i>Leonard Rydell</i>
Drawn	<i>Leonard Rydell</i>
Date	23 August 2019
Dwg	1918-LLAD.WG

Sheet  
 1 of 1

REVISIONS			
No.	Description/Date	By	

**EXHIBIT K**